



"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 APRIL 13TH, 2016

NEW

5590 HUCKLEBERRY LANE
 Coveted south lakes area location: sunshine & privacy! This 3 bedroom home features hardwood floors and a cozy woodstove. Separate entrance to 3rd bedroom suite, perfect for extended family or home office. Full acre with sand volleyball, 31' RV garage/shop, privacy and fruit trees. Close to town but with a country feel. **\$349,900** #11219 MLS#16269967

NEW

1512 MYRTLE LOOP
 TRADITIONAL 2-story home close to shopping & golf. Main floor living includes 3 bedrooms, 3 skylights & full bath with half bath in laundry off garage. Upstairs master suite has skylights that open, walk-in closet & bathroom with shower & jetted tub. Beautiful old growth wood floors throughout including trim work. **\$299,000** #11220 MLS#16353410

NEW

12108 E MAPLETON RD.
 3.66 riverfront acres & view. 32 x 30 foot RV garage & covered parking. All the comforts of country living within a 20 minute drive to Florence. Wrap around deck. Apple trees, fenced yard. Excellent white water river views. Excellent fishing hole! **\$275,000** #11221 MLS#16657511

NEW

PRIVATE 1 ACRE GETAWAY
 South of town with 1976 Freedom Doublewide and large 2 car garage with attached carport. Quick access to South Jetty dunes. Room to store equipment; giving new owner time to run and play on the beautiful Oregon Coast. Bring your imagination & paint brush. Gem in the rough. **\$165,000** #11218 MLS#16015629

NEW

CITY CENTER CONDO
 Two bedroom, 1.5 bath Whispering Pine condo, 1004 sq. ft. sparkling clean, fresh and perfect for you. built in 2005, this condo represents an affordable, convenient and great location close to the hospital and other services. Exceptional value. Hurry. **\$81,900** with "possible" owner financing. **\$81,900** #11217 MLS#16144812

REDUCED

1600-185 RHODODENDRON DRIVE
 This property has been upgraded - rubber roof on single-wide approximately 2 years old. Roof on addition new in 2015. Large, private lot with natural vegetation. **\$62,000** #11160 MLS#16566993

NEW

88430 4TH AVENUE
 Listen to the surf from this immaculate home just a short walk to the beach. A short walk to a sunset dinner at Driftwood Shores! One of the few with a 4 car garage! **\$249,900** #11214 MLS#16637274

NEW

GREAT RV SETUP
 2006 Bighorn 5th wheel offers comfortable living space - 1991 Aspen travel trailer used for storage/bunkhouse. The lot has Munsel Creek running thru the backside - foot bridge across leading to roomy tool shed. Large deck, upgraded electrical & gardens shed. **\$95,000** #11212 MLS#16165548

NEW

SINGING WOODS
 True to the name of the street, this quiet tucked away lot has it all. Water, electric, septic, shower hut and bunkhouse/storage shed. Minutes away from the beach, lakes, dunes and shopping. 5th wheel to be sold out of escrow. **\$69,000** #11211 MLS#16057571

PARADISE FOUND!
 Private, gated Shelter Cove. Atop a quiet hilltop w/ views of the Siuslaw River & Pacific Ocean. It includes a state-of-the-art dramatic gourmet kitchen with new Alder cabinets. Fabulous great room with a wall of glass to take in the breathtaking views that are ever-changing. A stone fireplace to cozy up to after a day at the beach. **\$590,000** #10862 MLS#16685521

87671 PARKSIDE DRIVE
 Close to North Jetty Road. Corner lot, 2003 doublewide, 3 bedrooms, 2 baths, fenced backyard, 2-car garage, vinyl double-pane windows. New septic 2016. Inspection on file, all recommended repairs done. **\$192,000** #11153 MLS#15615704

REDUCED

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. **\$210,000** #11169 MLS#16167299

VINTAGE COUNTRY HOME & GARDENS
 Perfect east-facing morning sun. Quiet location near river & fishing. Home lovingly maintained by same owners for 35 years. Completely rebuilt, raised after 1996 flood, with permits. Full basement/shop. Vintage 1935 home, updated throughout without losing charm. Must see for those seeking a slow-down, country way of life. New roof & interior surfaces in 2015. A great house! **\$235,000** #11205 MLS#16393855

2 ADJACENT HOMES WITH ACREAGE

CLOSE TO BEACH WITH PRIVACY
 Acreage, walking distance to Hecketa Beach AND Custer than cute! 2000 manufactured decked out for current use as a vacation rental. Completely furnished; move in ready; or inherit the vacation rental activity. 3 bedrooms, 2 baths - separate bedroom wings. Attached 2 car garage and more room for an RV or sand toys. This is the complete package. **\$230,000** #11209 MLS#16342981

IN AND OUT.
 Not the Burger but every bit as good. Fully furnished, close to beach! Very nice inside and out. Separate master wing, vaulted ceilings. 4 acres - approx. 1440 sq ft manufactured home. Back yard privacy - deck, BBQ, firepit overlooking wetlands & seasonal lake. Full slab & split face block foundation with tie downs. Adjacent home (4719) on 2 acres is available for \$230,000. Sorry...no 2 for One sales!! **\$250,000** #11210 MLS#16259757

NEW

GREAT IN TOWN HOME
 3 bedroom, 2 bath home on dead-end street. Double garage, fenced backyard, range, refrigerator. Lots of kitchen cabinets. White picket fence in front. Covered porch in front. **\$219,000** #11207 MLS#16402424

NEW

A GARDENER'S DREAM
 Impeccable grounds include raised beds, combination greenhouse/tool shed, lawn, patio and covered fire pit area with mature landscaping in wind protected area walking distance to the beach. Ocean views from main level and loft of this charming custom, 3 bedroom, 3 bath multi level home featuring vaulted ceilings, laminate, tile and carpeted floors, and storage galore. Double and oversized single garage. **\$429,000** #11208 MLS#16413992

NEW

GREENTREES WEST
 Great opportunity to buy a furnished home on the Coast. Featuring 61' carport, private back deck, pellet stove, dual pane vinyl windows, plantation shutters in family room and newer vinyl floor in kitchen. **\$142,500** #11223 MLS#16672363

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

HORIZON HILL RD. YACHTS
 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

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

TOP QUALITY - CUSTOM DESIGN
 2013 Carter Bros. built home with sweeping view of the North Fork of the Siuslaw River. Pasture and wooded views from every window! Ductless heat pump provides cool air (you'll need it here in this banana belt)! Propane fireplace cozies up your rainy days! RV hook-up, guest studio and large workshop/storage building. Mature landscaping, cedar grove, must see! **\$569,900** #11190 MLS#16488210

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

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. **\$183,000** #11181 MLS#16273031



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