



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



**COLDWELL  
 BANKER**  
**COAST REAL ESTATE**

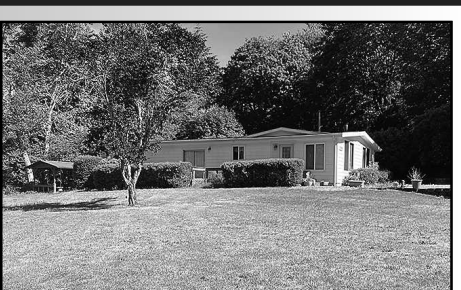
**541-997-7777**

*Servicing Florence Since 1956*

**FEATURED NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF SEPTEMBER 22, 2021**



**935 8TH STREET**  
 Charming well cared for home in central Florence. This home received a new roof in 2020. Home is close to post office, shopping, and medical facilities. This south facing home takes full advantage of the daylight through the homes large windows. Established low maintenance landscaping features easy to care for native plants. Fenced back yard is great for morning coffee or soaking in the hot tub. Large master bedroom with walk in closet and a well appointed master bathroom. **\$510,000** #12255 MLS#21357073



**11381 E MAPLETON RD**  
 This retro inspired manufactured home is perfectly situated on 1.5 acres of quiet, riverfront property. Structurally sound, cleaned and move-in ready. Plenty of space to add a shop, garden or just enjoy the serene country surroundings. Small shed, a covered patio and 15'x15' shop off the carport round out this must see property. **\$389,000** #12254 MLS#21239691



**2474 WILLOW RIDGE CT**  
 This gorgeous home is located in the upscale Willow Dunes neighborhood! Single level, open concept home, vaulted ceilings, oversized 2 car finished insulated garage, easy maintenance landscaping, beautiful front porch, large covered patio. Gourmet kitchen amenities with custom cabinetry, high-end appliances, solid surface countertops. Master suite on the opposite end for privacy; large walk-in closet. Manicured park-like landscaping with blueberry bushes. This beautiful home won't last long. **\$575,000** #12253 MLS#21366891



**2225 52ND STREET**  
 Immaculate, move-in ready for sale for the first time by the original owner. Luxury vinyl plank flooring entry; bathrooms; kitchen floors; oversized hallway and doors for easy access with no-step entry. Light and bright great room w spacious kitchen, upgraded appliances, eating bar, door to outside oversized patio for entertaining. Fully fenced backyard with separate fenced dog run. Double finished and insulated garage. More pictures and virtual tour coming soon. **\$429,000** #12249 MLS#21092502



**85180 SOUTH SLOUGH RD**  
 Great opportunity to have almost 7 acres up the South Slough. Serenity abounds with panoramic valley views and frontage on a small creek. This 3 bedroom, 2 bathroom home and detached guest house/single-wide each on its own septic. Large detached garage and oversized carport. Large covered front porch and rear deck with canning kitchen. The home has had some updating but is a blank canvas for your imagination. Great setting just 10-12 minutes to Old Town. Great Opportunity! **\$409,900** #12204 MLS#21334260



**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 MLS#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



**87945 LAKE POINT DRIVE**  
 Custom 2123 SF 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. **NOW \$599,000** #12216 MLS#21321936



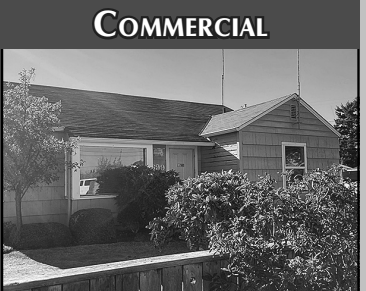
**209 RHODY LOOP**  
 This is a unique property with a spacious addition of 2 large rooms and a utility room. There is a private, fenced patio area with an outdoor fire-place and a storage shed. \$25.00 transfer fee to be paid by buyer at close of escrow. **\$135,000** #12155 MLS#21432860



**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 buyer at close of escrow. **\$159,000** #12001 MLS#20008495



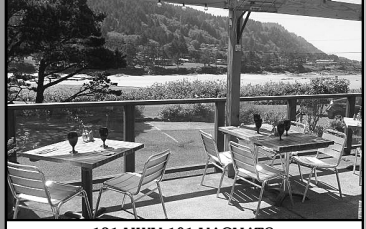
**TAHKENITCH LAKE**  
 FLOATING HOME! Easy access to the lake, marina and boat launch. Beautiful, stunning views all around; a unique opportunity. Private setting. Fun, useful amenities throughout the home. Fish from your living room! Great weekend get-away! **\$89,900** #11700 MLS#18209847



**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



**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



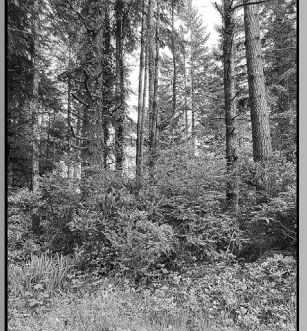
**SAILORS RAVINE #800**  
 Don't miss out on this rare river and ocean view lot! Mostly level 1/3+ acre elevated lot providing expansive views down the river to the south, north to the jetty, and also to the east. Enjoy the gorgeous sunset and the sounds of the sea in this exclusive gated community of fine homes. One of the very last lots in the pristine Shelter Cove neighborhood. **\$219,900** #12252 MLS#21293079



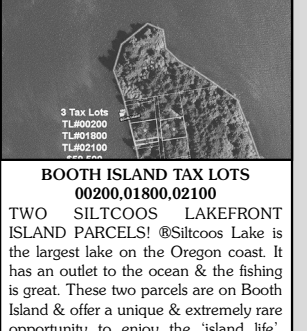
**TL#1900 SHORE CREST DR**  
 Don't pass up this great opportunity to build on this nice wooded lot with utilities at the street. This is a nice private setting just minutes to Old Town, the beach and Sutton Lake is just around the corner. Great lot with mature timber and ready to develop. **\$62,000** #12222 MLS#21644765



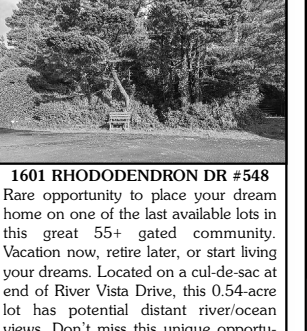
**823 ROCK CREEK RD. IDLEWILD PARK, OR.**  
 Great corner lot sits just above the fish hatchery & nearby Rock Creek. Located close to the outdoor recreation and fishing of the North Umpqua River. Well and septic are on site. Spring water still flowing, as well as, water source for the pond. Partially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



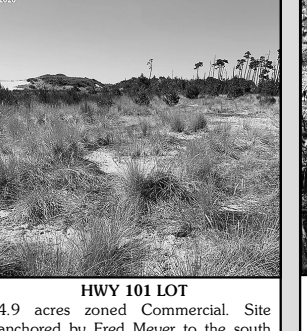
**HEMLOCK STREET TL 00501**  
 Great private lot. Have your own personal camp site on the coast. Buyer to their own due diligence with Lane County. **\$25,000** #12201 MLS#21439178



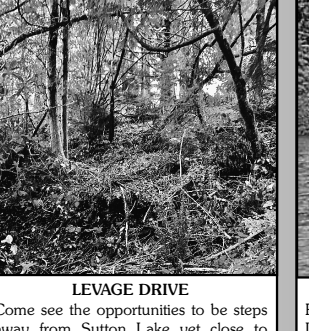
**BOOTH ISLAND TAX LOTS**  
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 TWO SILTCOOS LAKEFRONT ISLAND PARCELS! @Siltcoos Lake is the largest lake on the Oregon coast. It has an outlet to the ocean & the fishing is great. These two parcels are on Booth Island & offer a unique & extremely rare 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



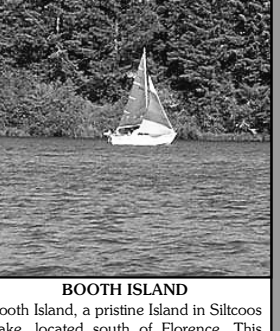
**1601 RHODODENDRON DR #548**  
 Rare opportunity to place your dream home on one of the last available lots in this great 55+ gated community. Vacation now, retire later, or start living your dreams. Located on a cul-de-sac at end of River Vista Drive, this 0.54-acre lot has potential distant river/ocean 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



**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. **\$649,000** #12064 MLS#20334463



**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



**BOOTH ISLAND**  
 Booth Island, a pristine island in Siltcoos Lake, located south of Florence. This is the ultimate island retreat. Green & solar! Private location, just minutes to the ocean, rivers & dunes. Invest now in waterfront property at lower prices and consider building later. **\$124,000** #9676 MLS#20682793

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