

Thank You Florence for Voting us

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

**2016 BEST OF FLORENCE**  
Real Estate Office

**COLDWELL BANKER**

**COAST REAL ESTATE**

**541-997-7777**

**NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF MAY 24TH, 2017**

**NEW**

**51 EASY STREET**

This is a large corner lot - use for RV parking or residential development. Located close to the entrance and the common area, which includes clubhouse, laundry, post office and playground. **\$65,000** #11440 MLS#17076838

**NEW**

**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

**NEW**

**3523 OCEAN VIEW DRIVE**

**SPECTACULAR VIEWS** from this awesome custom home. Distant ocean, Florence & Siuslaw River Bridge views. Over 4000 sqft, 3 levels of living space serviced by elevator. Living room with fireplace & oversized view windows. Formal dining. Granite countertops & SS appliances with Travertine flooring in kitchen. 3 BR suites plus 3 half baths. Huge family/game room & home theater. Enjoy views from Trek decking. Extensive landscaping & dog run. **\$449,000** #11461 MLS#17192393

**NEW**

**4990 BRENTWOOD DRIVE**

**WONDERFUL 1 ACRE LUXURY HOME IN GATED SOUTH SHORE.** All new & modernized gourmet kitchen with new cabinets and slab granite, countertops & high end appliances. Real hardwood floors & heated bathroom floors. Cozy rock fireplace & large office/den. Light, bright, and spacious. Circular drive; 3 car garage with workshop and gun safe storage room. 1+ acre of privacy and manicured grounds. This home shows wonderfully and will not disappoint. **\$495,000** #11462 MLS#17090365

**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#17428147

**NEW**

**213 BOURBON STREET**

Level lot near clubhouse, includes storage shed. Travel trailer to remain on property, seller will furnish Title. Lot has upgraded electrical. Seller needs possession to be 7 days after COE. Buyer to pay Coast Village transfer fee \$25 at COE. **\$47,500** #11463 MLS#174452371

**REDUCED**

**198 HUCKLEBERRY LANE**

Partially fenced level lot w/ Single Wide 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. **\$65,000** #11449 MLS#17603134

**REDUCED**

**1635/1637 30TH ST.**

Newer duplex in the heart of town. Range, refrigerator, microwave, disposal, tile and carpet floors with ceiling fans. Double pane vinyl windows. Vinyl fencing w/backyard storage units. Close to schools, city college and shopping. Live in one and rent the other or rent both. **\$280,000** #11392 MLS#16210516

**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! **\$224,500** #11436 MLS#17141696

**REDUCED**

**LET YOUR IMAGINATION LOOSE & CREATE YOUR DREAM HOME**

Priced well below the appraised value, seller will consider all reasonable offers. Excellent opportunity for a larger home on nice level acreage. Large enough for an extended family or perhaps a group retreat location. Acres for a garden and orchard or a nursery, barn has stalls and an indoor arena. Large family/rec room, home theatre, formal dining room, library, craft room, workshop, game room. Finish to your taste! **\$749,900** #11090 MLS#15107218

**UPDATE**

**WILLOW DUNES BEAUTY**

Tucked away in Willow Dunes - Check out this Willow Loop beauty. Features custom upgrades, granite counters, hardwood floors, large laundry with sink, enclosed mud room, stainless steel appliances, Trex deck, fenced yard. Private setting on .39 acre. Room to expand with RV parking, shop, or more. Inspections done; all items addressed - credit at closing for roof. Must see! **\$315,000** #11293 MLS#16204515

**REDUCED**

**99 OUTER DRIVE**

Well maintained home features 1995 park model manufactured home with large added living room, mud room, laundry and second bathroom. Workshop in back of home, access off back deck. Large side deck. Shared driveway. **\$118,500** #11401 MLS#17268642

**REDUCED**

**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. **\$275,000** #11173 MLS#16105246

**NEW**

**95661 HIGHWAY 101**

Re-development site w/ white water ocean view. Approx. 1 acre elevated site, across the street from the beach. New homes on both sides, utilities there; replace existing old mobile w/ your dream beach house! **\$200,000** #11460 MLS#17580558

**NEW**

**SIUSLAW RIVERFRONT RV PARK**

SIUSLAW RIVERFRONT RV PARK. Fisherman's paradise! Rare income producing opportunity. Beautiful 2.93 acre RV park w/ mixture of full hook-up sites: some with 30 or 50 amp services & several river's edge tent sites; 48 total sites. 2 bedroom rented mobile included & lodge/office, exceptional upstairs owner's living quarters, guest laundry facilities, showers, equipment & more. Income producing park has private dock adjacent to county boat ramp. **\$790,000** #11457 MLS#17382884

**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**

**COUNTRY LIVING AT ITS FINEST!**

Condon Creek acreage. Escape to peace & quiet of country living just 8 mi from town. Like new 2+ BR, 3 BA Carter Bros built home w/new (2015) master suite addition will not disappoint. Light, spacious & airy w/amenities like laminate wood floors, cozy pellet stove, covered wrap around porch, several outbuildings, raised garden beds & fire pit on 7.75 creekside acres. A beautiful setting for you to enjoy. **\$369,000** #11459 MLS#17563699

**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



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