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for Voting us

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100 Hwy. 101, Florence, OR

2016  
BEST OF  
FLORENCE

Real Estate Office

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**541-997-7777**

**FEATURED NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF DECEMBER 20TH, 2017**

**NEW**

**25 OCEAN DUNES DRIVE**  
Great location on the golf course. Lovely custom home approx 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 golf course. Lower level family room & 2 extra bedrooms and a full bath. Golf cart garage, shop and wine cellar. Nicely landscaped. **\$349,500** #11571 MLS#17232329

**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 rental income 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. **\$683,000** #11504 MLS#17332940

**EXCLUSIVE WOAHINK LAKEFRONT ESTATE**  
**\$100.00 PRICE REDUCTION..WOAHINK LAKEFRONT.** Plans have changed and seller wants this home sold now! You will not find more value in a lakefront home, multiple bedrooms, 3 1/2 baths, extensive ceramic decking, lakeside patio and private dock, private 1+ AC home site with private gate and much more. Look at video and pictures to appreciate. **\$787,000** #11441 MLS#17199533

**NEW**

**1600 - 217 RHODODENDRON DRIVE**  
This newer DWMH has been beautifully maintained with the addition of gorgeous landscaping and a comfortable sunroom, complete with electric fireplace, at rear of home. Many upgrades here, everything permitted. Dog run for smaller dogs. Shown by appointment. **\$230,000** #11570 MLS#17491802

**NEW**

**3611 HWY 101**  
Excellent commercial location @ U.S. Hwy 101 and 36th Street. 1/4 block w/ 2742 SF building and paved parking lot. Currently a restaurant, this property will provide a wide variety of uses w/ Highway District Zoning. High traffic, busy location in the heart of Florence. **\$245,000** #11567 MLS#17012099

**NEW**

**4881 CLOUDCROFT LANE**  
A cozy and welcoming home in Idlewood Lush native vegetation for privacy with a natural feel for open spaces. Comfortable 3 BR / 2 BA home with fireplace. Wonderful kitchen / dining area with soaring ceilings + pantry. Home is move-in ready with age-in-place features. Call to see today! **\$335,000** #11565 MLS#17023057

**2137 18TH STREET**  
This is an exceptional example of a freshly remodeled mid-century wonderfully landscaped 3 bedroom home complete with oak floors, fresh quality paint inside & out, new roof in 2011, huge pantry, deep mostly fenced yard that will delight the gardener in you. You will appreciate the heated garden studio that can serve many purposes. Owner has gone way beyond the cosmetics to make this a truly delightful home. Convenient location & easy to see. **\$235,000** #11559 MLS#17615494

**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**

**BETTER THAN NEW**  
Tires have been kicked and landscaping completed then Sellers say "need to go". Built in 2016 this Mann built house is 1506 sq ft with 3 bedrooms & 2 baths is as delightful as any decorator magazine pictures. On a quiet cul-de-sac & extremely convenient location it boasts granite counters, tile & laminate floors, vaulted ceilings, 30 year roof, patio & island deck in the back. A fence to be envied & a greenhouse round out most of the special features. Come see for yourself & you won't want to leave. **\$295,000** #11539 MLS#17370747

**SANDPINES EAST: NEW HOMES WITH SLEEK LINES AND MODERN TOUCHES**

**4140 NANDINA DR**  
SANDPINES EAST. Now complete. Chetco model home. 3 bedrooms, 2 bath, 2-car garage. 11 foot ceiling in the great room, quartz countertops in the kitchen, stainless steel appliances, custom soft close cabinets throughout, roll-in shower in master bath, Mini-Split heat pump for heating & cooling, Hardi siding, covered patio. This new gated community includes ponds & nature walking trail that parallels the golf course. **\$301,950** #11529 MLS#17455805

**3820 NANDINA DRIVE**  
SANDPINES EAST: New construction, Umpqua X model home. Featuring dramatic 12 foot high ceiling in the great room which includes extra high windows for view. Quartz countertops in the kitchen, stainless steel appliances, custom soft close cabinets, roll-in-shower in master bathroom, ductless heat pump for heating and cooling. This new gated community includes ponds & nature walking trail that parallels the golf course. **\$323,853** #11540 MLS#17675700

**3741 NANDINA DRIVE**  
SANDPINES EAST: New construction, Umpqua X model home. Featuring dramatic 12 foot high ceiling in the great room which includes extra high windows for view. Quartz countertops in the kitchen, stainless steel appliances, custom soft close cabinets, roll-in shower and heated floor in master bathroom, mini-split heat pump for heating and cooling. New gated community includes ponds & nature walking trail that parallels the golf course. **\$336,305** #11553 MLS#17514294

**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

**4760 S HARBOR VISTA DRIVE**  
Fully remodeled beach area home on large fenced corner lot. Fresh and like new inside and out including, floors, paint, appliances, fixtures and more! Vaulted ceilings, sun-room and huge den that could be a third bedroom suite. Pack your bags; this place is move in ready! **\$310,000** #11541 MLS#17237733

**SALE PENDING**

**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

**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

**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

**5345 PLUTO'S PROMENADE**  
This cozy, woody, home has it all, a big living room space to entertain guests. A lovely kitchen with lots of cabinet space, and multiple bedrooms. Upstairs also includes a full apartment. There is a great three car garage that includes a nice large shop. Outside there is a full deck, and a large backyard that allows plenty of room for all sorts of activities. **\$350,000** #11546 MLS#17186214



Merry Christmas  
from all of us at  
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