



“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 MARCH 7TH, 2018

NEW



HIGH-END CUSTOM DAYLIGHT RANCH
Class & quality describe this 2 level daylight ranch. Interior offerings: hardwood, built-in cabinetry, vaulted ceilings, multiple skylights, fire-place, large eat-in kitchen, pantry, spacious master with bath, lower great room, bedroom with bath. Exterior offerings: covered front porch, double garage, storage sheds, lower patio, complete upper decking view to private, peaceful backyard along Munsel Creek! **\$389,000** #11604 MLS#18226443

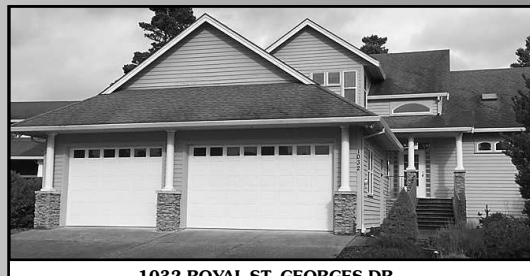
NEW



PACIFIC VIEW BUSINESS PARK ACREAGE
Nearly 40 acres of prime development property within the city limits of Florence. Located within the Pacific View Business Park District, zoning allows for a wide variety of commercial/industrial uses. Rolling terrain of dunes and native vegetation and views of the Siuslaw River and Pacific Ocean. Attractively priced to sell and opportunity awaits for your next venture! **\$875,000** #11600 MLS#18475527

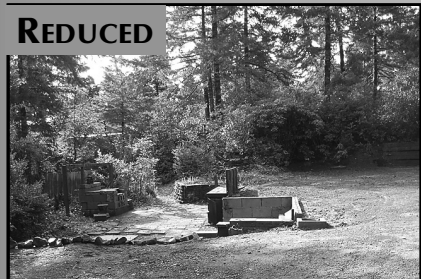


1301 20TH ST.
Fresh and new remodel inside and out. Spacious and open w/laminate floors, new kitchen and 2 fireplaces. Quiet dead-end street location close to schools. Large backyard - fenced w/garden beds. Home is like new inside and out. Large double garage w/shop area + pull-down stairs to attic storage.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



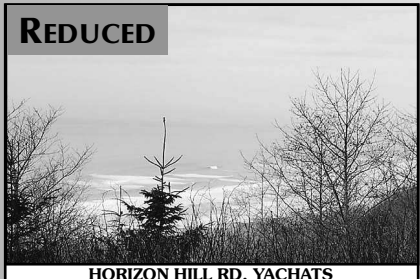
1032 ROYAL ST. GEORGES DR.
BEAUTIFULLY CONSTRUCTED HOME on edge of the 5th hole at Sandpines, offering picturesque views of lake & wildlife. Positioned on coveted lot in Sandpines West, this home was built to entertain. Great room with heirloom hearth, propane fireplace, and built-ins. Smartly designed kitchen with walk-in pantry. Large master suite boasts 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

REDUCED



105 MANZANITA WAY
Cleared, level lot. Ready for RV/travel trailer or develop with a new manufactured home or site built home. City services with sewer and upgraded electrical. Gated community covering 50 acres right in town. **\$56,000** #11592 MLS#18271937

REDUCED



HORIZON HILL RD, YACHTS
One of a kind bluff top ocean view lot in Yachats, Oregon...One of the treasures of the coast. Top of the world feeling from this 1.8 acre parcel with city services available and total end of road privacy. Build your dream home high above the Pacific shoreline with wide open ocean vistas as far as the eye can see. MOTIVATED SELLERS! SUBMIT ALL OFFERS! **\$225,000** #11178 MLS#16559071

UPDATE



NEWER COMMERCIAL CONDOMINIUM IN OLD TOWN
Retail - Office - Storefront. Excellent location - in the heart of Old Town. Ground level, distinctive Pacific Northwest design and appeal. Includes ADA accessible restroom. 3 offices and storage. Very large open area with multiple use potential! Anchored by long term national tenant next door. This space is ready for your next business venture. Inquire today! **\$189,900** #10363 MLS#18636654

NEW

REEDSPORT



491 N 13TH ST
Nice affordable little home close to shopping and other services. Small outbuilding, large fenced yard and RV parking. **\$104,900** #11603 MLS#18425951



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



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



COVETED NORTH FORK LOCATION
Out of the wind and fog, 8 acres riverfront country property. River runs through it. Enjoy peace, solitude, and sunshine. Lots of previous land-use work done by owner. Now buyer's turn to finish and build dream home! **\$150,000** #11243 MLS#16621721



WOODS ON WOAHIK - 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



FAWN RIDGE WEST LOT
Ocean view lot in area of fine custom homes in gated Fawn Ridge subdivision. All underground utilities, protective CC&Rs. Cul-de-sac location, heavily treed and filled with native vegetation. 2nd story home would enhance the excellent views **\$54,900** #10975 MLS#15190841



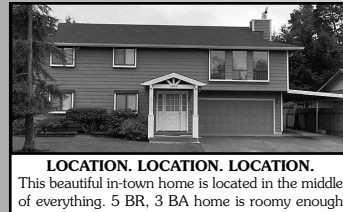
30TH & HWY. 101
Opportunity for investors or entrepreneurs. 3,066 square foot commercial building and land in prime location. 120 feet of Highway 101 frontage, ample parking and great visibility. Upgraded building with heat pump. Good 1031 exchange property. Leased through Coastal Property Management. Solid tenant track record. **\$399,000** #10578 MLS#15263634



OCEAN & CITY VIEWS
Ocean & city views in gated community. Spectacular views from Rhododendron Dunes. Buildable lot in an upscale area. Very private with sunsets over the Pacific. Close to Ocean Dunes Golf Course. **\$38,500** #10283 MLS#11661214



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



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, family room with slider to private back yard area. Main floor features large master with walk-in tub, 2 more bedrooms, guest bath, open living room with beautiful brick fireplace & cathedral ceilings, built-in shelves, dining room & slider onto deck for grilling. The kitchen is updated with granite, double ovens, stainless steel appliances & newer cabinets. Power stairlift included if needed. Double car garage with workspace & storage. Wonderful home in a great neighborhood. **\$325,000** #11425 MLS#18537647



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



HOME IN TOWN
Charming in-town 3 bedroom, 2 bath, 2 car garage which includes a drive through 1 car garage door with covered parking in the back yard. Great for parking a boat. The home has newer carpet and laminate flooring in the entrance. Large fenced backyard. **\$219,000** #11599 MLS#18196908



KLA-HA-NEE LOTS
2 approved building sites steps away from beach in Kila-Ha-Nee. Steeply discounted at package price! 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



5257/85 HERMAN CAPE RD
North of Florence .78 acre parcel consisting of 2 tax lots. Nice country location with easy on/off access to Hwy 101. Zoning allows for a residence - needs development approval through Lane County + utility installation. Priced accordingly. Affordable country property for your dream home! **\$59,000** #11507 MLS#17356128



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, sunroom and huge den that could be a third bedroom suite. Pack your bags; this place is move in ready! **\$310,000** #11541 MLS#17237733



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



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



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



88149 3RD AVE
Great Home! Walking distance to the beach. Completely new plumbing, fenced yard, new retaining wall for privacy, beautiful landscaping, quiet neighborhood, new fixtures in bathrooms, newly painted interior, new waterproof vinyl flooring (2018), and new wood laminate blinds (2017). **\$175,000** #11585 MLS#18371686



CONDO TO COVET!
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



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

**COLDWELL
BANKER**

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Call today for
a **FREE Market
Consultation on
your home!**