

# SAN JUAN

## Islands REAL ESTATE TAB

April 2022

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Tastefully Remodeled Home at The Oaks

~ and more ~



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*The Most Trusted and Productive Real Estate  
Brokerage in the San Juan Islands—Since 1960*





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# SIMONSON & ZAMBROVITZ

YOUR INFORMATION SOURCE



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## WELLS IN SAN JUAN COUNTY - ONE BOURBON, ONE SCOTCH AND ONE BEER

Unlike liquor, your water source in San Juan County is not guaranteed and must be acquired and cared for.

When you first consider purchasing an unimproved parcel of land you should condition your purchase upon a satisfactory water source. The days of clients purchasing land without the water source determined are long gone. Further, if one hopes to use institutional financing, the lender will require that the water source be acceptable in quality and quantity. Lenders will also require a valid septic system permit and access to an electrical power provider.

The majority of non-platted parcels in the San Juan Islands are serviced by individual wells. Most subdivisions offer access to a community water system, and some urban areas offer public systems.

### Types of Water Sources in the Islands Include:

- Individual Private wells
- Shared well; 2 users. These systems should have a recorded shared well agreement with easements for maintenance and access. Depending on the volume, individual holding tanks may be required.
- Group B water system; 3-14 users. In the late 1990s, the County began managing the approval process for this group of water system. The County requires that the system have a maintenance agreement, access easements, a protection zone and regular testing with an assigned purveyor. The County requests the purveyor to submit a bacteria and nitrate tests annually to remain in "good standing". Prior to late 1990s, these were unregulated systems and some of the older systems have yet to be brought up to proper standards. Hence, the importance of confirming with the County that the system is in "good standing". These systems typically have a base monthly charge plus a fee based on your use and surcharge for heavy use.
- Group A water system; 15 plus users. These systems are larger providers such as Roche Harbor Water or the Town of Friday Harbor. The system's reports are reviewed by the

State and must comply with the State's requirements for maintenance, testing and notifications. The hook-up fee in the town of Friday Harbor is currently \$13,700 and the fee for Roche Harbor Water is \$9,000-\$13,000. These hook-up fees do not include the installation cost for connection to the main sewer lines or storm water management systems. Again, these systems have a base monthly charge plus a use fee.

### Drilling a New Well

If purchaser is considering buying unimproved land, it is prudent to ask for the seller to drill the well, in a mutually agreed upon location, at seller's expense. Depending on the purchase contract, if the well is satisfactory to the purchaser, the seller may be reimbursed for all, part or none of the well drilling expense.

You need to get a quote from the well driller on the timing. They all have wait lists at this time and currently, our well driller is out 12 months subject to the type of access to the location of the proposed well. Some land can only be accessed during the dry seasons and the well rigs are very heavy. The non-ferry serviced islands always present a challenge.

Well drilling runs about \$22.00-\$25.00 per foot and the average depth of wells on the island is approximately 400 feet. The cost to drill the well is in the range of \$20,000-\$30,000 including the pump, pressure tank, water lines, power, and filters. You should add \$15,000-\$20,000 for the modest well house and \$12,000-\$15,000 if a water storage system with electrical, trenching and pumping is needed.

If the proposed well site is within 1000 feet of the shoreline, an entire list of regulations ...

To continue reading

### WELLS IN SAN JUAN COUNTY - ONE BOURBON, ONE SCOTCH AND ONE BEER

please visit our website:

<https://www.sanjuanislandslifestyle.com/post/one-bourbon-one-scotch-and-one-beer-2>



**WATERFRONT HOME ON ACREAGE**  
\$2,195,000 - MLS #1783855



**SPACIOUS CAPE SAN JUAN HOME**  
\$1,299,000 - MLS #1892066



**THRIVING LOCAL BUSINESS OPPORTUNITY**  
\$875,000 - MLS #1808687



**SERENE WATERFRONT ON GARRISON BAY**  
\$1,500,000 - MLS #1787607







# SAM BUCK

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# LAURA BOULTON

Broker

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## HOME ON ACREAGE - MLS #1906491 | \$799,900

Sunny, south-facing 2092 sf, 4 bed/2 bath house on 1.2 acres. Open meadow view across the Strait to the Olympic Peninsula. In winter you see the snow-covered peaks of the Olympic Mountains. On the main level are a wraparound deck, accessible from the dining area and the primary bedroom, a second bedroom, and a full bath with washer/dryer. Propane connects to a free-standing stove, outdoor barbecue, and kitchen stove (currently electric). On the lower level is a sauna, two bedrooms, and direct access to the 2-car garage. Portland Fair has an excellent water system and generous water allotment and paved roads. Great neighborhood for walking, close to National Parks, hiking trails, and beach access, while only about 5 minutes to town.

**COLDWELL BANKER SAN JUAN ISLANDS, INC.**

105 Spring Street / PO Box 100, Friday Harbor, Washington 98250

CHECK OUT [WWW.SANJUANISLANDS.COM](http://WWW.SANJUANISLANDS.COM) TO EXPLORE OUR WEBSITE UPDATES!



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**SOLD**



### PERFECT ISLAND HOME OR VACATION GETAWAY

Perfect island home, or vacation getaway! Located in the popular Eagle Cove neighborhood, this special 2+ bdrm custom NW home offers ground floor living, bathed in sunlight. Great room with vaulted ceilings, skylight, wood fireplace/insert, custom bookcases, main ensuite bedroom, wood floors, and office. Step out French doors onto the large deck, and enjoy south-facing views. The second floor has a guest bedroom, bath, and spacious bonus room...

**\$1,500,000**

**MLS #1886500**

**NEW**

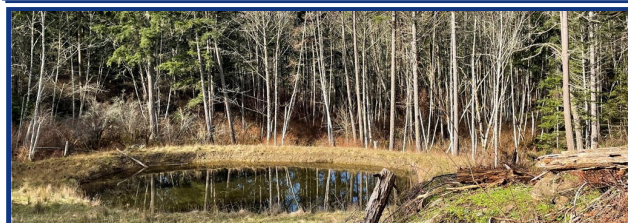


### TASTEFULLY REMODELED 3 BDRM 2 BATH AT THE OAKS

Tastefully remodeled 3 bedroom 2 bath across from beautiful common area pond and park in the Oaks community. Updated kitchen with sunny eat-in nook, vinyl plank flooring, parlor stove plus central heat. Vaulted ceilings, dining room, skylights, tons of storage! Carport and storage shed. The Oaks has acres of beautiful common area park and on site manager for security.

**\$297,500**

**MLS #1897421**



### PRIVATE +/- 7.4 ACRE PARCEL AMID THE TOWERING TREES

Amid the towering trees, this 7.4 plus verdant acre parcel offers privacy and room to roam! Private drilled well, pond, and power. The driveway meanders gently through the forest and ends at a cleared building site that has power being installed. Overlooking the peaceful pond, this special property has no HOA or CCRS. Bring your sprinter or cabin and have fun exploring!

**\$319,500**

**MLS #1892529**



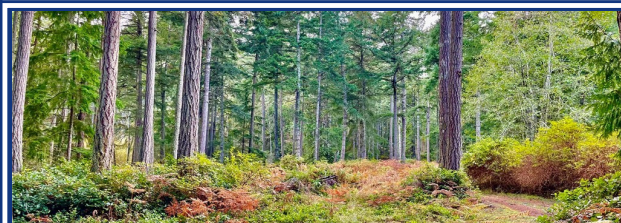
### A TRUE OASIS HOME SITUATED ON 5 ACRES

A true oasis offering 5 acres, perfectly situated on lake with dock. Leave your cares behind! This complete package includes large shop, 400 SF rental unit, and custom beautiful 2817 SF 3 bed 2 bath Craftsman home, with lovely views of lake and Mt Baker. Large bonus room, separate office and dining room.

CO-LISTED WITH CB SJI BROKER, MARY ELLEN FOSTER

**\$1,495,000**

**MLS #1892453**



### MAGICAL 3+ ACRE PARCEL TUCKED AWAY AMID THE FIRS

Tucked away, one can relax amid the gorgeous old growth fir and cedar forest on this magical 3 plus acre parcel. It offers so much, a seasonal stream with fern and mossy outcroppings and an abundance of wildlife. Bring your cabin or yurt, or camp out! Power available.

**\$199,000**

**MLS #1858180**

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SCAN THE QR CODE  
TO BE DIRECTED TO  
SANJUANISLANDS.COM



## Did You Know?

WE UPDATED OUR WEBSITE TO ALSO FEATURE

- ★ COMMUNITY INFORMATION
- ★ ABOUT THE SAN JUAN ISLANDS
- ★ LATEST NEWS FROM OUR OFFICE
- ★ ADVANCED PROPERTY SEARCHES
- ★ ACCESS TO ALL OUR SOCIAL MEDIA
- ★ HELPFUL BUYER AND SELLER INFORMATION
- ★ ALL PRINT AND SOCIAL MEDIA PUBLICATIONS
- ★ GENERAL & REAL ESTATE BUSINESS DIRECTORY



find Your Dream Home







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