

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 NEW LISTINGS & PRICE REDUCTIONS FOR THE WEEK OF NOVEMBER 15TH, 2017**



**NEW** **SALE PENDING**

**LOVE THE NORTH FORK**  
In 1993 a Golden West manufactured home was placed on this 2.97 acres and a retired couple moved into privacy on the Siuslaw River. Almost 25 years later - time flies - it is time to sell. House is about 1600 sq ft with 3 bedrooms & 2 baths. Includes a finished shop/garage & an outbuilding that was the sewing room. The river borders the property on 3 sides - shaped like Italy's boot. Bring your goats, miniature horses or dog kennels and call this private hideaway "Home Sweet Home". Needs repairs; priced accordingly. **\$188,000** #11556 MLS#17587391



**NEW** **SALE PENDING**

**3 MARIELLE LANE**  
Expansive views of River, dunes & sounds of the ocean are yours in this immaculately maintained home. Quiet cul-de-sac of upscale homes. Nearly 3000 sq ft of open concept living w/ luxury vinyl plank flooring. Light filled, wall to wall windows in every west facing room including spacious master suite & large downstairs family room. All living on main floor. Abundant storage throughout. Large walk-in pantry & laundry. Oversized garage. **\$449,999** #11557 MLS#17118527



**REDUCED**

**COUNTRY HILLTOP PRIVACY**  
Spacious tri-level home on 1.58 acre 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. **\$385,000** #11458 MLS#17452138



**REDUCED**

**WOAHINK LAKEFRONT WITH BOAT HOUSE**  
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. **\$639,000** #11468 MLS#1706573



**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. **\$289,900** #11393 MLS#16557673



**NEW**

**2427 ROSEMARY COURT**  
WILLOW DUNES!! This is about as perfect as you will find. Exceptional Willow Dunes neighborhood, meticulously maintained & landscaped, 2056 sq ft, 3 bed 2 bath with open gracious floor plan, hardwood & granite, heat pump, central vac, electric fireplace, large garage with workshop, huge corner lot. No disappointments & priced to sell. **\$439,000** #11555 MLS#17546468



**REDUCED**

**OLD TOWN CONTEMPRARY...ARTIST'S RETREAT**  
New to market and first time offered. Situated on a large corner lot, this open floor plan 3 BD, 2 BA has vaulted wood ceilings with skylights, stained glass, raised garden beds, sunny exposure, excellent privacy, upper loft master bedroom, security system and to top it off a huge 30x50 shop/garage that will delight your inner creative energy and need for a work space. Convenient location in the heart of Florence and Old Town. Well maintained and easy to see. **\$312,000** #11548 MLS#17184622



**1601-579 RHODODENDRON DR**  
ORIGINAL & EXCEPTIONAL. This is a fine example of a well-kept "original" & top model Silvercrest Chalet. Situated in a protected & private lot in Greentrees West, this 2 bedroom, 2 bath home has a fireplace, vinyl windows, membrane roof, all appliances, large covered entry, clean dry attached garage & an extra 10 x 36 bonus room. 1800 sq ft total. Priced to sell & sure to please! **\$189,900** #11542 MLS#17229121



**3625 OCEAN VIEW DR**  
HORIZON, SUNSETS, & OCEAN VIEWS WESTWARD: This is a spectacular, well-maintained exciting home that is priced to sell. Beautifully appointed 1867 sq ft 3 bed, 2 1/2 bath, propane fireplace, newer kitchen and SS appliances, main level 2 bedroom & a great storage room. The grounds are a terraced landscaped delight with decks and great sun. Gated community and so much more. Better hurry! **\$319,000** #11538 MLS#17414704



**2390 SPRUCE STREET**  
Large corner lot w/ fenced yard. Room to park an RV or boat. Double car attached garage w/ lots of storage shelving. Home is one level w/ large family room, living room and eating bar in kitchen & large formal dining room. **\$237,500** #11533 MLS#17172220



**898 31ST WAY**  
Desirable 55+ Florentine Estates home has a bright open floor plan. This 3 bed, 2 bath 1782, sq ft home has vaulted ceilings, ceiling fans, ample storage and a split master floor plan. The kitchen has upgraded appliances, wood floors, skylight, and counters trimmed in tasteful tile work. The 2 car finished garage has extra shop and attic space and the huge backyard is virtually maintenance free along with vinyl siding. **\$239,900** #11525 MLS#17474256



**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



**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



**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. **\$349,000** #11425 MLS#17034162



**11720 HWY 36, MAPLETON**  
RIVERFRONT OPPORTUNITY...Owner financing available. 1/2 acre setting with OLD cabin in need of major overhaul or re-build. 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



**WHITE WATER OCEAN VIEW**  
Panoramic ocean and jetty views from elevated .38 acre site. Superb finish work & craftsmanship and quality materials throughout. Custom wood-paneled elevator for care-free 2 level living. Large expanses of view windows to take in the sights and sounds of the ocean. Custom built-ins, propane FP for cozy ambiance in the winter. This is one of the nicest view homes currently on the market. **Motivated Seller...Submit all offers!! \$699,950** #11370 MLS#16372567



**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



**WOODS ON WOAHINK - LOT 2**  
One of Woahink Lake's finest locations. New custom homes all around, end of road privacy & seclusion. Wonderful lake views, easy walk to lake shore & shared dock. Build your dream home today. **\$249,000** #11182 MLS#16299382



**88219 1ST AVE**  
All squared away & ready to go. 0.14 acre lot one block from beach. All utilities are in, even comes with 2-story cabin plans so you can get that view of the ocean. **\$89,000** #11274 MLS#16002568



**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. **\$99,500** #11268 MLS#17428147



**PRIME SANDPINES GOLF COURSE LOT**  
This is one of the best that's left. Bordering the pond with great views. Priced at a fraction of original selling price by sellers whose plans have changed. This is your opportunity! **\$97,500** #11427 MLS#17269141



**1622 16TH ST**  
Newer in town home next to bike path & Miller Park. This 1794 sq. ft. 3 bed, 2 bath home has laminate and tile throughout. Quiet dead-end street with fenced back yard. 2 car garage has additional attic space. Nice home w/all the modern amenities. Come see it! **\$269,000** #11530 MLS#17587599



**SANDPINES EAST**  
Very popular Siuslaw model home now completed. 2 BD, 3 BA with Casita. Open floor plan w/ designer touches throughout. Quartz countertops in the kitchen, custom soft close cabinets, SS appliances. Features include a private courtyard, covered patio, roll-in shower, ductless heat pump. Sandpines East gated community includes ponds and a nature walking trail for the owners and guests that parallels the golf course. **\$293,820** #11386 MLS#16008578



**Florence Homes App:**  
Download Today!  
Search from your mobile device

Check out our Website @ [cbcoast.com](http://cbcoast.com) New Search Features, Videos and More. See ALL of Florence's Listings.

