



"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 17TH, 2016

NEW

MILLION DOLLAR VIEW!
Pacific Ocean view & Siuslaw Riverfront, contemporary custom built 2105. 3 BR, 2 BA, open floor plan. Vaulted ceilings, propane fireplace, hardwood flooring, custom Portugal granite throughout. Honey maple cabinetry. Master suite with privacy deck. Trex deck & raised garden area. Extra fenced area for parking. Located across from Shelter Cove's common area. Property includes extra view lot for a total of .76 acre. **\$533,000** #11186 MLS#16425782

NEW

CUSTOM HOME
Quality throughout this 1737 Sq Ft Craftsman Home. Custom designed and built by Heceta Development in 2005. More recent upgrades include custom concrete countertops, stainless appliances, designer custom paint, new carpets. ~† Formal living room PLUS great room/kitchen/family room with formal dining through french doors (could be used as a home office or den). Front covered porch, rear deck and ARTIST STUDIO! **\$287,500** #11187 MLS#1654894

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

YOU WANT QUALITY & ONE OF A KIND?
This is not a common ranch home. Architect designed in Heceta South, this is dramatically unique in every way. Attention to smallest detail & continuously maintained. Almost 2600 sq ft, 4 BR, 3.5 BA, oak floors, granite, cedar sided, knotty pine, solid panel doors...all custom. Nestled on a fully landscaped & private .78 acre beach area lot you will be enchanted realizing you found your way home. **\$387,000** #11183 MLS#16211982

NEW

HORIZON HILL RD, YACHATS
One of a kind bluff top ocean view lot in Yachats, Oregon...One of the treasures of the coast. Top of the world feeling from this 1.8 acre parcel with city services available and total end of road privacy. Build your dream home high above the Pacific shoreline with wide open ocean vistas as far as the eye can see. **\$250,000** #11178 MLS#16559071

NEW

SURPRISE, SURPRISE!
Walking into this home with great curb appeal one will discover a surprise of a second full bathroom and new double pane windows throughout. Craftily added is beadboard for accent and a detailed tiled counter in the main bathroom. Seller paid attention to detail while she lived in her home and says it is time for someone else to enjoy the convenience to shopping and entertainment & the privacy of this sweet house. **\$175,000** #11189 MLS#16486784

NEW

87825 LIMPIT LANE NEW IDYLEWOOD OFFERING...BEST OF THE BEST.
This is the one! A favorite floor plan offering 2 bedroom, plus office/den & 2 baths. Custom shower in master - super quality wood laminate floors, full appliance package, all weather enclosed & private rear porch, bunk house for the grandkids, large garage with storage, wind protected patio, RV/boat parking & well maintained, fully landscaped low maintenance yard. This will not last so hurry! **\$249,000** #11184 MLS#16589845

NEW

WOODS ON WOAHINK - LOT 2
One of Woahink Lake's finest locations. New custom homes all around, end of road privacy & seclusion. Wonderful lake views, easy walk to lake shore & shared dock. Build your dream home today. **\$275,000** #11182 MLS#16299382

NEW

1055 7TH STREET
Nice ranch style home with attached 2-car garage. Near schools, shopping & hospital/medical facilities. Fenced yard with storage shed. Room beside home for RV or boat. Currently used as a rental. **\$199,000** #11181 MLS#16273031

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

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

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

NEW

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

NEW

"GLASS HOUSE" - OCEANVIEW CONTEMPORARY
Crisp, clean newer beach contemporary 3 bedroom, with 4th bedroom/office option, 3 bath offering flexible use with 2 levels, dual kitchens and completely furnished. Currently a vacation rental, but also used by the owner offering the best of both worlds. Enjoy the beach, the surf & ocean views...great investment opportunity! **\$495,000** #11165 MLS#16327449

NEW

BIG CREEK ROAD
Great camp lot, backs up to Forest Service land. Hunting and fishing opportunities here with river access. **\$65,000** #11179 MLS#16186647

UPDATE

LINDA WAY
Nice, mostly level cleared corner lot with partial view of Sutton Lake. Heceta Water meter and 1500 gallon septic installed. Power. Ready for your dream home. **\$79,000** #10440 MLS#12380813

DEVELOPMENT PROPERTY

DEVELOPMENT OPPORTUNITY
Development property in the heart of Florence. 3 1/2 acres next to Sandpines Golf Course. 37th & Oak access point. Heavily wooded and filled with native vegetation for privacy. Ready for your next development project. **\$285,000** #10994 MLS#15426589

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

LAKEFRONT

HIGH-END SILTCOOS LAKE HOME
Offers: Jo Taylor Design, Carter Bros Construction & Super Good Cents efficiency! Here is lake living at its finest! Lake views can be enjoyed from almost every room. 2296 SF, 3 BR, 2.5 BA, "custom classic" with designer styling & amenities in every room. Vaulted great room w/fireplace. Gourmet kitchen, walk-in pantry. Lake view decks, boat house, licensed dock, permitted water, RV parking w/hook-ups. **\$695,000** #11018 MLS#15447029



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