



"We're next to the Bridge"
100 Hwy. 101, Florence, OR



COLDWELL BANKER

COAST REAL ESTATE

541-997-7777

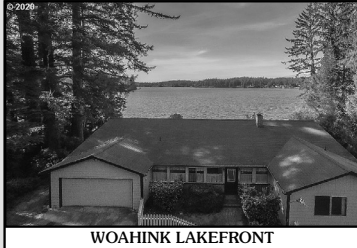
WATERFRONT HOMES FOR SALE...LAKES, RIVERS AND OCEAN



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. New in 2016: roof, 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. Priced far below replacement value! **\$515,000** #11408 MLS#17066029



43605 STATE HWY 38 #40, REEDSPORT
BEAUTIFUL CONDO at the coveted Brandy Bar Landing complex. 3 decks for enjoying the stunning water views. 2 bedrooms, 1.5 baths, all new carpet & new vinyl flooring in the entry & kitchen. Your own private boat slip to access the Umpqua River where you can fish for salmon, bass, rainbow trout & more! Community boat launch, RV/boat parking & BBQ area. **\$165,000** #11940 MLS#19636035



WOAHINK LAKEFRONT
Your lakefront dreams have come true. This private, single level home is truly lake level with panoramic west facing views. Just steps from your back deck, enjoy the sunset from your private dock recently redone & tucked away in a small cove. This 4 bedroom, 2 bath home sits on over 1/2 acre and has been well maintained over seller's nearly 50 years of ownership. These lake level lots are few & far between so bring your vision & make this home your own. **\$649,900** #11967 MLS#20104738

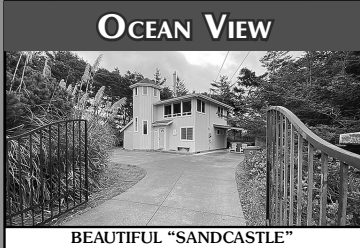


88416 1ST AVE B UNIT
Florence's only oceanfront condo complex: Driftwood Shores. This popular "B Unit" on the 3rd floor. It features 2 BR/2 BA and 780 SF w/ balconies overlooking the beach. Recent interior upgrades include granite counters, custom tile showers, flooring and furnishings. **\$188,500** #11943 MLS#20616254



1050 BAY STREET #12
Outstanding Siuslaw River Bay frontage right off the patio. Sweeping views of the sand dunes, Siuslaw River and the historic bascule bridge that spans the beautiful Siuslaw River. Just a short walk to Florence's Old Town District. It has 2 bedrooms, 2 bathrooms, breakfast bar, cozy wood stove and private patio. The condo is in great condition and ready to move in and enjoy the Florence experience. **\$309,000** #11991 MLS#20230817

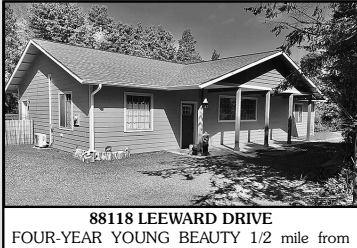
MOVE-IN READY HOMES...WELL-MAINTAINED & VALUE ADDED



OCEAN VIEW
BEAUTIFUL "SANDCASTLE"
This is a beautiful 1457 sq ft home with 2 bedrooms, 1.5 bath, family room, living room and beautiful stone fireplace for those cozy evenings. Third story viewing turret with breathtaking views from all levels. This updated home has granite counters in the kitchen, newer appliances and newer bathrooms. The exterior of the home was painted in the last month. This is a fantastic opportunity for a primary home, second home or vacation rental. Home is currently a successful vacation rental. **\$425,000** #11974 MLS#20666620



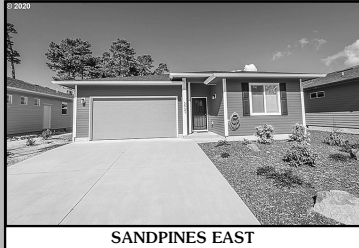
1080 BAY STREET #18
Views of River and Bridge. Bay Bridge Condo at ground level with patio and lawn. All that Old Town has to offer just footsteps away. This unit was updated a few years ago with new paint, flooring, and appliances. If hues of lavender and green aren't your thing then paint you must, but it is move-in ready. 2 bedrooms, 2 baths. The Master has a bath attached. It also has a Slider out to patio and lawn. Come on down; the price is right. **\$272,000** #11996 MLS#20308867



88118 LEEWARD DRIVE
FOUR-YEAR YOUNG BEAUTY 1/2 mile from Heceta Beach on .39 acre wind protected lot and quiet street. Featured in the 2016 Tour of Homes. 1680 sq. ft., 3 bedroom, 2 bath with spacious 2 car garage. Bamboo & Lisbon cork floors. Large kitchen with Kraftmade cabinets. Pantry, laundry room. Spacious master suite with ample storage. 9 foot vaulted ceilings with fans in bedrooms and living room. Private large covered front and rear yard patios. Daikun ductless heat pump. Extra parking...see today! **\$365,000** #11999 MLS#20274171



906 JUNIPER AVE
Great affordable home in a good neighborhood. This cute 3 bedroom, 2 bathroom home has been completely renovated with new kitchen, bathrooms, LVP and carpet flooring, heating, quartz counters in the kitchen, new electrical, plumbing, and the list goes on. This is a great starter home or enjoy retirement in this turn-key like new home. This one won't last long, take a look. **\$224,900** #11986 MLS#20413922



SANDPINES EAST
Chetco floor plan in the desirable, gated Sandpines East neighborhood. Partially furnished including washer & dryer. 11 ft ceiling in the living room with amazing view of the pond and trees next to the golf course. Featuring luxury vinyl plank flooring, quartz countertops, island, stainless steel appliances, gas stove, pantry & large utility room. Roll-in tile shower & tile floor in the master bath, tile shower in 2nd bath. Mini-split heat pump for heating & cooling. **\$375,000** #11969 MLS#20547858



87942 LIMPIT LANE
CUSTOM HOME, MINUTES TO BEACH. Heated garage with an open floor plan. Lighted horse-shoe pit and plenty of room in the backyard for play and entertainment. Home on a quiet cul-de-sac provides plenty of privacy. **\$438,500** #11970 MLS#20086585



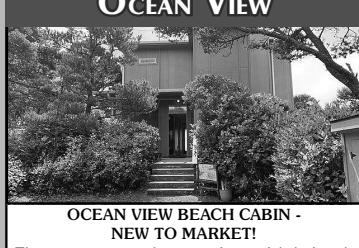
GATED COMMUNITY OF SANDPINES WEST
Light filled home with luxury tile plank flooring & quartz countertops complimented by cathedral ceilings. Open floor plan with 3 bedrooms & 2 baths. Oversized 2-car garage. Expanded driveway adds parking possibilities for seasonal family gatherings and visitors. Built in 2017. Easy care garden still has room for your personal touches & creativity. **\$475,000** #11968 MLS#20579862



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. Come see this awesome gated community if you are 55 or older! **\$329,900** #11965 MLS#20628980



3910 MUNSEL CREEK DR
Great location, in-town on .30 ac site w/ 80' concrete RV pad, w/ hot & cold water, elect. & sewer dump. This well cared for, 1-owner home has it all: 1979 total SF with 3 BR, 2.5 BA, built-in 1994. Newer roof, siding, paint & flooring. Studio & shed in private backyard. Cozy woodstove and excellent floor plan. Large kitchen w/ lots of cabinets. \$50,000+ Sequoia grove in rear yard. Seller will provide financial details on tree harvesting. **\$448,900** #11920 MLS#19291558



OCEAN VIEW
OCEAN VIEW BEACH CABIN - NEW TO MARKET!
This is a very special, rare and sure delight beach get-away. No disappointments. Delightfully appointed with whimsical explosions of color, you will find this the perfect, affordable, contemporary beach retreat. 1300+ sq ft, 2 bdrm, 2 bath, wood burning fireplace & 2 protected & private decks. Filled with thoughtful touches including an upper level master suite that is open & restful with ocean views. This won't last & priced to sell. **\$395,000** #11995 MLS#20584833

BRAND NEW CONSTRUCTION



1634 32ND STREET
OAK STREET COMMONS - New Townhome! Great-room open floor plan, quartz kitchen counter-tops, Medallion Cabinets, all kitchen appliances included. Ductless heat pump, waterproof laminate + carpeting. Covered balcony. Attached finished garage. Interior Laundry Closet. Target completion for first 4 townhomes MARCH 15, 2020. Escrow will close with issuance of Occupancy Permit. OPB Special Financing Offer! Showings by appointment ONLY. **\$279,000 each** #11959 MLS#20407030



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NEW CONSTRUCTION
Beautiful, finished 3 bedroom, 2 bath home in the exclusive sought after Fairway Estates Golf Course PUD. Open great room, granite counters in kitchen and bathrooms, stainless kitchen appliances (washer & dryer included) and custom master suite. Covered porch & covered patio. Vaulted ceilings, ductless heat pump, excellent quality of construction and much more. at \$242 a square foot... this is a great buy! **\$454,500** #11980 MLS#20301230

YACHATS



30 STONE BRIDGE CT, YACHATS
This Traditional Beauty is for the discerning buyer looking for a unique home lending itself to single floor living while offering 2nd and 3rd story suites designed for multi-use living. Awesome living room/media room with soaring rock fireplace, Pacific NW style library/office, formal dining room & bright kitchen. MUST SEE!! **\$499,500** #11850 MLS#19391723

WATERFRONT W/DOCK



WOODS ON WOAHINK - LOT 2
PANORAMIC LAKE VIEWS from this 1.21 acre lakefront lot with custom all-weather dock. Great area to build your dream waterfront home and enjoy all that Woahink Lake has to offer...fishing, boating, water sports and more! All underground utilities available, septic approved and trail to the lake's edge and dock. **\$199,000** #11790 MLS#19573688

COMMERCIAL REAL ESTATE, INCOME PROPERTIES & BUSINESS OPPORTUNITIES



88150 HWY 101
Great family business that has been owned by the same owner for 20 years. A great opportunity for a fun, profitable, turn key business. Great building with lots of upgrades, roof, awning, ductless heat pump, CCTV, some fridge cases. Separate wood business can be purchased with store. (See Broker for information) **\$450,000** #11865 MLS#19563227



294 LAUREL STREET
Unique Old Town property. Land + building for sale. 0.26 acres commercial. Restaurant lease, 2 apartments + woodshop area gross rent approx \$3350 a month. Set up an appointment to view. **\$475,000** #11891 MLS#19429547



1535 9TH STREET
Rare opportunity to acquire a well-maintained mix-used building in the heart of Florence. Ground floor commercial (2 spaces) w/ 2 residences above. 12 Paved parking spaces (3 covered), same owner since new, and pride of ownership shows. Great opportunity to expand your investment portfolio or acquire that "live-work" set-up you've always dreamed about. **\$375,000** #11893 MLS#19462600 & MLS#19305102



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



1958 17TH STREET
Income property in the heart of town! The same tenant for 20+ years, the current rent is \$1100/mo. The building is well maintained. Paved parking, alley access, conveniently located 2 blocks off HWY 101. Put your money to work and build equity! **\$229,000** #11929 MLS#19022848



COMMERCIAL DIVERSITY
Calling all lawyers, stylists, accountants, artists, massage therapists, consultants, craftspeople, booksellers, dentists & dreamers! This appealing & affordable commercial space in the heart of Old Town is just that - adaptable for use. Start planning today. MOTIVATED SELLER! **\$138,000** #11977 MLS#20333226



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