



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



**COLDWELL
 BANKER**
COAST REAL ESTATE

541-997-7777

Servicing Florence Since 1956

FEATURED NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF SEPTEMBER 8, 2021

NEW

87942 LIMPIT LANE
 CUSTOM HOME, MINUTES TO BEACH. Heated garage with an open floor plan. Lighted horseshoe pit and plenty of room in the backyard for play and entertainment. Cozy and well-designed home on a quiet cul-de-sac that provides plenty of privacy. Distinctive features and amenities not often found. Make this your home today. \$495,000 #12251 MLS#21192854

NEW

88416 1ST ST
 OCEANFRONT INVESTMENT OPPORTUNITY. This A unit is newly remodeled and centrally located on the property. Top floor location with spectacular ocean views from every angle. This rare "kitchenette model" is spacious with dining table/chairs, king bed & sleeper sofa. Bathroom features a walk-in shower. The property offers a restaurant and lounge, indoor swimming pool, hot tub & a children's play area. Great opportunity to own oceanfront property with resort living on the Oregon Coast. \$149,900 #12250 MSL#21615427

NEW

1630/40 13TH STREET
 GREAT LOCATION...CITY VIEWS...DUPLEX. Are you looking for an exceptional duplex? Same owner for 26 years with newer roof, paint and exterior siding. Each unit is 2 bedrooms with 1.5 baths and one car garage. Great private location with south facing city views from a private deck. \$419,000 #12247 MLS#21037886

NEW

40 EASY STREET
 Contingent upon seller finding suitable replacement property. The current family has made extended bedrooms which can be removed upon closing, if desired. Large deck, lots of living space, access to a walking path at rear of the lot. Shown by appointment only. Buyer to pay \$25.00 transfer fee at close of escrow. \$195,000 #12245 MLS#21411669

4319 N. RHODODENDRON
 Brand new Pacific Northwest style 1-level home close to beach and recreational areas. Soaring vaulted ceilings in main living area, covered private back patio, pre-wired for hot tub on patio, granite and SS kitchen, large master suite w/walk-in closet. All 1 level w/ no steps. Garage pre-wired for electric charging station. Low maintenance landscaping. Quality throughout. Make this new home yours today! \$514,900 #12161 21450495

406 SHERWOOD LOOP
 2002 Palm Harbor triple-wide MH with attached oversized garage, including 44' RV space. Home has many upgrades and has been very well maintained. New roof in 2013, leaf filter gutter protection, tie downs, vinyl siding and so much more. Home is tastefully decorated and spacious with outstanding quality - it's a must-see! Shown by appointment only. \$650,000 #12232 MLS#21698351

1636 W PARK DRIVE
 A well maintained and premium end of street lot location in Florence. Bay St. is approximately 5 minutes away by car or take a 20-30 minute walk. The property backs up to a creek and a bike path. The right side of the home is free of neighbors. A perfect family home with a family room connected to the open kitchen and a separate living room. Please do not disturb tenants! \$379,900 #12229 MLS#21475680

REDUCED

87945 LAKE POINT DRIVE
 Custom 2123 sq ft well built HOME with a gracious west-facing covered front porch. Extra deep fully finished and insulated 3-CAR garage! Storage galore! Vaulted great room features 2 dining areas & gas fireplace. Beautiful custom cabinetry throughout - even in the hallway. A walk-in pantry, laundry room w 1/2 bath. Den + 3 bedrooms, Gorgeous MAIN BATH w/2 separate vanity walls, step in shower & 2 WI closets. Low maintenance DEEP front yard. Small backyard w/paver patio has loads of possibilities. \$599,000 #12216 MLS#21321936

83 MANZANITA
 Great getaway spot nestled in the trees and natural vegetation. Large patio/deck area with small storage shed. All items in travel trailer are included. Small seasonal creek alongside and back of lot prevent permanent structure. Trailer covered by ramada. \$98,500 #12205 MLS#21281253

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. \$135,000 #12155 MLS#21432860

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 be paid by buyer at close of escrow. \$159,000 #12001 MLS#20008495

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

NEW

1699 PINE ST
 Great commercial property centrally located in town. Long term tenant. 5 year lease with 3% annual lease increase. 83X120 corner parcel. Great redevelopment opportunities long term. \$329,900 #12240 MLS#21682685

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

131 HWY 101 YACHATS
 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

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

TL2600 22ND ST
 Rare and coveted 65x120 multi-family zoned lot in the heart of the city. Build your next project here! HR (High Density Residential) Zoning in-fill lot conveniently close to everything: bank, shopping, dining. No others like it currently available. Duplex, tri-plex?? Check with city for permitted multi-family uses. \$98,500 #12167 MLS#21337692

JAKE MANN LANE LOT
 Fantastic views from this over 1/2 acre lot, located in Rhodoview Dunes. This is a gated community of upper-end view homes. All utilities are stubbed in and the lot is ready to build with good overall topography for the subdivision. This lot is just minutes from downtown and close to the Ocean Dunes Golf Course. This lot is ready for your dream home! \$89,000 #12227 MLS#21642292

TL#1900 SHORE CREST DR
 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 Old Town, the beach and Sutton Lake is just around the corner. Great lot with mature timber and ready to develop. \$62,000 #12222 MLS#21644765

TL#1800 SHORE CREST DR
 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 Old Town, the beach and Sutton Lake is just around the corner. Great lot with mature timber and ready to develop. \$64,000 #12221 MLS#21231622

823 ROCK CREEK RD. IDLEWILD PARK, OR.
 Great corner lot sits just above the fish hatchery & nearby Rock Creek. Located close to the outdoor recreation and fishing of the North Umpqua River. Well and septic are on site. Spring water still flowing, as well as, water source for the pond. Partially developed building site. Buyer to perform due diligence. \$125,000 #12213 MLS#21255658

7TH STREET TAX LOT #2400
 Future development opportunities. Streets to property but no roads exist to this property. It is undeveloped. Buy now, develop later or now. POI zoning allows for high density housing. Buyer to check with City of Florence for all acceptable uses with POI zoning. \$199,000 #12212 MLS#21090118

HADSALL CREEK RD
 Enjoy the sound of Hadsall Creek from this great .65 acre lot with septic approval and well installed. Build a small get-away cabin or enjoy as a camping escape. Just a few miles to Mapleton and less than 30 minutes to Florence and the Oregon Coast. \$75,000 #12181 MLS#21156591

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

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. \$25,000 #10283 MLS#11661214

 ANDY JOHNSON Principal Broker/Owner	 ALICE SICHTING-BURNS Broker	 ALVA BRACEY Broker	 ARIC SNEDDON Broker	 DANI FLESCHER Broker	 DENNIS PEASE Principal Broker	 RICK COX Broker	 SHIRLEY HUNT Principal Broker	
 DIANA HACKETT Broker	 JERILYN McCULLOUGH Broker	 JOHN BARNETT Broker	 LYNNETTE WIKSTROM Broker	 MISSY JOHNSON Broker	 PAMELA YARBROUGH Principal Broker	 RANDY PAREDES Broker	 SADIE WARD Broker	 MIKE & WANDA JOHNSON Brokers