

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 NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF JANUARY 10TH, 2018

NEW

1960 40TH STREET
Well maintained ranch style home with fenced yard for smaller dog. Workshop is on west side of garage - could be restored to garage usage. Nice patio area & carport for extra parking. **\$239,000** #11575 MLS#18086940

NEW SALE PENDING

2320 23RD STREET
Pride in ownership great livable open floor plan. Vaulted ceilings, skylights, updated kitchen, and bathrooms. 3/2 and 1876 sq. feet. Formal dining room and eat in area in kitchen. Great & Family rooms. Bamboo & laminate flooring. Quartz countertops rustic alder cupboards, and plantation shutters. 2 car oversized garage. Mature landscaping. Located on quiet cul-de-sac. **\$299,900** #11574 MLS#18529163

NEW

88167 3RD AVE
Wooded area surrounds this cute beach area cabin. Has been used as a rental. Owners have cleaned, painted, and done repairs. Home is ready for new owners all you have to do is move in. Comes with furnishings! **\$175,000** #11573 MLS#17008212

REDUCED

COUNTRY HILLTOP PRIVACY
Spacious tri-level home on 1.58 acres 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. **\$382,000** #11458 MLS#17452138

NEW

89248 SUTTON LAKE DRIVE
This is the cabin in the woods with a backdrop of beautiful tall trees and a large yard; perfect for a garden, a shop and lots of toys. Cabin needs some TLC, but fishing on Sutton Lake is just down the street. A diamond in the rough! **\$150,000** #11572 MLS#17415074

NEW SALE PENDING

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

COMMERCIAL

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

WATERFRONT ACREAGE

"ESCAPE THE ORDINARY"
on Booth Island, a pristine Island in Siltcoos Lake, south of Florence. This is the ultimate island retreat. Green & Solar! Private location, just minutes to the ocean, rivers & dunes. Invest now in waterfront property at lower prices and consider building later. **\$149,000** #9676 MLS#9002827

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. **\$295,700** #11548 MLS#17184622

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 "postcard 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

SOUTH SHORE ESTATE
One of a kind custom home, 165 feet lakefront on Woahink Lake; gated community. Panoramic lake views with expansive spacious rooms. 3 large bedroom suites; top grade luxury appointments & Hi-end appliances, SubZero fridge. Walk-in pantry; solid wood doors & millwork; white oak hardwood floors; 2 gas fireplaces, temp controlled, granite & brick. Front patio & huge back deck for entertaining. RV parking with full hook-ups. Boat dock, 840 square foot finished shop. Sellers offering a \$25,000 credit to buyer for discretionary personal preferences. **\$975,000** #11466 MLS#17629353

87995 RIVER VIEW AVENUE
Deepwater riverfront custom home in Mapleton. Boat all the way to the ocean for fishing and recreation. Registered dock. Beautiful, site-designed home built in 1996 with views from every room. Brand new roof in 2016, heat pump, water heater & appliances. Expansive parking including 40' covered RV parking. 4 car pull-thru garage. 14 X 14 gazebo with hot tub. Full length river - side decking. **\$525,000** #11408 MLS#17066029

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

NEW HOMES AVAILABLE IN SANDPINES EAST

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

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



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