



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 31ST, 2017**

**NEW**




**MUNSEL CREEK ESTATE HILLTOP PRIZE**  
Homes in this desirable area rarely become available and when they do they sell quickly. Better yet, this one is at the top of the hill. Almost 2200 SF, one owner, 3 BD 2 BA home is surrounded by privacy. Great outdoor living and entertaining on large deck, open living style with family room - kitchen area, surround sound stereo and excellent complete appliance package. This home shows well and is priced to sell - so hurry! **\$379,000** #11465 MLS#17533624


**NEW**



**SOUTH SHORE ESTATE**  
One of a kind custom lakefront home in gated South Shore. Expansive & spacious rooms with sweeping lake views. All the luxury appointments are here: 2 gas fireplaces, Sub Zero fridge, custom wood doors & millwork. Huge full basement on lower level w/ garage + ready to finish guest quarters - room to expand. Priced at far below replacement value. Pre-qualified buyers only and shown by appt. only. **\$998,000** #11466 MLS#17464456



**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 SALE PENDING**



**66 OUTER DRIVE**  
This is a rare opportunity to own a site built home in Coast Village. There is an attached garage and small back yard w/ patio area. Low maintenance for easy living. Buyer to pay \$25 Coast Village transfer fee at COE. **\$165,000** #11464 MLS#17155439

**NEW**




**GREENTREES RIVER VIEW**  
This home has newer roof, upgraded plumbing, new wiring, a new ductless heat pump & a certified wood stove. Stairs down to the river jetty and a small garden area below the rear deck. Home needs some updating but is listed at a great price! Buyer to pay GT transfer fee of \$150 @ COE. **\$139,000** #11467 MLS#17267638

**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. **\$325,000** #11373 MLS#16659342

**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. **\$275,000** #11433 MLS#17244173

**REDUCED**



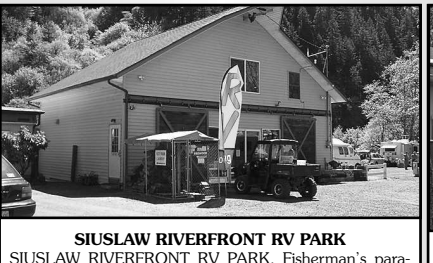
**PACIFIC OCEAN VIEWS**  
This open floor plan is great for large family gatherings. Great location for beach walks & beautiful sunsets. Currently a vacation rental. 5 BED, 2 BA 2240 SF. All bedrooms are located on the main level w/laundry room. Spiral staircase to open upper level kitchen, living room, dining area. Wall of windows open to family room w/ vaulted beamed ceilings & oversized view windows. Great balcony for enjoying views. **\$399,000** #11418 MLS#17222294



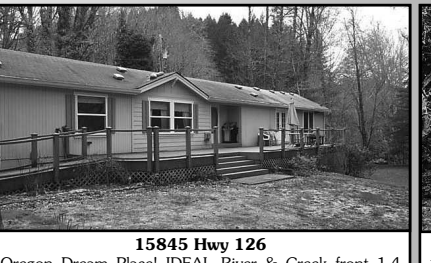
**COUNTRY HILLTOP PRIVACY**  
Spacious tri-level home w/ ocean & territorial views, out of the wind & fog. Huge living room and modernized country kitchen. Heat Pump. 3 decks for outdoor living and entertaining. Enjoy the peace & quiet of the North Lakes area, just 10 minutes from town in this 3,000+ square foot, 4+ bedroom country home. **\$425,000** #11458 MLS#17452138



**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 creek-side acres. A beautiful setting for you to enjoy. **\$369,000** #11459 MLS#17563699



**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



**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



**1600-94 RHODODENDRON DR**  
Move in ready clean and neat 2 bedroom 1 bath Manufactured home in Greentrees East. Great location, near clubhouse! All new vinyl windows & paint inside & out. Enjoy sitting outside in the covered front porch area. New carpet and vinyl. Eat-in kitchen has range, new refrigerator & dishwasher. 2nd bedroom has double closet. Laundry area w/washer & dryer. Private porch on rear of home. Storage shed and single carport. Clubhouse with pool, sauna etc. **\$84,500** #11454 MLS#17159909



**SANDPINES EAST**  
New construction. Featuring an open floor plan with 9 foot ceilings, large covered front porch & covered back patio. Quartz countertops in kitchen, custom soft close cabinets, SS appliances. Master bath has roll-in shower. Ductless heat pump for heating & cooling. This new gated community includes ponds & nature walking trail that parallels the golf course. **\$285,250** #11383 MLS#16064994


**SALE PENDING**



**3700 NANDINA DRIVE**  
SANDPINES EAST. New Alesse #E Model, 1603 square foot home under construction. 3 BD, 2 BA, featuring 11 ft. ceilings in the living room and four 7 ft. windows overlooking a seasonal pond with gazebo. 9 ft. ceilings throughout the rest of the home, quartz countertops in kitchen, SS appliances and custom soft close cherry cabinets including bathrooms. Master bath has tile floor & roll-in shower. Ductless heat pump for heating & cooling. **\$319,276** #11452 MLS#17034816

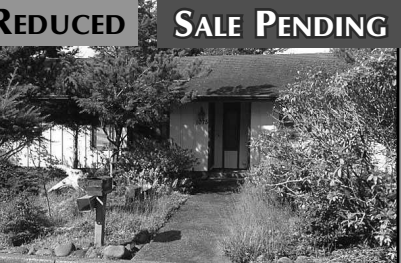


**OCEAN DUNES GOLF COURSE HOME**  
Drive right out on the golf course in your golf cart. Double garage has golf cart door. Beautiful 4,000 square foot home featuring 2 master bedroom suites, guest bedroom & 3.5 baths. Gourmet kitchen features top-of-the-line appliances & walk-in pantry. Sun porch, den with fireplace, home theatre. Beautifully landscaped, all on .67 acre! **\$950,000** #11446 MLS#17460866



**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 SALE PENDING**



**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




**IT'S A PARK LIKE SETTING**  
for this well laid out 2-story, 3-car garage home on 3 acres. This 3125 square foot home has a choice of master suites on each level. The kitchen has granite & a large center island that envelops the living area which has a pellet stove. Off the back of the south side of house is a fully enclosed sunroom. You'll totally enjoy the privacy & the setting of this gorgeous home! **\$650,000** #11432 MLS#17394502



**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



**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



**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



**RESTORED TRADITIONAL**  
lake home in Westlake/Dunes City with Siltcoos Outlet access & private dock. Lots of storage in full basement, workshop & tandem 2 car garage. Private backyard, terraced w/covered, heated deck for entertaining. Master bedroom suite & sun room overlook river. Family or game room upstairs. APPOINTMENT ONLY SHOWINGS! **\$464,000** #11410 MLS#17293339



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