



"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 25TH, 2016

<p>NEW 20 ACRES</p> <p>VINTAGE 5 BEDROOM FARMHOUSE ON 20+ ACRES This is a rural prize! 20+ acres 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 outbuildings, 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</p>	<p>NEW GUEST QUARTERS</p> <p>WIND PROTECTED - PRIVACY - EXCELLENT VALUE Beautifully maintained home in a private setting south of town. Over 1600 square feet, 2 bedroom, 2 bath home with a detached, oversized 2 car garage. Boat, RV covered parking with elegant guest/in-law studio above. This is a hard to find combination and is priced to sell this summer. \$297,000 #11262 MLS#16445990</p>	<p>NEW SUTTON LAKEFRONT</p> <p>LIVE ON THE LAKE Enjoy indoor/outdoor living on Sutton Lake in a park like lakefront setting. Large decks on both upper & lower levels plus boat dock. Fantastic lake views throughout this 3 bedroom, 2 bath home. Upper level features an open, airy living/dining/kitchen, vaulted ceiling & wood burning fireplace. Lower level includes large den/game room & spacious 3rd bedroom. Nature abounds with osprey, eagles & ducks - as well as great fishing. \$449,000 #11263 MLS#16131644</p>	<p>NEW WOAHINK LAKEFRONT</p> <p>WOAHINK LAKEFRONT Totally gorgeous, west facing Woahink Lakefront property on over an acre. This property has it all with a circular driveway, RV parking & 2 car garage with shop with privacy from the roadway. Inside the 2 story, 2450 square foot home is a charming 3 bedroom, 3 bath; cozy decor w/ 2 fireplaces, vaulted ceilings & decking all around. That & much more. Shown by appointment only. \$659,000 #11265 MLS#16115669</p>
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<p>NEW 2 ADJACENT LOTS</p> <p>KLA-HA-NEE LOT Wonderful, private lot off of Shoreline Drive in Florence's only gated oceanfront community. One of 2 adjacent lots, approved and ready to build on. Just steps to the beach. Lot will be accessed via 1 shared driveway across common area (to be app'd by HOA) and installed by buyer when developing the lots). Trails cut in w/ all corners surveyed. Easy walking access thru dense native forest and vegetation. \$77,500 #11258 MLS#16659472</p>	<p>NEW RIVERFRONT</p> <p>SIUSLAW RIVERFRONT LOT BEST ONE ON THE COVE. .75 acre and ready to build on. Enjoy the wonderful views of the Pacific Ocean and Siuslaw River. Shelter Cove has protective covenants. Gated community of fine homes. HOA approved plans for single level 2,500 sq. ft. home. \$159,000 #11260 MLS#16278568</p>	<p>NEW COAST VILLAGE</p> <p>158 OUTER DRIVE This property is being sold "as-is" - buildings, trailer are in need of some TLC. Lot is large, flat and gets lots of sun. Great for placing a newer home or use it for weekends & vacations. Lot has upgraded electrical and lots of parking area. \$95,000 #11261 MLS#16494590</p>	<p>NEW HECETA SOUTH</p> <p>LOT 76 WINDJAMMER SOUTH Beautiful, above grade lot ready for your new home. In Heceta South subdivision in the beach area of Florence. Septic approved, Heceta Water available. \$49,000 #11264 MLS#16231681</p>
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<p>WOAHINK LAKEFRONT</p> <p>WONDERFUL WOAHINK LAKEFRONT PROPERTY! Awesome boat house and dock with lift and swim ladder. Imagine coastal paradise in a woody cabin with tons of storage and open spaces overlooking a tree-filled 3/4 acre. Sweeping lake views and sunny southern exposure. Enjoy all the recreation Woahink has to offer. Priced to Sell! \$495,000 #11200 MLS#16646602</p>	<p>FLORENTINE ESTATES BEAUTY</p> <p>FLORENTINE ESTATES Reduced 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 "RedBath" 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. \$325,000 #11177 MLS#16680868</p>	<p>REDUCED 2.8 ACRES</p> <p>SUSTAINABLE LAKE VIEW PASSIVE SOLAR HOME Attention to small details, this home is "green" designed passive solar contemporary, solar hot water, radiant floor heat, Tulliovi 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. \$669,000 #11140 MLS#15598998</p>	<p>OCEAN VIEW</p> <p>"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</p>
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<p>REDUCED</p> <p>1882 17TH STREET Refurbished on a large corner lot with country kitchen, bonus room, laundry room, attached garage and a flag pole! \$89,900 #11224 MLS#16218029</p>	<p>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. New septic 2016. Inspection on file, all recommended repairs done. \$192,000 #11153 MLS#15615704</p>	<p>158 OUTER DRIVE This property is being sold "as-is" - buildings, trailer are in need of some TLC. Lot is large, flat and gets lots of sun. Great for placing a newer home or use it for weekends & vacations. Lot has upgraded electrical and lots of parking area. \$95,000 #11261 MLS#16494590</p>	<p>GATED, RIVERFRONT/OCEAN VIEW...SPECTACULAR VIEWS No disappointments. This home represents the top tier in construction, location and view. Gated Shelter Cove, perfectly and assiduously maintained approximately 2500 sq. ft. with a true gourmet kitchen with Viking appliances, amazing library/office, attached 50' RV/Boat garage, heated tile floors, granite and professional landscaping. Be prepared to be amazed and delighted. \$625,000 #11128 MLS#15021527</p>	<p>NESTLED IN SEA WATCH This home has everything on your wish list in one total package. South facing sun room off of the family room and master has a pellet stove for chilly days. Huge RV garage, 51' X 23' for those toys, plus exterior RV parking and full hook ups for visiting family and friends. 3 car garage attached. \$549,000 #11145 MLS#15245723</p>
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<p>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</p>	<p>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</p>	<p>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</p>	<p>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</p>	<p>CUSTOM CONTEMPORARY ELEGANCE Green vistas out every window. Decks on southwest side for best sun exposure. View of lake from upper level. Large pantry in kitchen. All stainless appliances stay. Must see! \$329,000 #11193 MLS#16433717</p>
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<p>GREAT IN TOWN HOME Close to all shopping schools, cute home on dead end paved street. Attached 2-car garage, fenced back yard, white picket fence in front, covered porch. \$219,000 #11207 MLS#16402424</p>	<p>BEAUTIFUL WILLOW DUNES CUSTOM HOME Adjacent to Ocean Dunes Golf Course hole #14. This beauty has all the amenities to enjoy peaceful, relaxing golf course living in the middle of town. Exquisite design & decor, custom rock corner fireplaces, covered outdoor living area & a kitchen like no other! Call for appt to see this amazing home with 4 car garage. \$590,000 #11213 MLS#16472315</p>	<p>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</p>	<p>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</p>	<p>OCEAN DUNES GOLF COURSE HOME Drive right out on the golf course in your golf cart. Double garage has golf cart door. Beautiful 4,000 square foot home featuring 2 master bedroom suites, guest bedroom & 3.5 baths. Gourmet kitchen features top-of-the-line appliances & walk-in pantry. Sun porch, den with fireplace, home theatre. Beautifully landscaped, all on .67 acre! \$899,900 #11225 MLS#16615979</p>
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