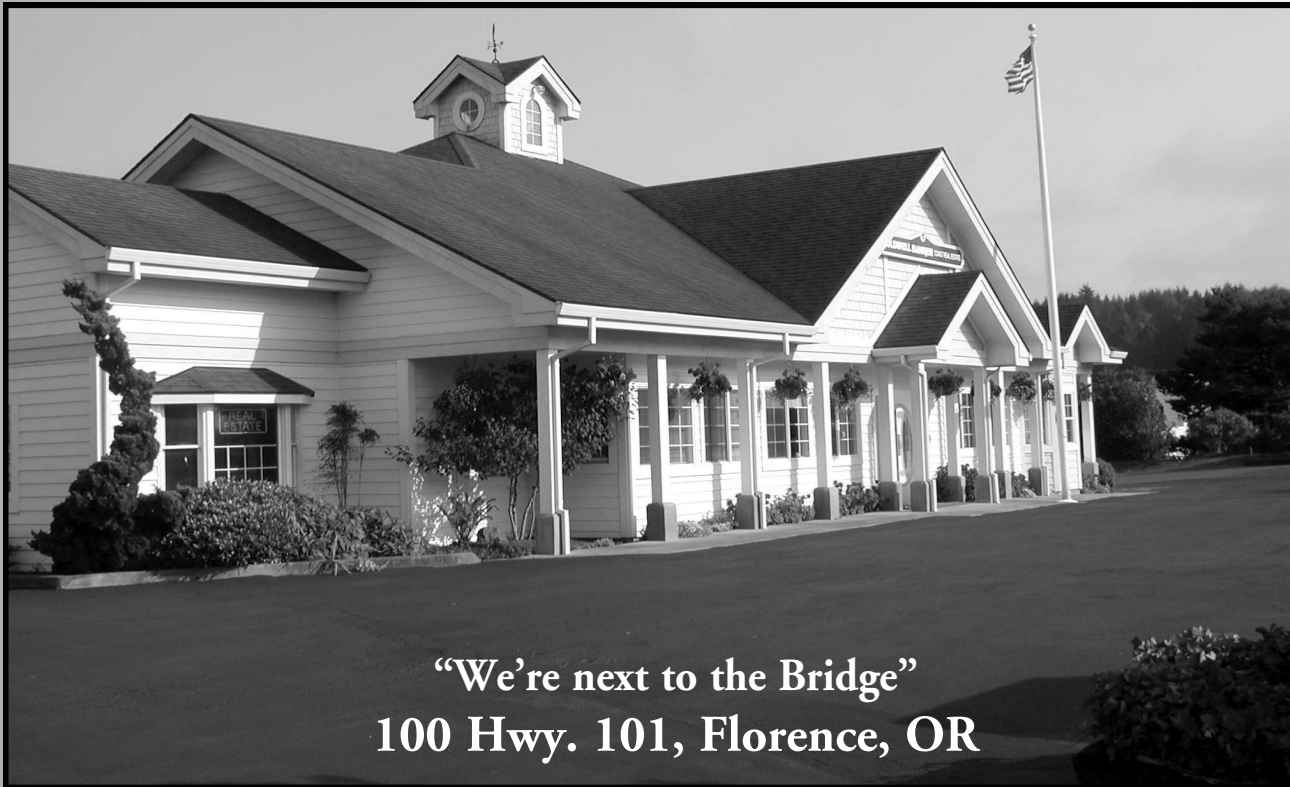




"We're next to the Bridge"
100 Hwy. 101, Florence, OR

COLDWELL BANKER

COAST REAL ESTATE

541-997-7777

NEW LISTINGS & PRICE REDUCTIONS FOR THE WEEK OF JUNE 1ST, 2016

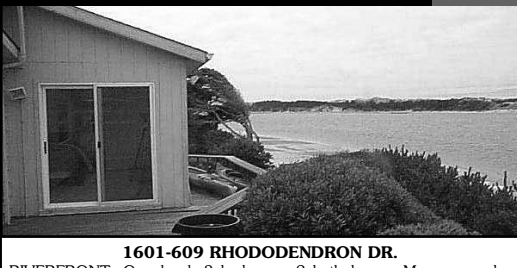
NEW

GREENTREES RIVERFRONT HOMES

NEW



1601-622 RHODODENDRON DR.
 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. **\$224,900** #11266 MLS#16107262



1601-609 RHODODENDRON DR.
 RIVERFRONT. One level, 3 bedroom, 2 bath home. Many upgrades throughout including newer carpet, interior paint & 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. **\$233,000** #11267 MLS#16342790

REDUCED



LUXURIOUS WATERFRONT LIVING IN GATED COMMUNITY
 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 & 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. **\$575,000** #11232 MLS#16528198

REDUCED



CUSTOM BUILT WILLOW DUNES HOME
 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 & entertaining. Amazing chef's kitchen, cozy corner fireplaces, covered outdoor living & much more. A must see. **\$575,000** #11213 MLS#16472315

NEW



LOT 99 - THE RESERVE
 2+ acre lot in The Reserve. Level & ready to build on, this site is one of the best available parcels; room for home, RV garage & more. Building pad level & ready to go. 2100 square foot home plan design included; just needs buyers finishing touches. Renewed septic permit included. **\$119,500** #11268 MLS#16059979

NEW



COAST VILLAGE LOT
 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. **\$52,000** #11270 MLS#16409977

NEW



JOSHUA LANE
 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! **\$100,000** #11271 MLS#16390054

REDUCED

SALE PENDING



MERCER LAKE ESTATES
 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 & dock, owned by HOA. New: roof, covered front deck, rear deck & slider, vinyl windows, sinks & counter tops, hot water heater, shower doors, range & microhood, shower doors, electric fireplace, plus so much more! Must see! **\$239,000** #11188 MLS#16459406

REDUCED



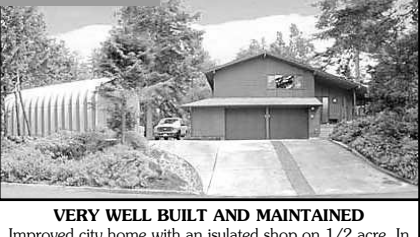
GREAT RIVERFRONT PROPERTY
 with registered dock. 260 ft river frontage, per owner. Wide variety of fruit trees. Peaceful retreat 40 miles from Eugene or 15 miles from Florence. **\$295,000** #11069 MLS#15358808

REDUCED



1882 17TH STREET
 Refurbished on a large corner lot with country kitchen, bonus room, laundry room, attached garage and a flag pole! **\$144,900** #11224 MLS#16218029

REDUCED



VERY WELL BUILT AND MAINTAINED
 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! **\$325,000** #11149 MLS#15271262

NEW



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

REDUCED



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 coozies up your rainy days! RV hook-up, guest studio and large workshop/storage building. Mature landscaping, cedar grove, must see! **\$554,900** #11190 MLS#16488210

NEW



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

RIVERFRONT 3 ACRES



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

RIVERFRONT



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 square foot home. **\$159,000** #11260 MLS#16278568

KLA-HA-NEE



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 lot(s). Trails cut in w/ all corners surveyed. Easy walking access thru dense native forest and vegetation. **\$77,500** #11258 MLS#16659472 & **\$79,500** #11259 MLS#16534934

BEACH AREA



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

LAKEFRONT



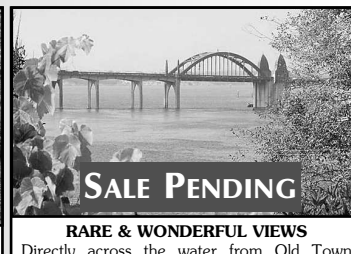
LAKE LEVEL SUTTON LAKEFRONT HOME
 This is absolutely special. Over 1800 sq. ft. single level, south facing. 3 bed 2 1/2 bath meticulously owner maintained lake level home (lawn right down to the lake!) with excellent dock with salmon swimming right out front. Home has a double garage with attached carport,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



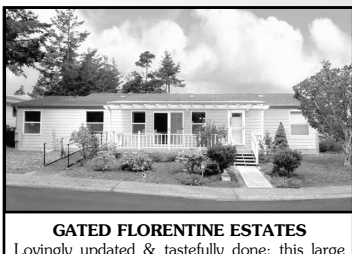
GREENTREES EAST
 Quiet, private, and tucked away in Greentrees. You'll be amazed at this quality, light & airy home with great kitchen, cozy woodstove in living room and much more. Vaulted ceilings, 2 living areas, skylights, ceiling fan, and great floorplan. Shows excellent inside & out. **\$175,000**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



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 Trex 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



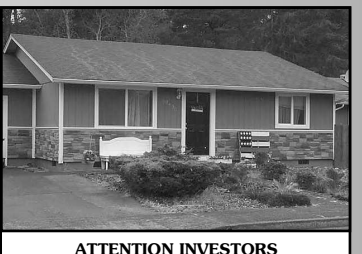
RARE & WONDERFUL VIEWS
 Directly across the water from Old Town Florence with spectacular views of Old Town, Siuslaw River & Bridge. Top-end 2004 manufactured home with oversized custom windows to enhance the views. Country privacy on 1/2 acre, 2 minutes from town. Laminate floors, stainless steel appliances,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



GATED FLORENTINE ESTATES
 Lovingly updated & 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. **\$284,500** #11244 MLS#16238253



RARE MERCER LAKE CUSTOM ON 1.87 AC
 Over 3500 sq ft of open design. Hardwood and tiled floors throughout, stone surfaces on custom cabinetry, exterior cedar sided, trex decking, cedar fenced back garden, landscape includes mature woods intermixed with rhododendrons. 3 beds and 3 baths with a second floor 1500 sq ft master suite, complete with four closets, an office, library, exercise room, and laundry. Additional bonus space includes 575 sq ft room above garage, 250 sq ft craft room and over 300 sq ft of storage area. It is a delight to tour. **\$845,000** #11241 MLS#16020585



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



Florence Homes App:

Download Today!

Search from your mobile device

"Locate Listings

Nearby"

While touring the area



Check out our Website @ **cbcoast.com** New Search Features, Videos and More. See ALL of Florence's Listings.