

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

**COLDWELL  
 BANKER**

**COAST REAL ESTATE**

**541-997-7777**

**NEW LISTINGS & PRICE REDUCTIONS FOR THE WEEK OF MARCH 2ND, 2016**



**NEW**

**PARADISE BY THE PACIFIC!**  
 Wild Winds water view home is truly an ocean paradise: 2179 sq ft; great room with fireplace; multiple skylights; and wall of windows to the west. Sizeable kitchen pantry and laundry room are a plus. Three bedrooms, two bathrooms, master has large bath with large walk-in closet. Large attached double garage. Two exterior decks offer relaxation while enjoying ocean and river views. **\$359,900** #11192 MLS#16561728



**SALE PENDING**

**NEW**

**HOME TO OWN!**  
 Great home! Great neighborhood! Great price! 1454 square feet, 3 bedroom, 2 bath charmer of a home to own! Vaulted living room with skylights. Kitchen with pantry, open to dining room with door to outside covered deck. Private fenced backyard with large storage shed. Visit this one and it will become the home you want to own! **\$238,900** #11194 MLS#16548736



**NEW**

**LOVELY CUSTOM HOME**  
 Ocean Dunes Golf Course home backs up to the putting green. 2510 SF, 2 separate living quarters. 4 BR 3 BA with open floor plan. Extensive use of tile; vaulted ceilings & skylights. Great room with fireplace & built in entertainment center. Dining & counter eating areas. Master suite with access to sun porch & large viewing deck. Potential for wine cellar/workshop. Great established neighborhood - all golfers welcome. **\$399,000** #11053 MLS#16214833



**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** #11108 MLS#15439049

**COMMERCIAL PROPERTIES FOR SALE**



**COMMERCIAL INCOME PROPERTY**  
 STEADY INCOME! Newer leased commercial condominium in Old Town with national tenant anchor. Retail - Office - Storefront. Excellent location - in the heart of Old Town. Ground level, distinctive Pacific Northwest design and appeal. Includes ADA accessible restroom and storage. Secure, stable income through life of lease. 8.2% cash on cash return. Adjacent unit C available also (vacant) at \$179,900. **\$199,900** #10363 MLS#12107493



**OPPORTUNITY, OPPORTUNITY, OPPORTUNITY**  
 Prime commercial building and land in the heart of business corridor. 120 ft. of Hwy. 101 frontage with plenty of parking and great visibility. Solid building ready for your vision whether you are an entrepreneur or investor. Call to learn about owner terms. **\$399,000** #10578 MLS#13002057



**RE-DEVELOPMENT OPPORTUNITY**  
 In the heart of Florence's business/commercial district. 130' Highway 101 frontage with older commercial building & 2 old, uninhabitable homes on Laurel Street behind. Many possibilities exist here...combination of commercial live/work space, multi-family, commercial/retail. A rare opportunity. **\$399,000** #10723 MLS#13463033



**OPPORTUNITY KNOCKING**  
 For investors & entrepreneurs alike. Appealing & affordable Old Town location, adaptable to a variety of uses. Shops, galleries, offices, salons, would all be a terrific fit for this like-new commercial building. Be where the action is in charming Old Town Florence! **\$149,000** #10987 MLS#15528021

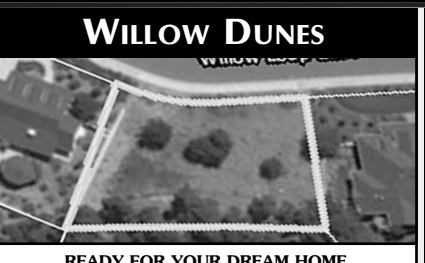


**2465 HWY 101 - KFC BUILDING**  
 Excellent commercial building on the Highway in the middle of bustling business district. Formerly a KFC restaurant for many years. Ample paved parking, covered drive thru. Well maintained building throughout its life. Same owner since new. Ready for your next commercial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



**SHELTER COVE**

**GORGEOUS 1 LEVEL HOME**  
 Gorgeous 1 level home in Shelter Cove on 0.31 acre. This 2,167 sq ft home has newer wood floors, vinyl windows and sliders, and a great enclosed deck to enjoy your landscaped back yard. Inside, it shines with skylights, ceiling fans & a delightful seascape feeling. Luxury living. **\$347,500** #10995 MLS#15042332



**WILLOW DUNES**

**READY FOR YOUR DREAM HOME**  
 Large level lot in very desirable Willow Dunes subdivision of high-end homes in the center of Florence on the Central Oregon Coast. This lot is ready for your new dream home. Over 1/4 acre with all city services at the street. Golf cart entrance to Ocean Dunes Golf Course from subdivision. Beaches, dunes, lakes, river, golf, casino, Old Town shopping - all right here. **\$79,900** #10920 MLS#14466878



**RIVER/OCEAN VIEW**

**SIMPLY SPECTACULAR!**  
 Magnificent home in prestigious Shelter Cove. Spacious comfort with exquisite design. 2396 sq ft, 3 bed, 3.5 bath, master suite with amazing view, gourmet kitchen with new cabinets & serving bar. Views of the Pacific Ocean & Siuslaw River from all points west, even the hot tub. Master suite is right out of "Better Homes & Gardens." **\$590,000** #10862 MLS#15266131



**SANDPINES GOLF COURSE**

**ONE OF THE BEST GOLF COURSE HOMES**  
 Scenic wildlife & tranquil lake views right on 2nd hole at Sandpines. Meticulously maintained craftsman style home has everything needed for elegant & stylish golf course living. Deck & grounds professionally maintained. Lodge themed getaway room/office above garage. Adjacent lot #5 also available for \$119,000. Excellent lake & golf course views. **\$398,000** #10957 MLS#14367755



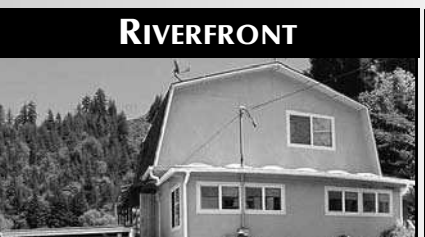
**RIVERFRONT**

**SPECTACULAR RIVERFRONT CUSTOM**  
 No disappointments, absolute perfection in every detail. Enjoy the private setting, amazing vistas to the west, river, ocean and sunsets. This ultra-custom home is complete with a chef's favorite kitchen, all nearly new upgraded appliances, bamboo floors, corian, stone fireplace, exceptional master suite bath, low maintenance landscaping and exterior, new heat pump and the list just keeps going on! **\$529,000** #11001 MLS#15404688



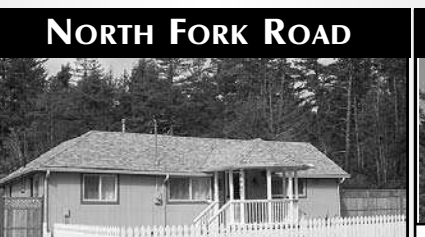
**OCEAN VIEW**

**MAGNIFICENT VIEWS OF THE PACIFIC OCEAN**  
 Cathedral ceilings wrapped by windows full of ocean, lake & coastal terrain views. Over 2000 SF of home built to take advantage of views from all points. Lighthouse-like in stature, this iconic Southview home is mesmerizingly enchanting. Simplistic living is utmost with master suite on main floor & 2 more bedrooms down. Dramatic views allow one to know that life is good in beautiful Southview. **\$459,000** #11031 MLS#15369425



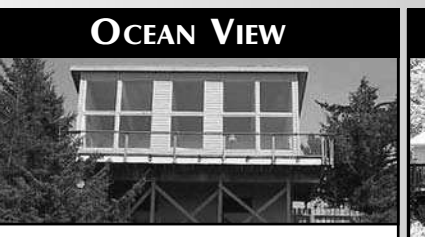
**RIVERFRONT**

**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



**NORTH FORK ROAD**

**5407 NORTH FORK SIUSLAW ROAD**  
 Charming 3 bedroom, 2 bath remodeled home across from the river. Large backyard has room for RV, boat or a big shop. Newer roof, well and water system. Upgrades include gas appliances & newer double pane windows. The property corners are marked and partially fenced. Move-in ready. **\$164,900** #11116-MLS#15373610



**OCEAN VIEW**

**PACIFIC OCEAN VIEWS WITH OPEN FLOOR PLAN**  
 Great for large family gatherings. Great location for beach walks & beautiful sunsets. Currently a vacation rental. 5 bdrm, 2 ba. 2240 SF. All bedrooms are located on the main level with laundry room. Spiral staircase to open upper level kitchen, living room, dining area. Wall of windows open to family room with vaulted beamed ceilings & oversized view windows. Great balcony for enjoying views. **\$425,000** #11055 MLS#15612516



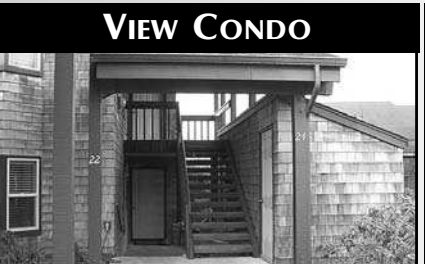
**COZY COTTAGE**

**COZY COTTAGE IN SUTTON LAKE AREA**  
 Enjoy a 3 bedroom, 2 bath, single level home. Built in 2001 with granite counters, electric fireplace, large deck, and outdoor space full of a variety of plants and flowers. Greenhouse and tool shed included. Just over 1100 sq. ft. but lives larger **\$199,900** #11127 MLS#15614079



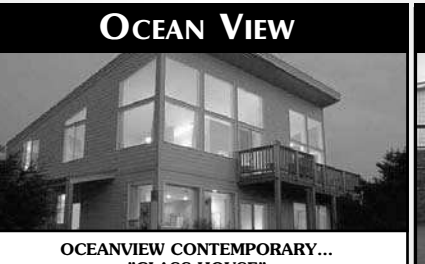
**BEACH AREA**

**87671 PARKSIDE DRIVE**  
 Very nice doublewide close to North Jetty Road for easy access to the beach. 3 bedrooms, 2 baths, corner lot. Master bedroom separated from the other bedrooms. Great floor plan. Double garage. **\$192,000** #11153 MLS#15615704



**VIEW CONDO**

**STEPS TO OLD TOWN**  
 And a RIVER VIEW too. Who could ask for anything more? Bay Bridge Condos - upper unit with view down river framed by the dunes with a deck to sit on while you enjoy the view. 2 bedrooms, 2 baths, newly painted and partially furnished. It also has a loft for the young & spry and a small storage space for your extras. **\$237,500** #11161 MLS#16151066



**OCEAN VIEW**

**OCEANVIEW CONTEMPORARY... "GLASS HOUSE"**  
 This is a great opportunity that offers excellent flexibility income & owner use. Over 2200 square feet, 3 bedroom, with 4th bedroom/office option, 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



**GREENTREES**

**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



**ACREAGE**

**SUSTAINABLE LAKE VIEW PASSIVE SOLAR HOME**  
 Attention to small details, this home is "green" designed passive solar contemporary, solar hot water, radiant floor heat, Tulikivi 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 Washink lake view parcel with deeded access, fenced garden. Adjacent acreage available. **\$698,000** #11140 MLS#15598998



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