



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

**COLDWELL BANKER**

**COAST REAL ESTATE**

**541-997-7777**

**NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF AUGUST 31ST, 2016**

<p><b>NEW</b></p> <p><b>SILTCOOS LAKE-LEVEL LAKEFRONT HOME.</b> Sold fully furnished &amp; ready to enjoy. Grass right down to the water's edge. Boat dock with lift. Panoramic water views. Home has been well maintained over the years and shows pride of ownership. Super clean and shows beautifully. A treasure on the lake! <b>\$495,000</b> #11337 MLS#16415937</p>	<p><b>NEW</b></p> <p><b>8 SEA WATCH</b> Home is located in upper end planned unit development. End of cul-de-sac. Not far from North Jetty Road and beach access. Some deferred maintenance makes this a great value. <b>\$279,000</b> #11330 MLS#16378819</p>	<p><b>NEW</b></p> <p><b>NEW OFFERING IN IDYLEWOOD</b> This is a real prize. 3 bed, 2 bath, 1766 sq ft, enclosed sunroom and superb landscaping, wind protected covered deck, great privacy and in excellent condition. Propane fireplace, central vacuum, tile and hardwood floors in kitchen, upgraded appliance package, great pantry, a large finished garage...all the right things and very much for sale at <b>\$324,000.</b> <b>\$324,000</b> #11332 MLS#16080237</p>	<p><b>NEW</b></p> <p><b>GREAT LOCATION!</b> Must see this beautiful 2036 sq. ft., 3 BR, 2.5 BA, which includes a well-lit studio/multi-purpose room with its own deck, separate outside entrance. Updates include new carpet and vinyl flooring in 2013, new paint, custom window treatments, custom shower door enclosure and extensive landscaping. New roof in 2014, a new fence in 2015 encloses the back and side yards with front gate and double gate. <b>\$295,000</b> #11333 MLS#16626978</p>	
<p><b>NEW</b></p> <p><b>SALE PENDING</b></p> <p><b>PRICED TO SELL FIXER!</b> This 1975 singlewide is ready to be remodeled and transformed into the "tiny home" of someone's dreams. It is ready to be worked on immediately. Make your plans and open your toolbox! <b>\$54,500</b> #11334 MLS#16196013</p>	<p><b>NEW</b></p> <p><b>1541 HWY 101</b> Newer commercial building located on west side of busy Hwy. 101 in Florence, Oregon. Over 1700 sq. ft. of retail/office area. Open floor plan with vaulted ceilings and skylights and 2 bay windows. Office area with storage cabinets, 1/2 bath with additional storage. Upper level has high dormer ceilings. Newly painted 2016 &amp; nicely landscaped. <b>\$325,000</b> #11336 MLS#16609733</p>	<p><b>NEW</b></p> <p><b>TERRIFIC TOWNHOUSE</b> 2 bed, 2.5 bath is located in the Seabrook town homes at the Jasper Lane Community. This terrific location is close to library, post office, hospital, and shopping. It has terrific interior with open, airy floor plan and high ceilings. The exterior has a single car garage, front deck, and second floor balcony. For those who love the comfortable, care-free townhouse lifestyle this is a terrific property! <b>\$167,900</b> #11338 MLS#16071420</p>	<p><b>REDUCED</b></p> <p><b>5607 CANARY RD</b> Beautiful sloping acreage with metal livestock barn. Private, yet close to town. Ideal for horses. Close to Woahink Lake. <b>\$285,000</b> #11320 MLS#16507589</p>	<p><b>UPDATE</b></p> <p><b>SPECTACULAR RIVERFRONT CUSTOM</b> No disappointments, absolute perfection in every detail. Enjoy the private setting, amazing vistas to the west, river, ocean and sunsets. This ultra-custom home is complete with a chef's favorite kitchen, all newly new upgraded appliances, bamboo floors, corian, stone fireplace, exceptional master suite bath, low maintenance landscaping and exterior, new heat pump and the list just keeps going on! \$10,000 credit for future roof replacement. Furniture available outside escrow. <b>\$495,000</b> #11001 MLS#15404688</p>
<p><b>REDUCED</b></p> <p><b>ALDER DRIVE</b> One of the most peaceful, secluded lots just minutes from town. Over half an acre where you could park your RV and develop later. <b>\$42,000</b> #10798 MLS#14296334</p>	<p><b>REDUCED</b></p> <p><b>SOUTH LAKES HOME</b> Gorgeous remodeled home on coveted Ford Way. With over 2500 sq. ft., this 2 story home has all new laminate flooring and a beautiful updated kitchen with granite, new cabinets and noteworthy appliances, including a gas range. Outside is new decking and redone gardens. This half acre home has a large shop &amp; shared dock rights on the Woahink Lake. <b>\$559,000</b> #11295 MLS#16235139</p>	<p><b>REDUCED</b></p> <p><b>BEST AND BRIGHTEST...</b> of the beach area homes. Custom built with quality &amp; attention to detail. One block to Heceta Beach. Open &amp; airy spaces, custom storage, ocean peeks &amp; lots of room to roam make this a great investment. Currently an income producing vacation rental property, this would make a terrific residence to fulfill your beach bound dreams on the Oregon Coast. <b>\$359,000</b> #11281 MLS#16200485</p>	<p><b>NEW</b></p> <p><b>145 OUTER DRIVE</b> Private lot in gated park w/1993 travel trailer that has been cleaned and upgraded. CLPUD electrical and 100 gallon Amerigas tank. Out buildings include a storage/tool shed and a gazebo-like structure that overlooks the creek. Dog run and partial fencing - very private location. <b>\$82,000</b> #11331 MLS#16129399</p>	<p><b>NEW</b></p> <p><b>UNIQUE IN TOWN HOME</b> Looking for a unique custom home tucked away in a quiet cu-de-sac right in town. Light and spacious, this completely remodeled family home lives large and functions beautifully. Open floor plan with a beautiful kitchen, walk-in pantry, tons of storage and 3 full baths makes living here easy. Lots of outdoor space and trees provide privacy and room for kids and toys. The bonus room is perfect for office, playroom or another bedroom. An oversized garage finishes the package. <b>\$318,000</b> #11328 MLS#16627606</p>

**COMMERCIAL / DEVELOPMENT PROPERTIES...READY FOR YOUR NEXT COMMERCIAL VENTURE**

<p><b>OPPORTUNITY, OPPORTUNITY, OPPORTUNITY</b> Opportunity for investors or entrepreneurs. Commercial building and land in prime location. 120 feet of Highway 101 frontage, ample parking and great visibility. Upgraded building with heat pump. Goal 1031 exchange property. Leased through Coastal Property Management and tenant attends to all interior maintenance. Solid tenant track record - in 2 of a 5 year lease. <b>\$399,000</b> #10578 MLS#15263634</p>	<p><b>DEVELOPMENT OPPORTUNITY</b> Development property in the heart of Florence. 16 acres next to Sandpines Golf Course. 37th &amp; Oak access point. 35th Street frontage. Heavily wooded and filled with native vegetation for privacy. Ready for your next development project. Flexible pricing strategies. 12.5 acres available for <b>\$667,000</b>. 3.56 acres available for <b>\$285,000.</b> <b>\$750,000</b> #10994 MLS#15426589</p>	<p><b>NEWER COMMERCIAL CONDOMINIUM IN OLD TOWN</b> Retail - Office - storefront. Excellent location - in the heart of Old town. Ground level, distinctive Pacific Northwest design and appeal. Includes ADA accessible restroom, storage and more. Ready for your next business venture. Currently leased through May 2017. Lease can be continued upon mutual agreement or use the space for yourself! <b>\$195,000</b> #10363 MLS#12161412</p>	<p><b>PRICE SLASHED \$50,000 FOR QUICK SALE!</b> 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. <b>\$325,000</b> #11173 MLS#16105246</p>	<p><b>OPPORTUNITY KNOCKING</b> For investors &amp; entrepreneurs alike. Appealing &amp; 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! <b>\$148,750</b> #10987 MLS#15528021</p>
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**WATERFRONT / WATER VIEW PROPERTIES...LAKES, RIVER & OCEAN**

<p><b>PACIFIC NORTHWEST TIMBER FRAME HOME.</b> Overlooking Woahink Lake. 1.4 acres of park-like grounds. Massive Western Red Cedar timbers and stone work. 4 bedroom suites, 4.5 baths, 2911 square feet. Alder cabinets and doors throughout &amp; granite slabs. Covered patio with stone fireplace. Pull through oversized garage. Boat dock down at the lake. It's all here ready to enjoy! Shown by appointment only. <b>\$990,000</b> #11302 MLS#16602775</p>	<p><b>SILTCOOS LAKEFRONT CRAFTSMAN</b> 14 acres on a secluded Siltcoos Lake cove. A delightful Carter Brothers built craftsman home with outstanding views and extraordinary quiet. 2+ bedrooms, separate guest/caretaker cabin, large garden with greenhouse, boat dock, large garage and shop. The ultimate secluded lakefront home! <b>\$795,000</b> #11298 MLS#16551744</p>	<p><b>BEAUTIFUL LAKEFRONT SETTING WITH NORTHERN EXPOSURE</b> 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 Tree 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>BREATHTAKING VIEWS</b> 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 &amp; 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 &amp; Oak plank flooring throughout; unique birch cabinets &amp; copper faucet in kitchen. Floor to ceiling rock fireplace with cross-membered Open Beams in the living room. <b>\$575,000</b> #11232 MLS#16528198</p>	<p><b>WONDERFUL WOAHINK LAKEFRONT PROPERTY!</b> 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! <b>\$495,000</b> #11200 MLS#16646602</p>	<p><b>SUSTAINABLE LAKE VIEW PASSIVE SOLAR HOME</b> Attention to small details, this home is "green" designed passive solar contemporary, solar hot water, radiant floor heat, Tullikist soapstone fireplace/oven, Brazilian cherry &amp; ceramic floors, Shaker style wood doors/cabinets, granite &amp; stainless kitchen, 3100 sq ft, 4 bedroom &amp; 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. <b>\$669,000</b> #11140 MLS#15598998</p>
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