



**"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 JUNE 1ST, 2016**

<p><b>NEW</b></p> <p><b>GREENTREES RIVERFRONT HOMES</b></p> <p><b>1601-622 RHODODENDRON DR.</b>                  Rare opportunity for owning a riverfront home! Upgraded plumbing and newer roof help to make this home cozy and comfortable. Enjoy awesome sunsets from the back deck. Lots of plants add to the natural vegetation. <b>\$224,900</b> #11266 MLS#16107262</p>	<p><b>NEW</b></p> <p><b>1601-609 RHODODENDRON DR.</b>                  RIVERFRONT. One level, 3 bedroom, 2 bath home. Many upgrades throughout including newer carpet, interior paint &amp; tile flooring in bathrooms. Separate master suite with entrance to deck. Large utility room. Enclosed walk way to home. Oversize garage. RV carport. Artist studio. Deck and stairs to the river. This home has it all. <b>\$233,000</b> #11267 MLS#16342790</p>	<p><b>REDUCED</b></p> <p><b>LUXURIOUS WATERFRONT LIVING IN GATED COMMUNITY</b>                  This amazingly unique home sits right at the mouth of the Siuslaw River with river and ocean views. This 2800 sq ft home offers hardwood, corian &amp; collectible vintage lighting throughout. Both bedrooms are upstairs; the master boasting the view plus a tiled bathroom reminiscent of the Del Coronado. A custom stained glass arbor entry, separate guest room over a detached garage and a stately office with a second fireplace. <b>\$575,000</b> #11232 MLS#16528198</p>	<p><b>REDUCED</b></p> <p><b>CUSTOM BUILT WILLOW DUNES HOME</b>                  Adjacent to Ocean Dunes Golf Course. Enjoy golf course living in your exquisite custom home w/ 4 car garage. No detail left unattended, this home has everything ready for ultimate enjoyment &amp; entertaining. Amazing chef's kitchen, cozy corner fireplaces, covered outdoor living &amp; much more. A must see. <b>\$575,000</b> #11213 MLS#16472315</p>
--	--	---	--

<p><b>NEW</b></p> <p><b>LOT 99 - THE RESERVE</b>                  2+ acre lot in The Reserve. Level &amp; ready to build on, this site is one of the best available parcels; room for home, RV garage &amp; more. Building pad level &amp; ready to go. 2100 square foot home plan design included; just needs buyers finishing touches. Renewed septic permit included. <b>\$119,500</b> #11268 MLS#16059979</p>	<p><b>NEW</b></p> <p><b>COAST VILLAGE LOT</b>                  Great RV getaway spot or live here full time. Lot has upgraded electrical service (200 amp) and an extra RV hookup for guests. The corners are marked. There is an awesome deck and 2 storage sheds. It is only a block to the clubhouse, laundry and post office. <b>\$52,000</b> #11270 MLS#16409977</p>	<p><b>NEW</b></p> <p><b>JOSHUA LANE</b>                  Well maintained heated RV or recreational garage with 2 separate bay areas. Approximately 36.5 X 36.2 and 12 doors. Power, water and storage shelves. New roof in 2016. Within walking distance to the beach. Bring all your toys and enjoy! <b>\$100,000</b> #11271 MLS#16390054</p>	<p><b>REDUCED</b> <b>SALE PENDING</b> <b>REDUCED</b></p> <p><b>MERCER LAKE ESTATES</b>                  Lovely 3 bedroom, 2 bath home with 2-car tandem garage ready for immediate occupancy. Located high up on View Loop in North Lakes area of Florence. Access to deeded, private boat ramp &amp; dock, owned by HOA. New: roof, covered front deck, rear deck &amp; slider, vinyl windows, sinks &amp; counter tops, hot water heater, shower doors, range &amp; microhood, shower doors, electric fireplace, plus so much more! Must see! <b>\$239,000</b> #11188 MLS#16459406</p>
---	---	--	--

<p><b>REDUCED</b></p> <p><b>1882 17TH STREET</b>                  Refurbished on a large corner lot with country kitchen, bonus room, laundry room, attached garage and a flag pole! <b>\$144,900</b> #11224 MLS#16218029</p>	<p><b>REDUCED</b></p> <p><b>VERY WELL BUILT AND MAINTAINED</b>                  Improved city home with an insulated shop on 1/2 acre. In town, yet it has the feel of being out in a rural area, with a back patio overlooking a wetlands area with lovely birds and wildlife in refuge. Contemporary custom with a retro-split level design very open and livable. Kitchen countertops are custom concrete. The phrase people use to describe this home is "Oh, so cool." Plus huge shop! <b>\$325,000</b> #11149 MLS#15271262</p>	<p><b>NEW</b></p> <p><b>LIVE ON THE LAKE</b>                  Enjoy indoor/outdoor living on Sutton Lake in a park like lakefront setting. Large decks on both upper &amp; 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 &amp; wood burning fireplace. Lower level includes large den/game room &amp; spacious 3rd bedroom. Nature abounds with osprey, eagles &amp; ducks - as well as great fishing. <b>\$449,000</b> #11263 MLS#16131644</p>	<p><b>REDUCED</b></p> <p><b>TOP QUALITY - CUSTOM DESIGN</b>                  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! <b>\$554,900</b> #11190 MLS#16488210</p>
---	--	---	--

<p><b>RIVERFRONT 3 ACRES</b></p> <p><b>12108 E MAPLETON RD.</b>                  3.66 riverfront acres &amp; view. 32 x 30 foot RV garage &amp; 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! <b>\$275,000</b> #11221 MLS#16657511</p>	<p><b>RIVERFRONT</b></p> <p><b>SIUSLAW RIVERFRONT LOT</b>                  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 square foot home. <b>\$159,000</b> #11260 MLS#16278568</p>	<p><b>KLA-HA-NEE</b></p> <p><b>KLA-HA-NEE LOT</b>                  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 lot(s). Trails cut in w/ all corners surveyed. Easy walking access thru dense native forest and vegetation. <b>\$77,500</b> #11258 MLS#16659472 &amp; <b>\$79,500</b> #11259 MLS#16534934</p>	<p><b>BEACH AREA</b></p> <p><b>HEAR THE SURF, WALK TO THE BEACH!</b>                  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. <b>\$149,900</b> #11255 MLS#16616187</p>
---	---	--	---

<p><b>GREENTREES EAST</b></p> <p><b>GREENTREES EAST</b>                  Quiet, private, and tucked away in Greentrees. You'll be amazed at this quality, light &amp; 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 &amp; out. <b>\$175,000</b> #11250 MLS#16439553</p>	<p><b>BEAUTIFUL LAKEFRONT SETTING WITH NORTHERN EXPOSURE</b></p> <p>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 &amp; 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. <b>\$449,000</b> #11248 MLS#16324990</p>	<p><b>SALE PENDING</b></p> <p><b>RARE &amp; WONDERFUL VIEWS</b>                  Directly across the water from Old Town Florence with spectacular views of Old Town, Siuslaw River &amp; 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. <b>\$295,000</b> #11246 MLS#16264529</p>	<p><b>GATED FLORENTINE ESTATES</b></p> <p>Lovingly updated &amp; tastefully done; this large home offers both a place to cozy up to the warmth of a pellet stove or enjoy hobbies in a craft room or the large RV garage with a shop. 3 bedrooms/ 2 baths - allows space to do what you want; when you want. Center island in the kitchen with all new appliances, hickory floors throughout. Need to see to appreciate all that has been changed. It is a delight. <b>\$284,500</b> #11244 MLS#16238253</p>
--	---	---	--



**Florence Homes App:**  
**Download Today!**  
 Search from your mobile device  
 "Locate Listings Nearby"  
 While touring the area

CYAN MAGENTA YELLOW BLACK