



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

2020 VOTED BEST OF FLORENCE



**COLDWELL
BANKER**

COAST REAL ESTATE

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Servicing Florence Since 1956

FEATURED NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF APRIL 21, 2021

NEW



2235 10TH STREET
 Rare 4 bedroom, 3 bath home with 2348 SF. This custom built home has chalet features with vaulted ceilings, exposed beams and extensive cedar accents in the living and dining area. Floor to ceiling custom masonry fireplace. Bright kitchen area with open floor plan design features a large island and high end custom appliances. Oversized garage, covered patio, fence dog run with RV/Boat Parking too. Top of the hill with river views. Don't pass this beautiful home up! **\$515,000** #12163 MLS#21496104

NEW



1649 23RD ST
 Outstanding location close to schools and shopping. This beautiful 1748 SF home has an open floor plan with a combination of vaulted and 9 Ft ceilings. The home has 3 bedrooms, 2 bathrooms with the primary bedroom having 2 walk-in closets. It has carbonized bamboo hardwood flooring, custom chefs kitchen with island and solid surface counters. This home has a large 2 car garage, RV pad, covered porch, deck with a newer hot tub. Low maintenance landscaping. Hurry this won't last long! **\$389,000** #12162 MLS#21232107

NEW



2284 21ST
 Hurry on this one! Estate owned. Summerset Estates!! Move-in ready and priced to sell! No disappointments. Showing exceptional owner care and low maintenance in this 3 bedroom, 2 bath 1638 Sq Ft home. Has an open floor plan with a spacious feeling of quality and detail. You will love the south facing covered patio, oversized garage, RV parking and detached shop. This won't last. **\$479,000** #12156 MLS#21396025

NEW



209 RHODY LOOP
 This is a unique property with a spacious addition of 2 large rooms and a utility room. There is a private, fenced patio area with an outdoor fireplace and a storage shed. \$25.00 transfer fee to be paid by buyer at close of escrow. **\$165,000** #12155 MLS#21432860



88510 N HWY 101
 This is a home that is in need of some attention but has great potential. This is a 1424 SF manufactured home with three bedrooms and two bathrooms and a large living room. Home in process of getting new carpet in two bedrooms, new flooring in kitchen and master bathroom. Oversized two car garage and an older site built home that is used as a shop. This .71 acre site is very large with abundance of potential. Come take a look and bring your ideas. **\$249,000** #12153 MLS#21035413



1600 RHODODENDRON #219
 Well maintained and recently updated. This home is in fantastic condition. 3 bedroom, 2 bath home in great neighborhood of Greentrees. It has newer exterior siding, gutters, vinyl windows and roof. This home has vaulted ceilings, updated bathrooms with custom ADA tub/shower. Custom chef's kitchen with newer cabinets and solid surface counters. A large finished studio/guest studio/ADU (buyer to verify use). ADA ramp, covered deck/porch and garden shed. A great opportunity for your forever home. **\$359,900** #12141 MLS#21006695



1728 32ND STREET
 "OAK STREET COMMONS" - New Townhomes! This is the last & most desirable phase. Units are selling fast. Don't miss out. Great room open floor plan, stainless appliances, quartz counters, Medallion Cabinets. Ductless heat pump, waterproof laminate & carpeting. Covered deck & balcony. Attached finished insulated garage. Interior laundry closet. The escrow will close with the issuance of Occupancy Permit. Currently, under construction, other finished units can be shown. Showings by appointment ONLY. **\$297,000** #12132 MLS#21200033



87856 RIVERVIEW AVE
 A big open room concept and bright space in the heart of Mapleton. The public dock is right near your back door. Enjoy beautiful views of the Siuslaw River and Forest. Conveniently located right next to the store, restaurant, and local businesses. The house has been beautifully maintained with a recently upgraded kitchen. Master bedroom/Private En Suite bathroom is on the opposite side of the other bedrooms. **\$355,900** #12130 MLS#21269558



1613 1ST ST.
 Vintage Chamer. Charming 1907 home located in the heart of Old Town District. Beautiful views of the Siuslaw River, boardwalk and bridge. 4 bedrooms, 2 baths in 2487 SF of living. Bay windows, landscaped yard, deck, carport and storage garage. Built-in wall clock and Barber pole included. All appliances stay. Come see this one before it's gone. **\$495,000** #12126 MLS#21666570



4457 SPRUCE STREET
 Very well maintained home with newer roof and exterior paint in a great, private location. Dramatic front entry & porch area into this lovely 3 bedroom, 2 bathroom home with vaulted ceilings & laminate floors. Ample windows for natural lighting. Open kitchen & dining area, glass doors to a large patio. Primary bedroom with private bath, walk-in closet. Beautiful open living room with pellet stove. Updated throughout. Large, desirable corner lot on a dead end street. Hurry, it won't last long! **\$344,500** #12115 MLS#20536505



86 OUTER DRIVE
 This property is a low care lot with a park model travel trailer complete with addition & carport plus workshop/storage shed. New paint on exterior - lots of plus features. \$25.00 transfer fee to buyer at close of escrow. **\$150,000** #12001 MLS#2008495

REAL ESTATE ONLY



85150 HWY 101
 This building has been home to a great family business that has been owned by the same owner for 20 years. Great building with lots of upgrades, roof, awning, ductless heat pump and CCTV system. The business is listed separately under MLS#20036014. **\$350,000** #11865-A MLS#19563227

BUSINESS OPPORTUNITY



85150 HWY 101
 A great family grocery business that has been owned by the same owner for 20 years. This is not a franchise. A great opportunity for a fun profitable turn-key business. This will be sold with building & land. See MLS#19563227. Separate wood business can be purchased with the store. (See LA for information) **\$100,000** #11865-B MLS#20036014



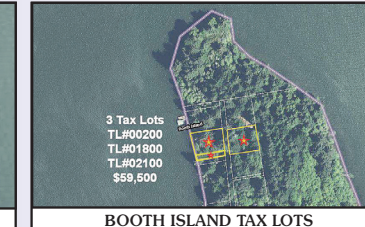
131 HWY 101 YACHTS
 Come live the coastal dream in Yachats Oregon! Ona Restaurant and Lounge is a profitable, upscale turn-key restaurant that opened in October 2010. This well-established restaurant menu features coastal cuisine that is globally inspired and locally sourced. Craft cocktails and small vineyard, boutique northwest wines. Fine dining with a relaxed, family friendly atmosphere is enhanced by a dining room and heated patio that overlooks the Yachats River and Pacific Ocean. **\$325,000** + Inventory #11939 MLS#19590284



BONNET WAY #31
 Great corner lot in Fawn Ridge West, a gated community of beautiful upscale homes. All city services are there! Possible 2nd story ocean view. Come build your dream house in beautiful Florence on the coast. **\$110,000** #12146 MLS#21147296



BOOTH ISLANDS TAX LOTS
 00300,01700,02200
 TWO SILTCOOS LAKEFRONT ISLAND PARCELS! Siltcoos Lake is the largest lake on the Oregon coast. It has an outlet to the ocean & the fishing is great. These two parcels are on Booth Island & offer a unique & extremely rare opportunity to enjoy the 'island life'. There are currently several homes on the island, some off grid & others with solar and backup generators. Each of these parcels total over 1/2 acre. Priced at \$59,500 and \$64,900. Boat access only. **\$64,900** #12145 MLS#21096547



BOOTH ISLAND TAX LOTS
 00200,01800,02100
 TWO SILTCOOS LAKEFRONT ISLAND PARCELS! @Siltcoos Lake is the largest lake on the Oregon coast. It has an outlet to the ocean & the fishing is great. These two parcels are on Booth Island & offer a unique & extremely rare opportunity to enjoy the 'island life'. There are currently several homes on the island, some off grid & others with solar and backup generators. Each of these parcels total over 1/2 acre. Priced at \$59,500 and \$64,900. Boat access only. **\$59,500** #12144 MLS#21496408



1601 RHODODENDRON DRIVE #548
 Rare opportunity to place your dream home on one of the last available lots in this great 55+ gated community. Vacation now, retire later, or start living your dreams. Located on a cul-de-sac at end of River Vista Drive, this 0.54-acre lot has potential distant river/ocean views. Don't miss this unique opportunity for affordable living on the Oregon coast. Amenities include a clubhouse, tennis & bocce ball courts, jacuzzi, sauna & outdoor pool. Close to medical facilities, library, shopping & Old Town. **\$88,000** #12136 MLS#21513355



SHORE CREST DRIVE TL#7200
 Don't pass up this great opportunity to build on this nice wooded lot with utilities at the street. This is a nice private setting just minutes to town and the beach and Sutton Lake is just around the corner. Affordably priced and ready to go! **\$49,995** #12122 MLS#20243616



HWY 101 LOT
 4.9 acres zoned Commercial. Site anchored by Fred Meyer to the south and new multi-use area to the east, south of Munsel Lake Road. Rapidly growing area. Seller will pay the assessment for City Sewer of over \$50,000 at the close of escrow. **\$695,000** #12064 MLS#20334463



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



LEVAGE DRIVE
 Come see the opportunities to be steps away from Sutton Lake yet close to town. This lot is raw land with lush green and wooded views. Filtered lake views may be possible with clearing at the top. Come build your dream home or enjoy your own forest. **\$25,000** #11916 MLS#19475920



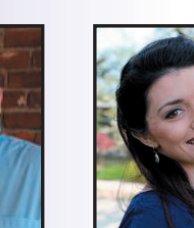
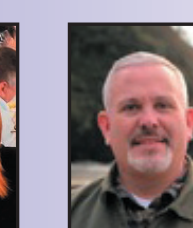
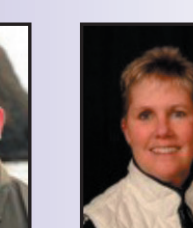
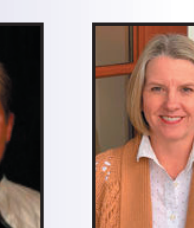
ROSE HILL ROAD
 Beautiful views of the North Fork river valley, city and on clear days distant ocean views. Flat landscape with mature trees allows for a quiet recreational get away or check with the county for potential home site. This secluded 27.23 acres is one of a kind, close to town property. **\$129,000** #11903 MLS#19388399



LITTLE WOAHINK LOT 119
 This peaceful & serene 1.01 acres Little Woahink Lakefront lot is located on a secluded and private dead-end road. Build your dream home among the trees. Septic approval is in the file. Walk the access trail from the road to the lake to view this one of a kind lot. **\$144,900** #11859 MLS#19669674



TAHKENITCH LAKE
 FLOATING HOME! Easy access to the lake, marina and boat launch. Beautiful, stunning views all around; a unique opportunity. Private setting. Fun, useful amenities throughout the home. Fish from your living room! Great weekend get-away! **\$89,900** #11700 MLS#18209847

 ANDY JOHNSON Principal Broker/Owner	 ALICE SIGHTING- BURNS Broker	 ALVA BRACEY Broker	 ARIC SNEDDON Broker	 DANI FLESCHER Broker	 DAVE FORSBERG Broker	 DENNIS PEASE Principal Broker	 RICK COX Broker	 SHIRLEY HUNT Principal Broker
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