

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**

**FEATURED LISTINGS FOR THE WEEK OF AUGUST 9TH, 2017**

**SALE PENDING**

**REEDSPORT LIVING**  
Affordable in town charmer. 1496 sq. ft. of living space, 3 bedroom, 2 bath. Large deck, fenced yard, oversized 1 car garage. Upgrades galore. Certified wood stove, covered front porch and convenient location to stores, dunes and the river. Priced just right at **\$165,000** #11498 MLS#17371967

**ABSOLUTELY EXQUISITE BEACH AREA CUSTOM**  
This well maintained home, with incredible privacy in Heceta South, has all the right features. Over 2400 sq ft, 3 bed, 3 bath, 3 car garage, slate floors, acid washed granite counters, dual sided fireplace, gracious tall east facing windows embracing the morning light, wind protected outdoor patios & incredible landscaping, productive garden & greenhouse. No disappointments & priced to sell! **\$455,000** #11501 MLS#17362478

**HIGHLY SUCCESSFUL OLD TOWN RESTAURANT AND DELI**  
Homegrown Public House and Wildcrafter's Deli highlights organic, made-from-scratch foods in a NW cuisine. Emphasis is on locally foraged, farmed and fished seafoods, meats and produce with a seasonally changing menu. NW beverages are also featured with craft beers, wine, spirits and ciders. Come make it your own. By appointment only. **\$195,000** #11502 MLS#17511596

**30TH & HWY. 101**  
Opportunity for investors or entrepreneurs. 3,066 square foot 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. **\$399,000** #10578 MLS#15263634

**87816 SALTARE STREET**  
DOWNSIZING but still want independence and privacy? Hobby Room? Sunroom? This 3 bedroom, 2 1/2 bath Quality-built in 2001 RANCH STYLE home is tucked away for privacy on a 1/3 acre flag lot in Idylewood! Lovely fenced yard! Recently refurbished INSIDE AND OUT! Appliances included! 2 car garage with attached workshop. Wind protected deck with hot tub! This is it! MOVE IN READY!! **\$289,000** #11484 MLS#17203138

**SPECTACULAR SIUSLAW RIVER AND SOUTHERN DUNES VIEWS**  
River beach frontage, located within walking distance to Old Town. This must-see home, with a separate entrance living area ideal for caregivers or guests, includes three suites, three full baths and two half baths, light and bright living area with classic high beam ceilings, eat-in kitchen with granite and upgraded appliances, formal dining, laundry room, wine storage area and 2 car garage. Outdoor space includes garden beds and private deck with hot tub. Start living your dream with this coastal riverfront property **\$699,900** #11504 MLS#17332940

**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. **\$138,000** #11505 MLS#17443063

**84175 WRIGHT RD**  
SECLUDED & PRIVATE, yet close to town in an excellent South Lakes neighborhood, this contemporary 1 level home features all new paint & deck stain, granite & tile surfaces & is fresh & clean throughout. 0.72 acre lot. Detached garage and furnished apartment is move-in ready! **\$349,000** #11496 MLS#17102170

**HECETA SOUTH BEAUTY**  
Custom built beauty. Enjoy the privacy on this .31 acre property located in the sought after Heceta South area. Relax in the 1794 sq ft of light and bright living space. The breakfast nook overlooks the large deck and nature filled backyard. Spacious kitchen with Corian counters, top of the line appliances and breakfast bar. Tile entry, high ceilings and master suite with jetted tub. Gated RV parking w hookups. Storage shed, art studio/workshop. Raised garden beds. Pride of ownership shows in every detail. This one will not disappoint. **\$368,000** #11497 MLS#17050927

**KLA-HA-NEE LOTS**  
2 approved building sites steps away from beach in KLa-Ha-Nee. Steeply discounted at package priced Wonderful private lots off Shoreline Drive in Florence's only gated oceanfront community. 2 adjacent lots, approved & ready to build on. Lots accessed via 1 shared driveway across common area (to be app'd by HOA) & installed by buyer when developing lots. Trails cut w/ all corners surveyed. Build side-by-side dream homes by the beach!! **\$99,900** #11499 MLS#17581226

**5101 COLTER STREET**  
If you love the Siuslaw River and Old Town Florence, this is the view-home for you! Looking down from the heights this unique home truly captures the beautiful iconic "post-card view" of both our river and town. Enjoy this view while outside on nearly an acre of property or enjoy the river and town inside through multiple large, view-windows. Over 3000 sq ft, 3BR, 3BA, upper and lower masters. Chef's gourmet kitchen, river rock fireplace, light-filled office, upper view deck, lower patio, 2 attached garages, and large RV garage. LIFE IS GOOD! **\$675,000** #11495 MLS#17588960

**5560 WOAHIK DRIVE**  
LOG CABIN IN THE WOODS: Great opportunity to own a small log cabin nestled at the back of nearly 1/2 acre lot which offers simplicity and privacy. Quaint and private but needs some fix-up. **\$149,000** #11492 MLS#17000134

**4669 PACIFIC AVE**  
NOT A FIXER, BUT A FINISHER. Complete remodel started with permits but needs finishing and TLC. Tucked away from the street within easy walking distance to the boat launch at Siltcoos Lake in Westlake. Hardi Plank siding, 3 year old roof, laminate flooring and new carpet. Going to the Dunes? Just minutes to the Oregon Dunes National Recreation Area. Over 1/3 acre of yard fenced on three sides with room for all your toys. **\$135,000** #11494 MLS#17207009

**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. **\$679,000** #11468 MLS#17066573

**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. **\$398,000** #11458 MLS#17452138

**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 1/2 baths. Huge family/game room & home theater. Enjoy views from Trek decking. Extensive landscaping & dog run. **\$439,000** #11461 MLS#17192393

**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



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