



"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 OCTOBER 3RD, 2018



179 LAUREL STREET #3
OLD TOWN CENTER CONDO. Laurel Crossing condo #3 exceptionally located in the heart of Old Town. 2 bed 2.5 bath ground level entry with double balconies overlooking all the activity and fun Old Town has to offer. Includes kitchen appliances, washer and dryer, and a \$3000 flooring credit so you can choose your own. Own it, rent it and enjoy. Priced to sell now! **\$228,000** #11733 MLS#18538735



87936 LAKE POINT DR.
Beautiful 1 level home in The Reserve at Heceta Lake. Brand new exterior paint in 2018. Ready to move into. This home has spacious rooms, custom tiled baths and large kitchen with commercial vent. Enjoy covered outdoor living out back with low maintenance landscaping. Filtered views of the lake. Fenced rear yard, perfect for dog area. Easy to show! Call today! **\$399,000** #11624 MLS#18024255



WONDERFUL WOAHINK LAKEFRONT PROPERTY!
Awesome boat house and dock with lift and swim ladder. Imagine coastal paradise in a woody chalet-style cabin with tons of storage and open spaces overlooking a wind protected 3/4 acre. Sweeping lake views and sunny southern exposure. Enjoy all the recreation Woahink has to offer. Priced to Sell! **\$449,000** #11200 MLS#18469626



OCEAN DUNES GOLF COURSE HOME
Drive right out on the golf course in your golf cart. Double garage has golf cart door. Beautiful 4,000 square foot home featuring 2 master bedroom suites, guest bedroom & 3.5 baths. Gourmet kitchen features top-of-the-line appliances & walk-in pantry. Sun porch, den with fireplace, home theatre. Beautifully landscaped, all on .67 acre! **\$952,000** #11641 MLS#18344615

REDUCED



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 **\$73,000** #11595 MLS#18376715

NEW



LOT @ CORNER OF 6TH & MAPLE
Cleared, level lot in the heart of the city. Corner of 6th & Maple. "Main Street Area A" zoning allows for a variety of uses...combination of commercial/residential, live-work possibilities. Ready for your next new development project. **\$68,000** #11736 MLS#18375257



STOP N SHOP
BUSINESS OPPORTUNITY ONLY. Come see this established business. We have the last 3 years tax information available to see the steady income of this small business. A big discount is being given on the inventory that is included in the listing price. The monthly lease at this time is \$1500 per month. No real property for sale. **\$214,000** #11731 MLS#18154087



4588 HECETA ST
HEAR THE SURF - Very affordable beach area living for only \$169,000. Clean and comfortable 3 bed 2 bath 1188 sq. ft. 1990 Guerdon with a great entry porch and deck. This home is very near the beach and located at the end of the street in a wind protected pocket. Priced to sell this summer...compare but hurry. **\$169,000** #11725 MLS#18581535

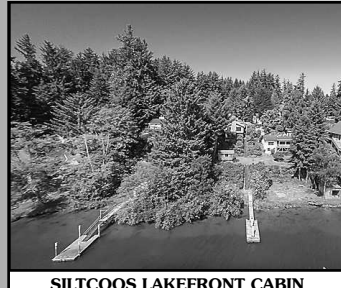
SALE PENDING



COME ENJOY THE PEACEFULNESS
South lakes area setting. Property is sold "as is". 1.73 acre lot. House is rough, but value is in the land. Septic has been inspected & water tested with paperwork in file. Huge oversized shop/garage. Lots of trees in a beautiful setting. **\$135,000** #11710 MLS#18685636



615 38TH PLACE
Beautiful private home on "a hill" in Florentine estates room to park boat or RV. Newly painted exterior. Two living spaces, and a formal dining room. The roof is 1999. Come see this awesome gated community if you are 55 or older! **\$355,000** #11705 MLS#18525370



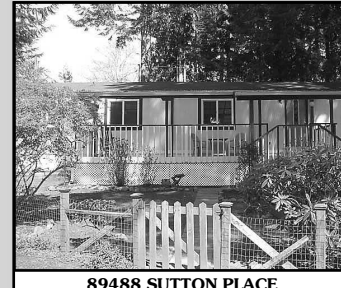
SILTCOOS LAKEFRONT CABIN
Extremely rare log style, circa 1938, Siltcoos lakefront cabin. Exceptional broadwater view, wind protected, mature vegetation, carport, heat pump, 2 bedroom charming cabin that is sure to capture your heart and imagination. Nothing like it and priced to sell!! **\$339,000** #11704 MLS#18435704



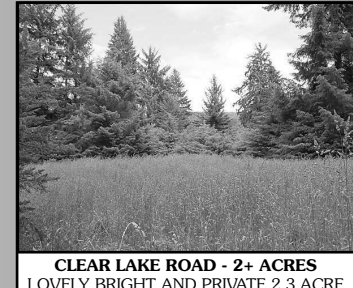
2235 10TH STREET
RARE 4 BEDROOM 3 bath GEM OF A HOME with a HUGE MASTER SUITE with a BIG JACUZZI-STYLE TUB! Convenient in-town location for Shopping, Bank, Post Office and Library! Old Town just a bit farther! Top of a cul-de-sac, this home is perched high enough for a filtered bird's eye view of the Siuslaw River/Estuary. Dog run & Covered Patio in back with rooftop view of neighborhood! Southern Exposure Front with filtered view of River. **\$344,000** #11646 MLS#18188316



1285 8TH STREET
Nice home with amazing deck off to the west side. Large backyard with lots of natural vegetation. With lots of in town location privacy. Home is currently rented. 24 hour notice needed for all showings. **\$239,000** #11640 MLS#18142259



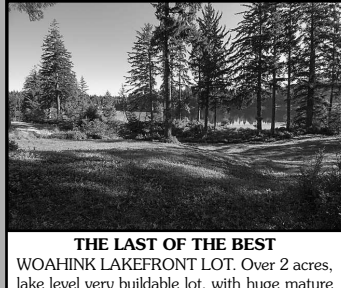
89488 SUTTON PLACE
Cozy home completely remodeled - great weekend spot, vacation home or live there full time. Large corner lot, garden area, shop, garden shed, storage shed and extra parking. Large deck offers great area to sit and enjoy the natural surroundings. **\$159,500** #11615 MLS#18665750



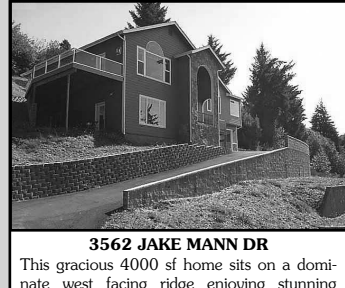
CLEAR LAKE ROAD - 2+ ACRES
LOVELY BRIGHT AND PRIVATE 2.3 ACRE WOAHINK LAKE DREAM HOUSE extremely rare and very private 2+ ac homesite off Clear Lake Road with deeded access to Woahink Lake. This is a beautiful homesite that offers an exceptional opportunity to build your home next to the lake in a private grove of fir trees. **\$159,000** #11579 MLS#18543195



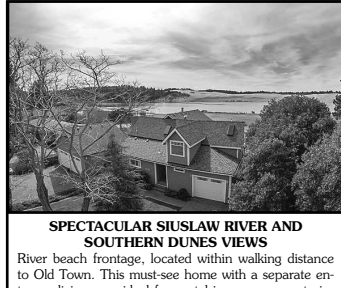
LIVE / WORK OPPORTUNITY
Excellent commercial location @ U.S. Hwy 101 and 36th Street. 1/4 block w/ 2742 SF building and paved parking lot. Currently a restaurant, this property will provide a wide variety of uses w/ Highway District Zoning. High traffic, busy location in the heart of Florence. **\$245,000**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



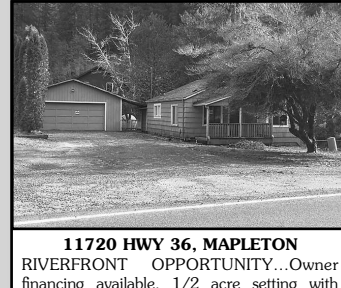
THE LAST OF THE BEST
WOAHINK LAKEFRONT LOT. Over 2 acres, lake level very buildable lot, with huge mature trees in Clearwater Cove. This is as rare as you will find. Located in an area of fine homes, this generous lot has room for your shop/out-building. This 2+ acres provides great privacy. Possible owner financing. One of the owners is a licensed RE broker in Oregon. **\$325,000** #11521 MLS#17014828



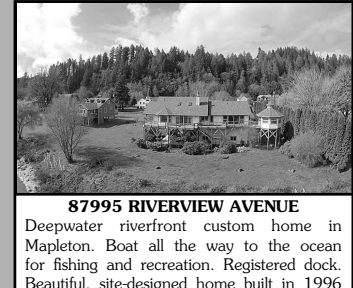
3562 JAKE MANN DR
This gracious 4000 sf home sits on a dominate west facing ridge enjoying stunning sunsets with views of the golf course and city below. 3 bed, 3 bath, 3 car garage exceptional quality construction, chef's kitchen and all the quality features you would expect and want. Gated community with city services make this a very rare and special home. **\$549,000** #11513 MLS#17084975



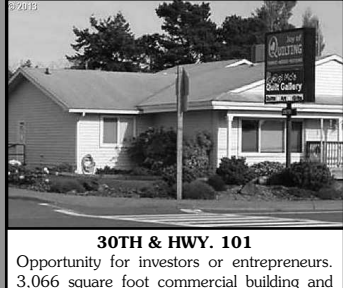
SPECTACULAR SIUSLAW RIVER AND SOUTHERN DUNES VIEWS
River beach frontage, located within walking distance to Old Town. This must-see home with a separate entrance living area ideal for rental income or guests-includes three suites, three full baths and two half baths, light and bright living area with 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. **\$665,000** #11504 MLS#17332940



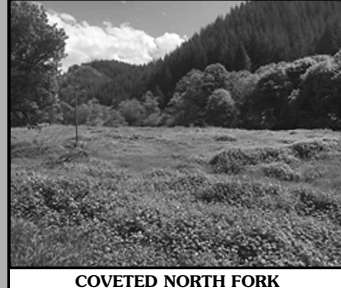
11720 HWY 36, MAPLETON
RIVERFRONT OPPORTUNITY...Owner financing available. 1/2 acre setting with OLD cabin in need of major overhaul or rebuild. Basement allows for easy access under the home. 816 square foot detached garage, water, electric & septic. Fenced yard with rushing creek alongside. 64' of river frontage. Major fixer or start over. Great project for 2018! **\$139,000** #11412 MLS#17038344



87995 RIVERVIEW 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



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



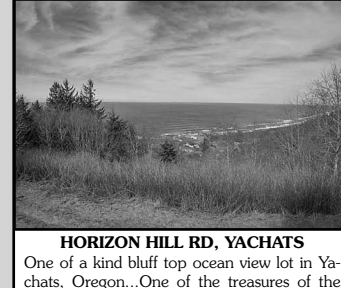
COVETED NORTH FORK LOCATION
Out of the wind and fog, 8 acres riverfront country property. River runs through it. Enjoy peace, solitude, and sunshine. Lots of previous land-use work done by owner. Now buyer's turn to finish and build dream home! **\$150,000** #11243 MLS#16621721



WOAHINK LAKEFRONT WITH DOCK
1.21 acre lakefront lot in 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 & brand new custom all-weather dock shared between 2 owners. Build your lakefront dream home today! **\$218,500** #11182 MLS#16299382



OCEAN VIEW LOT
Full city services available to this elevated lot in gated community with protective CCR's. Sellers will offer generous terms to qualified buyer. **\$99,995** #10223 MLS#11123588



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



PRIME FLORENCE GOLF LINKS 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



38% of all Florence homes sold to date in 2018 are Coldwell Banker Coast listings!

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