



"We're next to the Bridge"
100 Hwy. 101, Florence, OR

COLDWELL BANKER

COAST REAL ESTATE

541-997-7777

NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF FEBRUARY 3RD, 2016

NEW

2465 HWY 101 - KFC BUILDING
Excellent commercial building on the Highway in the middle of bustling business district. Formerly a KFC restaurant for many years. Ample paved parking, covered drive thru. Well maintained building throughout its life. Same owner since new. Ready for your next commercial venture. **\$399,000** #11173 MLS#16105246

NEW

1660 WEST 31ST STREET
Great opportunity to own a 3 bedroom, 2 bath home in town near schools, shopping, medical and recreational areas. Lots of storage, modern kitchen & formal dining area. Fenced yard & detached garage. Needs some TLC, but a great buy!! **\$170,000** #11176 MLS#16322487

REDUCED

LIFE REIMAGINED
Ever dream of a beautiful property with a gorgeous clear water river dancing by? Fertile rich soil to grow an abundance of fruit & vegetables? A home with character & history but brand new systems & updated with quality & care? This is a truly special Oregon dream property. Just the right size at a little over half an acre, bathed in sunshine where established fruit trees & berries thrive, rolling green grass to the water and a charming cedar sided vintage home that has been thoroughly updated for modern life. Exemplary tile work, original wood flooring & custom cabinets are a few highlights of the interior. Outside, a huge deck overlooks the gardens & river, large garage/workshop & plenty of parking with RV hook-up. Breathe in the fresh, clean air & count the stars overhead. You are home. **\$289,000** #11008 MLS#15439049

NEW

FLORENTINE ESTATES
Exquisite top-of-line Florentine Estates home. Impeccably maintained 1 owner home with all the amenities for casual yet elegant living: solid surface counters, wood burning fireplace, den with built-ins like a library. New roof in 2015 & all new interior/exterior paint. New double ovens & a "ReBath" accessible tub. All of this within a gated 55+ over community with clubhouse, tennis, and pools. One of the best retirement communities on the entire Oregon Coast. **\$349,000** #11177 MLS#16680868

NEW

JEWEL IN THE ROUGH
This 2 bedroom, 1 bath fixer has all vinyl windows. Storage shed and covered patio offer plenty of storage space. Spacious backyard, great for entertaining. Buyer to pay \$150 transfer fee at close of escrow. **\$48,000** #11168 MLS#16043564

NEW

5007 NORTH LOFTUS ROAD
This property has been used as a garden spot for several years. Seasonal drainage ditch on West side of property. 3 buildings - larger one has newer roof. Property has a well. Lock box on gate. **\$52,000** #11174 MLS#16330395

NEW

COAST VILLAGE
Nice RV lot with huge Ramada to cover unit. Small storage shed at back of lot. The electrical has been upgraded. This lot is close to the entrance of the gated community and the common area with clubhouse, laundry & post office. **\$50,000** #11175 MLS#1638882

NEW

2231 19TH STREET
QUAINT, WELL CARED FOR HOME IN QUIET NEIGHBORHOOD. Wind protected city location with fenced backyard and tons of parking. Super clean 2 bedroom, 1 bath home. Move-in ready. Nice laminate flooring in master bedroom with slider to yard. Perfect starter home or retirement home. **\$158,000** #11051 MLS#15223023

NEW

OUTSTANDING PRIDE IN OWNERSHIP!
Remodeled & updated without detracting from style & charm of home. Jenn-Aire range, Corian countertops with integrated sink, custom wood cabinetry throughout, even in garage. Covered patio linking home & 1 BR/1 BA guest house & garage greatly expands livability. Drainage system & blacktopped alley insure mud-free entrance to garage. Storage. **\$159,000** #11170 MLS#16611232

OCEANVIEW CONTEMPORARY... "GLASS HOUSE"
This is a great opportunity that offers excellent flexibility income & owner use. Over 2200 square feet, 3 bedroom, 3 bath dual level home with 2 kitchens with superior quality details. Spectacular ocean view, hardwood floors & fully furnished. Continue using as a vacation rental or split with personal use or two families. No disappointments. **\$495,000** #11165 MLS#16327449

RIGHT HOME - RIGHT PRICE!
Located on a quiet in-town street, this 2 story 2050 square foot home includes a family room and formal dining, wet bar, energy efficient ductless heat pump for cooling & heating in addition to the furnace. Lots of windows for sunny light rooms. RV/boat parking & fully fenced yard. Seller is moving out and priced to sell now. **\$234,900** #11169 MLS#16167299

LIGHT AND AIRY
Elevated home with 2 car detached garage. Lots of beautiful tiered landscaping. Home features 2 sunrooms and beautiful hardwood flooring. Interior has been painted. Amenities list attached. **\$225,000** #11158 MLS#16489371

VERY WELL BUILT AND MAINTAINED
Improved city home with a heated new shop on 1/2 acre. In town, yet it has the feel of being out in a rural area, with a back patio overlooking a wetlands area with lovely birds and wildlife in refuge. Contemporary custom with a retro-split level design and vaulted ceilings; very open and livable. Kitchen countertops are custom concrete. The phrase people use to describe this home is "Oh, so cool." Plus huge shop! **\$329,000** #11149 MLS#15271262

4620 JOSHUA LANE
This is a rare opportunity to purchase 2 adjoining lots near the ocean. One lot has all utilities and the other has a garage with electricity. The garage currently is being used as a woodworking shop. The area surrounding these lots is wooded and adds an element of privacy. **\$120,000** #11159 MLS#16522065

COZY BEACH CABIN
This cabin needs new owners. There is a peak of the ocean from the large living room windows and the ocean is only two blocks away. There is a newer septic and some upgraded work has been done inside the home. This property was used as a rental...would be an awesome vacation rental. **\$144,900** #11156 MLS#16236515

NEW

BRAND NEW CUSTOM HOME
Newly completed custom 3/2 home on Sutton Lake. Over an acre of land to improve & enjoy. One level home with bamboo floors, granite counters, stainless appliances, cherry cabinets, heated tile floor in master bath, formal dining plus great room with wood burning fireplace. Southern exposed, 3-sided covered patio to enjoy entertaining & lazy days at the lake. **\$497,000** #11147 MLS#15405418

GREAT RIVERFRONT PROPERTY
with registered dock. 260 ft river frontage, per owner. Wide variety of fruit trees. Peaceful retreat 40 miles from Eugene or 15 miles from Florence. **\$299,900** #11069 MLS#15358808

OUTSTANDING BAY & RIVER VIEWS
Outstanding views from this well maintained home on a corner lot. Large kitchen, great room, dining with slider onto the south facing deck. Bedroom and bath on the upper main level. Two bedrooms, bath, family room and office on lower level with a separate entry. Half bath in the utility room. Oversized garage. Covered patio on the lower level. **\$290,903** #10972 MLS#15249695

LUXURY HOMES: WATER, ACREAGE & MORE

COUNTRY HOME WITH EVERYTHING ON YOUR LIST!
Simply not enough space to list all features here! Elegant country home on 1.25 acres is meticulously landscaped. Over 3100 sq ft, 3 BR, 3.5 BA full of color, warmth & elegant livability. Hardwood, tile, amazing chef's kitchen with enviable selection of professional appliances, pantry, bonus room, office. Elegant adjacent apartment, full RV hookups, massive shop/garage/storage & RV/boat garage. **\$895,000** #11143 MLS#15272392

OVERLOOKING WOAHINK LAKE
Exquisitely designed and expertly crafted, this NW European styled home has a "step in" feature that the award winning architect has made so popular. State of the art Wolf kitchen, 3 fireplaces, 3 bedrooms, den, 4th bonus suite, covered patio & wet bar. Views from all west facing windows to enjoy the lake and spectacular sunsets. Sold furnished, including a 1968 Chris Craft ski boat. Deeded dock. **\$1,195,000** 11129 MLS#15323775

SUSTAINABLE LAKE VIEW PASSIVE SOLAR HOME
Attention to small details, this home is "green" designed passive solar contemporary, solar hot water, radiant floor heat, Tuulikki soapstone fireplace/oven, Brazilian cherry & ceramic floors, Shaker style wood doors/cabinets, granite & stainless kitchen, 3100 sq ft, 4 bedroom & 3 bath. Home is wired for commercial speed internet. Nestled on 2.8 acres Woahink lake view parcel with deeded access, fenced garden. Adjacent acreage available. **\$698,000** #11140 MLS#15598998

NW CRAFTSMAN - 2.88 ACRES on SILTCOOS LAKE
Gated privacy welcomes you to this spectacular home featuring stunning, unobstructed views. 3000 sq ft main level with comfortable flow & easy living. 3 BR, 3.5 BA on main level. Home theatre with full bath. A spacious lower level rec room with 1/2 bath. Brazilian cherry floors, gourmet kitchen, professional appliances. Over 4600 sq ft, 2 garages with parking for 8 cars. See amenities list. **\$895,000** #11112 MLS#15523690



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