



“We’re next to the Bridge”
100 Hwy. 101, Florence, OR

**COLDWELL
BANKER**

COAST REAL ESTATE

541-997-7777

FEATURED NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF FEBRUARY 14TH, 2018

NEW

CONDO TO COVE!
Rare offering of classic, classy condo demands attention: 1401 SF, 2 BR and 1.5 BA; 2 levels, open kitchen-dining-sitting area with slider to back patio and upper bonus room, bedrooms, bath, utility area; attached finished double garage. Very well constructed condo! Very well located condo! Close to hospital, library and shopping. Opportunity for vacation home or full time residence so stop coveting and buy! **\$225,000** #11587 MLS#18129272

REDUCED

SALE PENDING
4624 JOSHUA LANE
A rare find at the beach. This home is comfortably furnished, move in ready. Back deck is fenced for privacy w/ small storage shed. Lower level has a single car garage and storage room. Get away from it all at the coast. 3 blocks from the beach! **\$258,900** #11543 MLS#17202906

NEW

1301 20TH ST.
Fresh and new remodel inside and out. Spacious and open w/ laminate floors, new kitchen and 2 fireplaces. Quiet dead-end street location close to schools. Large backyard - fenced w/ garden beds. Home is like new inside and out. All new siding and insulation. Large double garage w/ shop area + pull-down stairs to attic storage. Epoxy coated garage floor. **\$264,900** #11590 MLS#18243452

NEW

SALE PENDING
READY FOR YOU IN REEDSPORT
Quality residence in well-established neighborhood! Remodeled 1962 SQFT split level includes 4 BD, 2.5 BA, ample bright living room with fireplace and laminate flooring, kitchen with granite & slider to large trex deck into beautiful backyard, attached double garage, and RV side parking. Home has new easy clean windows, 2016 roof, & new heat pump. This quality home is vacant, easy to show, & ready for you! **\$234,900** #11591 MLS#18431363

NEW

Bank Owned
4065 MUNSEL CREEK DR.
One level home on a large corner lot in great neighborhood with room to park an RV. Oversized garage has a small workroom with power. Large master suite. Kitchen has ample cabinets, storage in the utility room with a sink. Bank owned. Needs a new roof and drywall repair. **\$222,500** #11596 MLS#18232768

NEW

SALE PENDING
RIVERFRONT COTTAGE...BEAUTIFUL!
Exceptional 2 bedroom, 2 bath, custom cottage on an absolutely incredible stretch of the river. This beautifully maintained home enjoys a one mile down river view. Great dock, shop space, fruit trees and very private. Once through the front door you are greeted with the stunning view. Madrone hardwood floors, balcony and a quiet sense of life on the river. **\$349,000** #11593 MLS#18080461

NEW

4602 FOULWEATHER STREET
Vacant lot close to the beach. Surrounded by single family homes. Buy now for future development or build your dream home now. Sell or may participate in a 1031 exchange at no cost or buyer. **\$89,000** #11594 MLS#18152342

NEW

212 BOURBON ST
This property has been a work in progress. Seller purchased as a repo. Property being sold "as is" 1973 Travel Trailer w/ addition and upgraded electrical. Storage shed on side. \$25.00 Coast Village transfer fee to buyer @ COE. **\$78,000** #11595 MLS#18376715

NEW

88548 NAUTILUS CT
Rare & coveted beach area location with panoramic views of the dunes & Herman Cape Mountain. Fresh remodel-move in ready. Large master suite on main level, guest bedrooms below. New carpet, paint, & finishes throughout. Walking distance to the beach. The ultimate secluded modern beach home getaway. **\$349,000** #11597 MLS#18530038

SANDPINES GOLF COURSE

1032 ROYAL ST. GEORGES DR.
BEAUTIFULLY CONSTRUCTED HOME on edge of the 5th hole at Sandpines, offering picturesque views of lake & wildlife. Positioned on coveted lot in Sandpines West, this home was built to entertain. Great room with heirloom hearth, propane fireplace, and built-in. Smartly designed kitchen with walk-in pantry. Large master suite includes his & her closets, sitting area, walk-in shower and jetted tub. A meticulous well-maintained home ready for your personal touches. **\$485,000** #11588 MLS#18054096

SANDPINES GOLF COURSE

1004 TROON CIRCLE
ARGUABLY "BEST" SANDPINES LOCATION! Dramatic craftsman 2386 square feet, 3 bedroom, 2.5 bath home. Scenic wildlife & tranquil lake views on 2nd hole at Sandpines. Meticulously maintained home has everything one needs for elegant & stylish golf course living. Never heat pump. Deck & grounds professionally maintained. Lodge themed bonus room above garage. Adjacent lot #5 also available for \$99,500. Excellent lake & golf course views. **\$439,500** #11583 MLS#18331191

NORTH FORK ACREAGE

7+ ACRE NORTH FORK HOME...RAREST!
This beautifully maintained, one owner, 1800+ sq ft, split-level, 3 BD 2 BA, w/ family room occupies delightful 7+ acre parcel on sunny North Fork. Only 4.5 miles to town, very private w/ great sun exposure. This home provides the best of rural living for those who want to live in the country with easy access to town. Includes a 48x48 barn, greenhouse, fruit trees, 3 car garage, large front & rear yards. **\$469,000** #11581 MLS#18219371

VINTAGE 1880'S HOME

6252 SKUNK HOLLOW RD
Funky, cool, 1889 2-story home in Skunk Hollow. This 1280 sqft home has great bones with solid foundation & garage with extra storage. The main floor has newer kitchen appliances & maple flooring. Living room has high ceilings & custom wood-working which continues thru throughout. There's an extra storage area, nice bathroom & large utility room. Upstairs are 2 bedrooms & an area for clothes hanging. Builder owned in great condition. Sold "as-is". **\$190,000** #11578 MLS#18335713

ACREAGE

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

LAKEFRONT W/DOCK

WOODS ON WOAHIK - LOT 2
One of Woahtik 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

RIVERFRONT OLD TOWN

SPECTACULAR SIUSLAW RIVER AND SOUTHERN DUNES VIEWS
River beach frontage, located within walking distance to Old Town. This must-see home. Awith 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

COMMERCIAL

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. Solid tenant track record. **\$399,000** #10578 MLS#15263634

5 BR HOME

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 cabinets. Power stairlift included if needed. Double car garage with workspace & storage. Wonderful home in a great neighborhood. **\$349,000** #11425 MLS#17034162

FAWN RIDGE EAST

LOT 13 FAWN RIDGE E
Very nice above grade lot in Fawn Ridge East. Gated Community. Beautiful, scenic homes in the neighborhood. All city services available and underground utilities. Area of fine custom homes. **\$53,900** #11576 MLS#18222956

8 PLEX RIVERFRONT

RIVERFRONT 8-PLEX
Mapleton 8 plex, 2 bed 1 bath apartments on the river in Mapleton. Affordable housing in great demand and always rented. City water in a riverfront country setting. Needs some TLC but that is why it is aggressively priced to sell. Great opportunity for income. **\$479,000** #11586 MLS#18253819

IDYLEWOOD 1 OWNER

4881 CLOUDCROFT LANE
A cozy and welcoming home in Idylewood 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

WILLOW DUNES EAST

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

WELCOME ARIC SNEDDON



Join us in welcoming our newest broker, Aric Sneddon. He was born and raised in Florence and has an indepth knowledge of the area. He is embarking on his real estate career here at Coast and will no doubt be an integral part of our firm's success for many years to come.

Give Aric a call at 541-997-7777

**Approximately
1 out of every 3 homes
SOLD in Florence in 2017
was a
Coldwell Banker Coast
listing!**

**COLDWELL
BANKER**

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Consultation** on
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