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for Voting us



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

Real Estate Office

**COLDWELL
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COAST REAL ESTATE

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NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF APRIL 26TH, 2017



1590 KALLAKALLA COURT
Nice corner cul-de-sac location near Sandpines Golf Course. Very large master bedroom, with a new walk-in tub in the master bathroom. Split floor plan. Small enclosed deck off the dining area. Double garage. **\$134,900** #11395 MLS#16412911



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! **\$950,000** #11446 MLS#17460866



EXCEPTIONAL VALUE...PRICED TO SELL
Over 2300 square feet, 4 bedroom, 2+ bath with media room, granite kitchen with large pantry, corner .38 acre lot in The Reserve. This is basically a like-new home and only occupied by seller for 6 months of their 18 month ownership. Plans have changed and this home is priced to sell quickly. Compare; but you better hurry! This won't last! **\$349,000** #11447 MLS#17622202



1549 SIANO LOOP
This home is well maintained and move-in ready. Lots of light in the living room, skylights and vaulted ceilings. Detached garage with breezeway access to home. The backyard is fenced w/ a patio & walkways. Small office or storage space/workroom off breezeway. **\$159,000** #11450 MLS#17199780



74 OUTER DRIVE
Great Coastal getaway w/ a low key lifestyle located in a gated community w/clubhouse, seasonal pool, laundry, sauna, community garden spot and much more. This property has a large tool shed/shop and is fenced. Buyer to pay \$25 Coast Village transfer fee. **\$89,000** #11448 MLS#17631862



198 HUCKLEBERRY LANE
Partially fenced level lot w/ Singlewide Manufactured Home. Sellers have done extensive work on this property, and it is move-in ready. Located in a gated community and close to the common area, which includes clubhouse, laundry and P.O. Boxes. **\$69,950** #11449 MLS#17603134



DEVELOPMENT OPPORTUNITY
Development property in the heart of Florence. 16 acres next to Sandpines Golf Course. 37th & 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 **\$667,000**. 3.56 acres available for **\$285,000**. All 16 acres for **\$750,000** #10994 MLS#15426589



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. **MOTIVATED SELLERS! SUBMIT ALL OFFERS! \$250,000** #11178 MLS#16559071



DUNEWOOD DRIVE LOT 77
Wonderful location in the Reserve, a rural subdivision on the North edge of Florence. Part of a 4-lot builder package available for \$212,000. Quiet country roads, wide open spaces, and newer construction all around. Ready for your new home. Inquire today. **\$51,950** #11123 MLS#15162308



7659 BERNHARDT HEIGHTS ROAD
Wonderful river and valley views. County shows 4 bedrooms, but there are six with closet space. Property will not qualify for a conventional, VA or FHA loan due to its condition. Peaceful and quiet. **\$279,900** #11433 MLS#17244173



LOCATION, LOCATION, LOCATION
Waiting for a new home. 1974 manufactured has seen better days but has enjoyed being placed on a level lot in the Beach area that is just under a half acre. Paved driveway, RV parking & hook-ups, 2-car detached garage, carport with storage, and more. Power and Heceta water are still connected. What you see and including septic system is "AS IS" Buyer to do own due diligence. **\$120,000** #11420 MLS#17633238



AFFORDABLE BEACH AREA LIVING
Around the corner from public access to Heceta Beach is this 2016 - barely lived in - Goldenwest home. Thoughtfully designed with open living concept in 1458 sq ft. Vacation Home or vacation rental investment, this sweet 2 bedroom, 2 bath & den home is ideal for full time living too. Oversized single car garage is insulated & finished with room outside to park trailers, vehicles for beach & road. Attention to detail & move-in ready. **\$298,000** #11445 MLS#17324509



3552/62 OAK STREET
Nice, well-kept duplex, convenient location to shopping and schools. 2 bedroom, 1 bath each unit plus washer/dryer hook-ups. Large garage off alley. 7.2% gross cash-on-cash return. **\$225,000** #11444 MLS#17195787



ON THE RIVER WHERE THE LIVIN' IS EASY
Siuslaw Riverfront home on over 5 acres with a registered dock. This 3 bedroom, 2.5 bath home has an RV Port with hookups, a quaint red barn and over 30 fruit trees to round out this country estate. River views from the living room, kitchen & master bedroom. Fish right off your dock in deep water or hop in your boat and run the river. There is time to settle in and start your new life on the river before the fish start running in the summer. **\$785,000** #11443 MLS#17176507



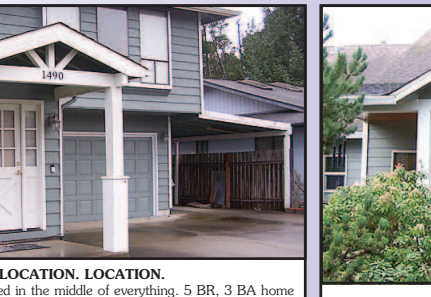
AMAZING VIEW HOME!
View the beauty of Florence out to the ocean. Two-level, 3022 sq. ft. home, on the privacy of three lots offers seclusion, serenity and scenery! 3 bedrooms, 2.5 bathrooms; main floor master bathroom with jetted tub. Dining room with deck access. Living room with view windows, fireplace, and vaulted ceiling. Spacious lower level with large family room, bedrooms, office, storage & access to multiple decks. **\$399,900** #11405 MLS#17128192



PRICED AT NEARLY LOT VALUE FOR QUICK SALE!
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. **\$299,000** #11173 MLS#16105246



LOCATION, LOCATION, LOCATION.
This beautiful in-town home is located in the middle of everything. 5 BR, 3 BA home is roomy enough for a growing family or separate living spaces. Ground floor features 2 BR, 1 BA, kitchenette area, laundry room, storage area, living area with slider to private backyard area. Upstairs, large master with walk-in tub & slider to deck, 2 more bedrooms, guest bath, open living room with beautiful brick fireplace & insert, built-in shelves, dining room & slider onto deck for grilling. The kitchen is updated with granite, double ovens, stainless steel appliances & storage galore. Power stairlift included if needed. Double car garage with workspace & storage. Wonderful home in a great neighborhood. **\$395,000** #11425 MLS#17034162



LUXURY LIVING
in the Heart of Florence. Captivating 3 BR, 2.5 BA, 2486 SF custom single level home. Hardwood & Italian Tile floors, gourmet kitchen, floor to ceiling rock fireplace. Master suite, attached tiled bath with jetted tub, double sinks & walk-in closet. Fenced backyard, large sunroom, and a welcoming front porch with a barrel pine ceiling. **\$445,900** #11423 MLS#17112820

LOTS AND HOMESITES IN THE BEACH AREA



WONDERFUL SOUTHERN EXPOSURE LOT
Wonderful custom home site in Fawn Ridge West. Engineering & plans available. Please inquire. Southern exposure, nearly 1/2 acre lot filled with native vegetation. Level, usable lot, dense foliage & no neighbors to the south for privacy. Two stories allowed & potential ocean view from 2nd story. All underground utilities available. Fine custom homes all around with protective CCRs. Build your dream house near the beach! **\$55,000** #11451 MLS#17605472



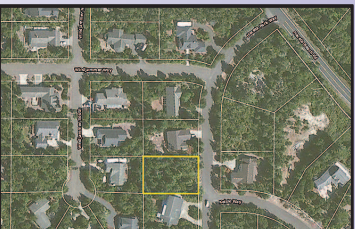
KELSIE WAY LOT
On the corner of Kelsie Way and Heceta Parkway is a level lot on .34 of an acre. Septic installed and water and power at the lot line. This is in Heceta South - a development of homes within about a mile from Heceta Beach. You will find lovely homes all maintained with pride of ownership. Buy now; build later, priced right. **\$55,000** #11434 MLS#17472197



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. **\$67,500** #11258 MLS#16659472, **\$69,500** #11259 MLS#16534934



88219 1ST AVE
All squared away & ready to go. 0.14 acre lot one block from beach. All utilities are in, even comes with 2-story cabin plans so you can get that view of the ocean. **\$89,000** #11274 MLS#16002568



HECETA SOUTH LOT 64
WONDERFUL WOODSY PARCEL in Heceta South. Newer, nicer homes all around, this .34 acre parcel is covered with native vegetation and trees for privacy. All underground utilities available. Great area close to the beach and recreational opportunities. **\$55,000** #11416 MLS#17405519



OCEAN VIEW LOT
Full city services available to this elevated lot in gated community with protective CCR's. Sellers will offer generous terms to qualified buyer. **\$99,995** #10223 MLS#11123588



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