

TR HUNTER

REAL ESTATE
1749 HIGHWAY 101, FLORENCE
541-997-1200

TR Hunter Real Estate

1749 Highway. 101, Florence OR 97439

www.trhunter.com

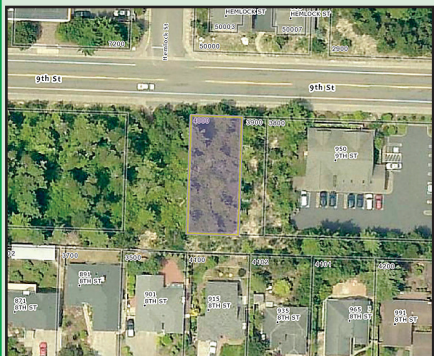
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3959 Hwy 101 – Commercial opportunity with Highway 101 frontage located in the North Florence commercial district. Highway District zoning allows for many different uses. The adjacent 1.22 acre lot to the west has frontage on Oak Street and is also for sale. **\$249,000.** #2703-17034510



Heceta Lake Estates – Looking for a large lot to build your dream home on? We have 2 roomy, wooded, .93 acre lots just off Heceta Beach Road on a private cul-de-sac, just minutes from the beach. Manufactured homes OK. Each lot priced at **\$5,000.** #2833-18350635 & 2834-18411160



9th Street #4000 – This high visibility lot is a great investment to build your commercial complex, with the street cut-in already in place. Located in the center of town, bordering an undeveloped section of Hemlock Street. All city services available. **\$43,900.** #2846-18439319

OPEN HOUSE



**2212
42nd Street**

**Saturday
April 13
11am – 2pm**



Brand new interior and exterior full remodel. Nice in-town home in a quiet neighborhood. 3 bdrms, 1 bath, with an additional family room with closet, plus added indoor utility room as well. Plenty of room to park your RVs, plus no HOA! **\$284,900.** #2920-18147618



85337 Hwy 101 – Commercial opportunity on Highway 101 just south of Florence. Great highway frontage and visibility. This property is now cleared and ready for your imagination. **\$68,000.** #2646-16071172



87977 Kelsie Way – Desirable Heceta South location, almost 1 acre lot with septic and water already installed. Partially cleared and ready for home plans. Only a few lots left in Heceta South. **\$81,500.** #2533-18277067

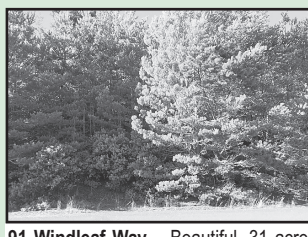


316 Manzanita Dr – Enjoy living in the beautiful gated community of Florentine Estates. Don't miss this opportunity to pick your floor plan and place your new home on this gorgeous lot within a short walking distance to the clubhouse, pool, sauna, work out room and tennis courts. **\$64,000.** #2775-17422491

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South Cove Drive #22 – Elevated lot in the gated community of South Shore with potential lake views. Clear the lot, build your dream home, and receive shared access to Woahink Lake. South Shore HOA dues of \$450 per year. **\$130,000.** #2368-14570133



91 Windleaf Way – Beautiful .31 acre lot in the wonderful community of Heceta South. This is a great opportunity to build your dream home close to the beach. Seller is willing to carry, so bring us an offer and start planning your future in Florence. **\$68,000.** #2797-18615048



Ocean View Dr #4900 – Views overlooking North Fork slough, ocean, and sand dunes await your custom dream home located in Rhodo View Dunes Estates. This lot is ready to build, with all underground utilities to the lot line and paved road access to the building site. **\$150,000.** #2720-17012629



Ocean View Drive #8100 – 1.25 acre hillside building site in upscale Rhodo View Dunes Estates. Homesite offers views of North Fork Siuslaw slough. Potential to divide and develop lots, utilities available. **\$35,000.** #1879-10004463



Shoreline Drive #108 – Buildable lot in Kla-Ha-Nee. Enjoy the sight and sounds of the ocean from your new home. Borders Siuslaw Nat'l Forest land and common area. Adjacent lot is also for sale. Wetland present on lot. Property corners are flagged and the HOA has approved hook-up to the community septic system. **\$49,999.** #2882-18208638



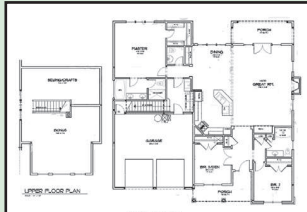
Maple Lane #2 – The privacy of a gated community, the convenience of living in town, and the serenity of living in the woods in your newly-built home. Great value on this in-town lot with all city services. Possible seller terms. **\$14,000.** #2213-13391606



4836 Laguna Ave – Luxury lake living on nearly 5 acres. This 4,000 sqft, 4 bdrm, 5 bath home has lake views with private dock. Remodeled in 2003 with hardwood floors, gourmet kitchen, high ceilings, and large master suite. Oversized 3 bay RV barn with shop and office. **\$1,425,000.** #2850-18330278



5636 Linda Way – Lakefront with southern exposure, 2 bdrm home on Sutton Lake just north of Florence. Large, 2-car garage plus a carport. Includes two tax lots and 1/7th ownership in Bog Cove Association to allow for lakefront ownership and private dock. **\$219,000.** #2924-19698512



White Tail Ct #25 – Under construction with time to pick your finishing touches. Main floor living with 3 bdrms, 2.5 baths plus bonus room. Vaulted great room with French doors and a fireplace. Large master suite with walk-in closet, soaking tub, walk-in shower and double vanity. **\$465,000.** #2916-18640910



11557 E Mapleton Rd – Siuslaw Riverfront home on over an acre. Salmon fishing in your backyard or canoe right from your own property! Super clean with open floor plan, and RV parking with full hook-ups. **\$427,500.** #2945-19474378



Sauter Dr #2 – Under construction in Sunset Cove with Woahink Lake access. 2467 sqft, 3 bdrm, 2 bath on almost half an acre. High, vaulted ceilings and fireplace in the great room. Master suite has a walk-in closet, shower, soaking tub and double vanity. 2 car garage with shop space. **\$495,000.** #2915-18520167



90310 Hwy 101 – North Lakes area home near beaches and horse trails. Cute 2 bdrm home on 1.77 acres with large deck. Parking space for RVs and toys. Enjoy the many outbuildings/shops and yard with a fish pond and mature landscaping. **\$285,000.** #2891-18466892



2305 Coastal Highlands Dr – Great location close to town and shopping. 1674 sqft, 3 bdrm, 2 bath home plus family room with fireplace, dining room and a 2 car garage. **\$255,000.** #2902-18108434



4837 Summit Ave – Beautiful views of Siltcoos Lake from the comfort of your living room. Sitting on approx. 1/3 acre in Westlake, this 2 bdrm, 1 bath home has a large shop/garage with a separate meter. Recent upgrades include new electrical panel and fireplace. **\$350,000.** #2925-19166116



85545 Pine St – Private 10 acre estate. Luxury 4 bdrm, 4 bath home with granite, Italian tile, stone fireplaces, media room with bar, garages, shops, and mini barn. Park-like setting on multiple lots. Siuslaw River, historic bridge and Old Town views! **\$1,250,000.** #2745-17283691



84594 Branch Rd – Here it is! A large country parcel on 2.88 acres. Included is primary residence, detached 2 car garage, horse barn, and a rental unit. A large shop is included on the adjacent 1 acre. Come see for yourself. **\$348,000.** #2932-19343253



92697 Two Lakes Ln – New construction with elevated lake views in Triangle Lake. 3 bdrms, 2 baths, and a 1-car garage. Open-concept great room with Life Proof laminate flooring. **\$245,000.** #2893-18220862



89310 Leverage Dr – Enjoy this 3 bdrm, 2 bath home with vaulted ceilings, separate living and family rooms, and sunroom to the large backyard. Kitchen with cook island, double oven and pantry. Master bath has custom shower and heated floors. **\$365,000.** #2901-18621943



Ocean View DR #07300 – Expansive views of the city of Florence, the Siuslaw River, and Ocean. Gated community of custom homes; all utilities to be underground. Towering views, perfect for your dream home along the Central Oregon Coast. Adjacent lot can be purchased for a bargain **\$82,000** #2759-17392172



Limpit Lane #228 – Excellent building site in this quiet neighborhood with paved streets, electrical, water hook-ups at the lot line, and septic approved. Wooded lot priced at **\$54,500.** #1541-14427123



Dunewood Dr #75 – Seller Financing on this 2.2 acre lot overlooking pristine wetlands and dunes. **\$85,000.** #1721-9028640



Cedar St #800 – Nice corner lot south of Florence near dunes, beach and town. Paved roads to this wooded lot with lots of possibilities. Quiet neighborhood with nice, newer homes around. Needs cleared and developed, so bring your ideas. Priced to sell! **\$35,000.** #2785-17017018



Shoreline Dr #1600 – Stunning river and ocean views from this cul-de-sac lot in gated Shelter Cove. Build your dream home with underground utilities, city water and sewer available. Level and cleared with end-of-road privacy. An engineer's report is on file as well as a home plan. **\$179,000.** #2664-16013673



4512 Heceta St – One of the last close access beach area lots with incredible views! Property includes 3 lots total, over half an acre of usable land. White water and sunset views with easy beach access. **\$349,000.** #2931-19251264



7 Bonnett Way – Buildable lot located on a cul-de-sac in Fawn Ridge West, with a peek at the ocean. A two-story home would enhance the ocean views. All city services and underground utilities are available at the lot line with reduced system development fees. **\$52,500.** #2895-18021231



Mercer Creek Dr #00148 – Nice, wooded .32 acre lot near Sutton Lake in an area of fine homes. This wonderful North Lakes area lot is waiting to be developed and built on. Property has mature trees and native vegetation. Water and power available. **\$67,500.** #2597-16420336



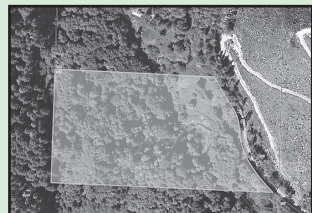
Mercer Creek Dr #173 – Build your dream home on this beautiful North Lakes area lot. Nestled in the trees and near Sutton Lake, this lot is .30 of an acre and ready for you to develop. Wind protected, quiet neighborhood, no HOA and close to all Florence has to offer. **\$59,000.** #2830-18215029



37th Street #1300 – Convenient in-town lot. Level and ready for a multi-family dwelling in this established neighborhood. **\$65,000.** #1978-10080860



Vinca Alley #2101 – Beautiful Siuslaw River views from this in-town lot with city services at the property line. The corners are marked, come take a look for yourself and imagine sipping coffee on the deck of your dream home! **\$77,000.** #2927-19542617



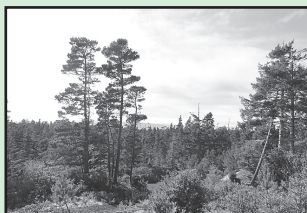
Upper Deadwood Creek Rd #300 – Beautiful 15.45 acres tucked away in Deadwood. Enjoy a year round creek in this mountain setting. Zoned F2 Impacted Forest, and bordered by 693 Dept of Agriculture acres. Check with Lane County about building possibilities. **\$95,000.** #2636-18456906



Ocean View Dr #7400 – Build your dream home to accentuate the ocean, river, and city views! Elevated lot ready for your house plans. Gated community of custom homes and underground utilities enhance your living experience. Adjacent lot also for sale. **\$83,000.** #2760-17457532



Leverage Drive #600 – Cleared corner lot in North lakes area ready for your home. Heceta Water available, power to lot line, and septic approval for a low pressure bed. Filtered lake views in an established neighborhood. Owner financing OAC. **\$69,000.** #2822-18170517



Kelsie Way #57 – Large, wooded lot in Heceta South. Elevated homesite with panoramic views overlooking sunsets and dedicated park acreage to the west. Driveway is in with access from paved easement road, utilities are to the lot line. **\$79,500.** #1990-15139930



Maple Lane #6 – Lovely .29 acre home site in gated Rhodo View Dunes Estates with full city services. Beautiful wooded lot on a cul-de-sac, ready for your dream home. **\$19,995.** #2210-13084475



Booth Island #1300 – Boat to your own island retreat and play on Siltcoos Lake all day. Fish for Salmon, Steelhead, Trout and Bass. Kayak the Siltcoos River down to the Pacific Ocean. Enjoy nature at its best, all from your front yard. Nearby rentals are available at Westlake Resort. **\$99,000.** #2729-17237076



Shoreline Dr #40 – .46-acre Siuslaw Riverfront lot in Shelter Cove gated community. Located on a quiet cul-de-sac, this lot offers incredible river, ocean and sunset views. Utilities at the lot line, this land is waiting for your new home! **\$140,000.** #2843-18611838