



Thank You Florence for Voting us

**2016 BEST OF FLORENCE**

Real Estate Office

*"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 MAY 10TH, 2017**

**NEW**




**15845 Hwy 126**  
Oregon Dream Place! IDEAL River & Creek front 1.4 acre with 16' wide 2003 Silver Crest. Light/bright w/vaulted ceilings, solar tubes, skylights & windows. Permitted 300 SF multi-use addition; (master suite/guest qtr/studio.) Great views off 600 SF private composition back Trex deck. RV garage + shop garage. All appliances stay. Great location for easy drive to Eugene Airport or west to the coast. Waite Creek is home to Salmon Spawning. **\$249,000** #11455 MLS#17177189

**NEW SALE PENDING**



**TUCKED AWAY IN WILD WINDS...**  
... is this beautiful custom ranch style home. Built in 1995, this home features 1520 SF of living space. With vaulted ceilings, open floor plan, country kitchen, 2 master suites and backyard deck. Relax on the covered porch and peak at the dunes or listen for the ocean. Throw a few horseshoes in the throwing pit or tinker in the extra room off the garage. Low maintenance landscaping & handicap accessible home. Enjoy a walk along 1/4 mile path to the crabbing & fishing dock. Laundry room with 1/2 bath. Don't miss out on this beauty! **\$249,500** #11456 MLS#17116606

**REDUCED**



**PACIFIC NORTHWEST TIMBER FRAME HOME**  
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 & 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. **\$960,000** #11302 MLS#16602775

**REDUCED**



**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. **\$379,000** #11425 MLS#17034162

**TWO HOMES IN THE RESERVE**




**NEW CONSTRUCTION - BUILD TO SUIT**  
NEW CONSTRUCTION with country appeal, including quaint covered porch, shingled gables & stonework at foundation line. Luxurious master suite with spa tub & walk-in closet. Storage & built-ins thru-out. Available w/out bonus room for \$399,500. Crossover Corporation has 7 lots in The Reserve with several plans to choose from. For more details, visit: www.crossovercorporation.com **\$489,000** #11130 MLS#15535006

**NEW CONSTRUCTION**




**NEW CONSTRUCTION** with craftsman design & appeal. Tasteful combination of stone, siding and majestic gables. High ceilings, covered porches, island kitchen with walk-in pantry. Oversized laundry room. Secluded office/den. Well appointed master suite with custom shower, dual sinks & walk-in closet. Crossover Corporation has 7 lots in The Reserve and several plans to choose from. For more details, visit www.crossovercorporation.com. **\$497,000** #11131 MLS#15253204

**REDUCED**



**IN TOWN RANCH**  
IN TOWN RANCH with great city location. 1696 square feet, 3 bedroom, 2 bath home with covered back patio, side parking for RV or boat. Located on convenient, functional corner lot. Great Florence home! **\$234,900** #11436 MLS#17141696

**REDUCED**



**3552 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

**REDUCED**



**18TH GREEN OF OCEAN DUNES**  
Great location on the golf course. Lovely custom home over 2500 sq ft, 3 bedrooms and 3 baths. Vaulted entryway, extensive use of high ceilings, skylights, oversized windows. Formal dining-newer remodeled cooks kitchen. Breakfast nook, living room w/ pellet stove, media room all with outstanding views of the golf course. Lower level family room & 2 extra bedrooms and a full bath. Golf cart garage, shop and wine cellar. Nicely landscaped, fully fenced pet area and recreation parking. **\$379,000** #11373 MLS#16659342

**REDUCED**




**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

**REDUCED**




**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. **\$295,999** #11445 MLS#17324509

**REDUCED**




**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

**REDUCED**



**87842 SALTIRE STREET**  
Great location on the Central Oregon Coast - Close to the North Jetty & Harbor Vista Park. Private setting on a nice corner .30 acre lot. Covered entry 3 bedrooms and 2 baths. Just over 1300 square feet. Living/dining area. Cozy galley kitchen with eat-in area. Attached 2 car garage. Newer roof. **\$249,000** #11439 MLS#17125712

**REDUCED**



**SUTTON LAKEFRONT HOME WITH DOCK**  
If you compare features and quality, you will find it difficult finding a better lakefront home value. Carter Bros. built fresh throughout, 2+ bedrooms, 2 bath with 'commanding' lake views from the living room. Extremely well maintained, wonderfully enclosed glass porch, fireplace and rhododendron landscaped yard leading to your private dock. **\$449,000** #11248 MLS#16324990

**REDUCED**



**WILLOW DUNES BEAUTY**  
Enjoy the custom upgrades in this Willow Dunes home. 1856 sq ft including Granite countertops, hardwood floors, stainless steel appliances, enclosed sun porch, laundry room & deck. Master bedroom suite and 1/2 bath on main floor, 2 large bedrooms, full bath and lots of storage upstairs. .39 acre lot in private setting. **\$315,000** #11293 MLS#16204515

**REDUCED**



**85316 ARMSTRONG WAY**  
Your own mini farm on a dead end rd. Chef's kitchen has built-in range and oven, dishwasher and refrigerator & laminate floors. Large family room with slider to covered patio. Master suite has jetted tub. Fenced yard, fruit trees and garden area. Separate quest quarters with bath. RV parking w/hook-ups and shop. Large shed for animals or storage. Close to Florence, ocean beaches, dunes, lakes and Siuslaw River. This could be yours. **\$229,000** #11438 MLS#17645546

**REDUCED**




**83460 CLEAR LAKE RD**  
GREAT FAMILY HOME in Woahink Lake area south of town. New roof in 2013 and new siding in 2014. Home has bamboo flooring throughout and a ductless heat pump. Master bedroom on main level, 3 bedrooms and laundry on lower level. Must see to appreciate! **\$349,000** #11429 MLS#17132595

**REDUCED**



**83051 SILTCOOS STATION RD.**  
This is your place in the country. Located on 5+ acres on Siltcoos Station Road, this 2240 sq. ft., 2007 Barrington has a 30x30 attached garage. This is an exceptional and rare opportunity. Beautifully placed with a spacious, livable floor plan, full appliance package and several upgraded options. This home has been carefully maintained and gently owner occupied. Enjoy the privacy and be comfortable with the quality. **\$359,000** #11393 MLS#16557673

**REDUCED**




**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! **\$459,000** #11200 MLS#16646602

**REDUCED**



**HISTORICALLY SIGNIFICANT - CIRCA 1899**  
Built as a homestead stagecoach stop for travelers on their way to the coast. Wonderfully maintained/restored farmhouse with 3+ bedrooms, 1.5 baths, 1920 sq ft on 11+ acres with old barn, RV parking with hook-ups, great decking with hot tub. Great period interior details filled with a sense of history, yet modernized for comfortable rural living. If your love & interest rests in coastal history, you have found it here! **\$289,500** #11424 MLS#17084401

**REDUCED**



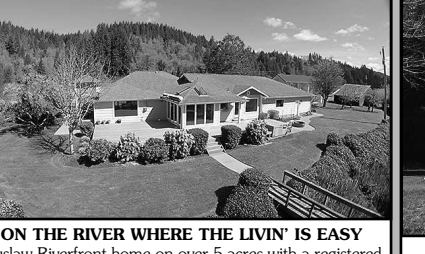
**7659 BERNHARDT HEIGHTS ROAD**  
Wonderful river and valley views. County shows 4 bedrooms, but there are six with closet space. Property will not qualify for a conventional, VA or FHA loan due to its condition. Peaceful and quiet. **\$279,900** #11433 MLS#17244173

**REDUCED**



**11720 HWY 36, MAPLETON**  
RIVERFRONT OPPORTUNITY...Owner financing available. 1/2 acre setting with OLD cabin in need of major overhaul. Basement allows for easy access under the home. 816 square foot detached garage, water, electric & septic. Fenced yard with rushing creek alongside. 64' of river frontage. Major fixer or start over. Great project for 2017! **\$139,000** #11412 MLS#17038344

**REDUCED**



**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

**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 cooies up your rainy days! RV hook-up, guest studio and large workshop/storage building. Mature landscaping, cedar grove, must see! **\$539,000** #11190 MLS#16488210



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