



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**

**FEATURED LISTINGS FOR THE WEEK OF JUNE 28TH, 2017**



**NEW**

**ON THE EDGE OF WOAHINK LAKE**  
Incredibly rare mid-century lakefront home sitting on the edge of Woahink Lake. True lake level home; feels like you are at the helm of a fine ship behind a magnificent bank of windows. 1730 sq ft, 3 bed, 2 bath, brick fireplace, terraced organic garden & fruit trees, dock, swim deck, extensive lakeside decks, metal roof & much more. THIS IS THE BEST SUMMER WIND PROTECTED PRIVATE SPOT ON THE LAKE! **\$549,000** #11477 MLS#17360309



**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. **\$409,000** #11248 MLS#16324990



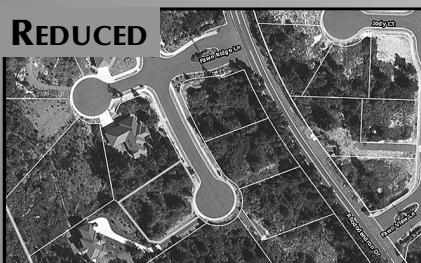
**REDUCED**

**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 envelopes 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! **\$619,900** #11432 MLS#17394502



**NEW** **SALE PENDING**

**6 REDWOOD STREET**  
Like new home tucked away at the end of Redwood Street. Never lived in full time. Backyard is fenced and nicely landscape with electrical tool storage shed. Skylights in kitchen and master bath, new stacked w/d. This home lends itself to aging in place. Buyer to pay Coast Village transfer fee of \$25,000 at close of escrow. **\$145,000** #11479 MLS#17495116



**REDUCED**

**FAWN RIDGE WEST LOT**  
Ocean view lot in area of fine custom homes in gated Fawn Ridge subdivision. All underground utilities, protective CC&Rs. Cul-de-sac location, heavily treed and filled with native vegetation. 2nd story home would enhance the excellent views **\$54,900** #10975 MLS#15190841



**NEW**

**LARGE OUTER DRIVE LOT**  
Lots of possibilities here. Currently has a bunkhouse and patio with large Ramada for RV parking. Property backs up to Spruce Street and is partially fenced. Lots of room for extra parking. Upgraded electrical & city services. **\$59,000** #11478 MLS#17419566



**NEW**

**LOVELAND COURT**  
Private 5 lot subdivision, just waiting for your new home. Level cleared lot 1.5 miles north of Florence. Septic approval, public water and power available. Owner may carry with qualified buyer. **\$59,000** #11475 MLS#17224992



**NEW**

**1601 RHODODENDRON DR #572**  
LIVIN' BY THE RIVER. Well cared for home in a gated 55+ community on large corner lot just across the street from the Siuslaw River with low maintenance landscaping. 2 bedroom, 2 bath. Vinyl windows, large garage with RV door plus workroom and loft for storage. **\$154,000** #11481 MLS#17399046



**NEW** **SALE PENDING**

**1170 7TH ST**  
Move-in ready charming bungalow in west old town. Modern new kitchen with new cabinets & granite counters. Cozy wood burning fireplace in living room. Studio/office/storage room with heat & laminate floors out back. Separate laundry room off carport. Enjoy all the conveniences of close proximity to Post Office, library, bank, shopping & more. This newly refurbished home won't last long. **\$189,000** #11470 MLS#17326013



**NEW**

**2282 S 22ND COURT**  
In town living at its best. 1-level home on quiet cul-de-sac w/ lovely sculpted yard & new deck. Most everything re-done, from 30 year roof & skylights, new laminate flooring in living space, new carpet in bedrooms & new heavy duty vinyl in the kitchen, bathrooms & laundry room. Kitchen has new whirlpool fridge, Kitchen Aid convection oven, & new countertops. New water heater, garbage disposal & all new window coverings. This property is pristine! **\$285,000** #11480 MLS#17208518



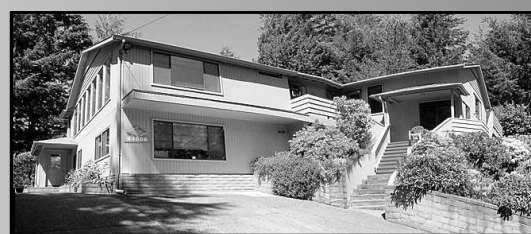
**NEW**

**OPPORTUNITY AWAITS**  
Tucked away on an elevated lot overlooking the 18th fairway is a great opportunity for golf course living. Sliders lead to a large deck for easy outdoor entertaining. Bordering the cart path leading to the 1st tee, convenient golf cart garage door access with 1st tee close by. Original throughout and priced to sell, make this 3BD/2BA home your very own and live the golf course life you've dreamed of! **\$275,000** #11473 MLS#17413004



**NEW**

**CLOSE TO RIVER/CLOSE TO OCEAN**  
Cute Cape Cod, affordable beach area home with glimpse of river and ocean, works as family residence or vacation rental. 1622 SF, 2 Level, 3 bedroom, 2.5 bathroom, attached double garage, covered front entry, private back deck with separate sauna. Atop its own little hill this quality home can be your own coastal kingdom. **\$269,000** #11471 MLS#17527963



**WOAHINK LAKEFRONT WITH BOAT HOUSE PLUS:**  
Over 3200 sqft, 3 bed, 3.5 bath lakefront home. Perfectly maintained, lush, rhododendron filled grounds, large detached garage with guest/caretakers quarters above. Covered boat/RV parking. Beautiful home nestled on .72 acre parcel overlooking Honeyman Park. On the lake's edge rests an exceptional boat house, dock & deck. This is the complete package offering dramatic yet serene lakefront living. **\$689,000** #11468 MLS#17066573

**COMMERCIAL PROPERTIES AND MULTI-FAMILY**



**DREAM A LITTLE DREAM**  
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. Good 1031 exchange property. Leased through Coastal Property Management and tenant attends to all interior maintenance. Solid tenant track record - in year 3 of a 5 year lease. **\$399,000** #10578 MLS#15263634



**NEWER COMMERCIAL CONDOMINIUM IN OLD TOWN**  
Retail - Office - Storefront. Excellent location - in the heart of Old Town. Ground level, distinctive Pacific Northwest design and appeal. Includes ADA accessible restroom, 3 offices and storage. Very large open area with multiple use potential! Anchored by long term national tenant next door. This space is ready for your next business venture. Available for sale or long term lease. Inquire today! **\$195,000** #10363 MLS#12161412



**OFFICE BUILDING AVAILABLE**  
Great commercial property: 1/2 block off Hwy. 101; ample street and lot parking; 1660 sq. ft. on .30 acre lot; Wheelchair ramp entrance; Reception-entry area; general and private office areas; lab area; two 1/4 baths; six multi-purpose meeting rooms. Great condition; Great opportunity. Locate your business here! Great Price! **\$255,000** #11366 MLS#16333396



**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



**COMMERCIAL DIVERSITY**  
Calling all lawyers, stylists, accountants, artists, massage therapists, consultants, craftspeople, booksellers, dentists & dreamers! This appealing & affordable commercial space in the heart of Old Town is just that - adaptable for use. Start planning today. **\$148,750** #10987 MLS#15528021

**LOTS IN AND AROUND THE FLORENCE AREA**



**LAKE VIEW HOMESITE**  
In area of fine homes. Nice views of Mercer Lake with deeded access! Approved boat slip rights, septic installed. All utilities available. Elevated, wooded lot with common area lake frontage. Recent clearing of lakefront lots has vastly improved the view. **\$49,900** #9978 MLS#13329337



**OCEAN & CITY VIEWS**  
Ocean & city views in gated community. Spectacular views from Rhododendron Dunes. Buildable lot in an upscale area. Very private with sunsets over the Pacific. Close to Ocean Dunes Golf Course. **\$38,500** #10283 MLS#11661214



**LINDA WAY**  
Nice, mostly level cleared corner lot with partial view of Sutton Lake. Heceta Water meter and 1500 gallon septic installed. Power. Ready for your dream home. **\$69,000** #10440 MLS#12380813



**ALDER DRIVE**  
One of the most peaceful, secluded lots just minutes from town. Over half an acre where you could park your RV and develop later. **\$42,000** #10798 MLS#14296334



**LOT 2 SUMMERBELL**  
Great, level 1 acre building parcel, wooded with underground utilities. Exceptional opportunity to own a wonderful homesite in an area of beautiful homes in the south Woahink Lake area. Seller plans have changed so they are offering at a fraction of what they paid. Possible owner financing. **\$119,000** #10912 MLS#14013607



**OUTSTANDING VIEWS**  
PANORAMIC VIEWS of Florence, dunes, Pacific Ocean & North Fork. 34+ acres. Building site cleared. Recorded easement for access. Power nearby. **\$148,900** #11046 MLS#17590584



**Watch for our NEW  
Property Guide inserted in  
Siuslaw News  
Saturday, July 1, 2017**

