



"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 MAY 18TH, 2016

SUTTON LAKEFRONT
NEW

BEAUTIFUL LAKEFRONT SETTING WITH NORTHERN EXPOSURE
 Upper main level living, great room, with expansive lake views and wood burning fireplace. Beamed ceilings - dining area - kitchen and 2 bedroom suites. Sunroom off of dining area with glass enclosure. Custom built chair lift. Lower level family room and separated office and 1/2 bath & storage. Slider out to gentle sloping trail to Trek dock. Double car garage with attached potting and tool shed. Carter Bros. built home. What a view! Well maintained and cared for...beautiful landscaping. **\$449,000** #11248 MLS#16324990

BEACH CABIN
NEW

HEAR THE SURF, WALK TO THE BEACH!
 Freshly painted inside, new flooring, 3 bed 2 bath 1188 sq.ft. 1990 Guerdon MH on .21 AC beach area lot. This home shows well and is located on the end of Heceta Street and a short jaunt to the beach. It is priced attractively to sell this summer. Owner has had home inspected and issues corrected. It is ready to move into too. **\$149,900** #11255 MLS#16616187

SECLUDED
NEW

PRIVATE SETTING
 Very nice well-kept home on .48 acre lot. 3 bedrooms, 2 baths, 1400 sq. ft., close to town and beach, appliances and hot tub included, large backyard with BBQ area. **\$209,000** #11257 MLS#16395052

SUTTON LAKEFRONT
NEW

LAKE LEVEL SUTTON LAKEFRONT HOME
 This is absolutely special. Over 1800 sq. ft. single level, south facing, 3 bed 2 1/2 bath meticulously owner maintained lake level home (lawn right down to the lake!) with excellent dock with salmon swimming right out front. Home has a double garage with attached carport, lots of storage, large deck and all surrounded with truly beautifully landscaped grounds. Priced to sell this summer. **\$429,000** #11254 MLS#16007268

NEW

1945 31ST STREET
 In-town, level lot with utilities already installed. Alder manufactured home removed several years ago. **\$45,000** #11249 MLS#16630188

NEW

LOT IN COAST VILLAGE
 This lot has upgraded electrical and has been a rental/recreational lot for several years. Beaches, parks, shopping, recreational facilities nearby. Buy now for possible retirement spot later - manufactured home, site built OK. **\$39,900** #11251 MLS#16360482

NEW

1600-184 RHODODENDRON DRIVE
 Looking for a retreat at the coast? Here it is! 2 bedroom, 1 bath charmer located in a 55+ gated community. You own the land as well as the home. Separate 12 X 16 finished bunkhouse for those guests who want to come visit. Swimming pool, hot tub, tennis court, meeting room, water, sewer, garbage and cable TV included in the low HOA fees. Come for the weekend or full time living. **\$60,000** #11253 MLS#16684016

REDUCED

COAST VILLAGE
 Nice home in gated park, partially fenced, easy access to front gate. This property was formerly a rental. Would make a nice weekend or live here full time. There is room/hook up for an RV. **\$68,500** #11198 MLS#16444060

REDUCED

SANDPINES GOLF COURSE
 Here is your chance to start from the ground up with your golf course dream home. Large lot that backs up to common area in Sandpines. **\$65,000** #11226 MLS#16517001

20 ACRE COASTAL FARM
NEW

VINTAGE 5 BEDROOM FARMHOUSE ON 20 ACRES
 This is a rural prize. 20+ ac nestled in a private valley/meadow surrounded by forestland abounding with wildlife. Complete with salmon creek, this original farmhouse is occupied by the second owner. There are several out-buildings, wonderful garden, room for livestock. There is even an incredible "forever view" potential homestead. If you have been looking you have now found it. Priced to sell. **\$369,000** #11256 MLS#16406445

GREENTREES
NEW

GREENTREES EAST
 Quiet, private, and tucked away in Greentrees. You'll be amazed at this quality, light & airy home with great kitchen, cozy woodstove in living room and much more. Vaulted ceilings, 2 living areas, skylights, ceiling fan, and great floorplan. Shows excellent inside & out. **\$175,000** #11250 MLS#16439553

IDYLEWOOD
NEW

4822 OCEANA DRIVE
 One owner home, new siding & new deck 2015. Well maintained, pride of ownership, over-sized garage, RV parking with water & electrical hook-ups, landscaped. Family room with propane fireplace. **\$299,000** #11245 MLS#16176443

FLORENTINE ESTATES
NEW

LIVING LARGE IN FLORENTINE
 Newly updated throughout. New hickory floors, new laminate counters in master bath & kitchen AND no more wallpaper with new textured walls and paint. Like a new house. Separate bedroom wings in over 2200 sq feet. Attached is a large RV garage and single car garage. Covered front porch, back deck, breezeway, and a craft room round out this lovely Glen River home. **\$284,500** #11244 MLS#16238253

REDUCED **SALE PENDING**

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! **\$244,900** #11214 MLS#16637274

COMMERCIAL
REDUCED

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! **\$148,750** #10987 MLS#15528021

NEW

COVETED NORTH FORK LOCATION
 Out of the wind and fog. 8 acres riverfront country property. River runs through it. Enjoy peace, solitude, and sunshine. Lots of previous land-use work done by owner. Now buyer's turn to finish and build dream home! **\$150,000** #11243 MLS#16621721

5528 BUCK LAKE DRIVE
 Are you looking for a newer home in the country but close to town? This may be the one you are looking for. Country living, just a few minutes to shopping. A semi-private setting on a little over a half acre. Also includes a damaged 44 x 44 shop with lots of potential for someone with building skills! **\$219,000** #11231 MLS#16284234

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

RIVER / BRIDGE VIEW
NEW

RARE & WONDERFUL VIEWS
 Directly across the water from Old Town Florence with spectacular views of Old Town, Siuslaw River & Bridge. Top-end 2004 manufactured home with oversized custom windows to enhance the views. Country privacy on 1/2 acre, 2 minutes from town. Laminate floors, stainless steel appliances, tile accents and cozy corner fireplace. Oversized garage w/ workbench. Wired for security. **\$295,000** #11246 MLS#16264529

LEASED INCOME PROPERTY

ATTENTION INVESTORS
 Great rental income: Home is leased at \$990/mo thru November 2016 and tenants would like to stay!! Cute 3 bedroom home w/ laminate floors and fenced yard. Newer roof and int/ext paint. Put your money to work with a 7.5% cash on cash gross return. Do not disturb tenants. No showings without a pre-approval letter or proof of funds. **\$159,000** #11236 MLS#16356036

SHELTER COVE

BREATHTAKING VIEWS
 Where privacy and perfection prevail, this one of a kind Shelter Cove home expounds class and charm from every corner. Breathtaking views from walls of windows. 2 bedroom, 2 baths & a powder room in the main house and a full bath in the bonus room with kitchen, living, and sleeping area; a great space for the lingering guests. Birch & Oak plank flooring throughout; unique birch cabinets & copper faucet in kitchen. Floor to ceiling rock fireplace with cross-membered Open Beams in the living room. **\$675,000** #11232 MLS#16528198

WOAHINK LAKEFRONT

Overlooking the natural beauty of Honeyman State Park and nestled in a quiet cove on cherished Woahink Lake is this 3260 sq ft., 3 bedroom and 3 bath contemporary home with office loft, comfortable living, dining and family room, detached double garage with upstairs caretakers apt., astounding rhododendron filled lot leading down to boat house and dock with sun deck. Call to make an appointment. **\$695,000** #11239 MLS#16450701



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