

# SAN JUAN

## Islands REAL ESTATE TAB

April 2021

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~ and more ~



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**SAN JUAN ISLANDS,  
INC.**

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PHOTOGRAPHY

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◆ YOUR INFORMATION SOURCE ◆



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## ALMOST EVERYTHING YOU WANT TO KNOW ABOUT SEPTIC SYSTEMS

As a Real Estate Agent, we are constantly learning and then sharing our knowledge with our clients. We must even expand our knowledge into some related industries that are not comfortable to discuss with a client, such as septic systems and their functions. The real estate industry is not just cars and contracts; it includes other really interesting stuff as well.

**SEPTIC DESIGN AND INSTALLATION.** The process starts off with unimproved land. A property owner or buyer must find out where on their site they should install the system and what type of system will be required by State regulations. There are various types of system options to select from. The latest technology includes systems that are considered mini sewage processing plants. Those manufactures claim that the effluent is nearly potable by the time it is pumped to the drain field. I am not convinced to that level but my opinion is based on the "ick factor" not science.

The system selection process includes hiring a licensed on-site designer who will complete a site and soil analysis and submit a design to the County for their approval and permit. The permits have a validity period of five years and the cost is around \$2,000-\$2,500. but add \$500 if a backhoe is needed for the holes. A full list of approved designers is available on the San Juan County website..

If the parcel is under a Purchase Agreement, the design and permit process is typically done by the buyer as part of the Feasibility Contingency, which is processed prior to closing.

Another aspect of the Feasibility Study is to confirm that the property is not located in an archeological sensitive area such as Indian Midden or near a cemetery. If the property does contain sensitive materials, you need to know where they are located. To confirm this information, you need to contact San Juan County at 360-370-7585 and fill out their Critical Area and Archaeological Review form, they will email you a response in a very timely manner. Being located in an archeological sensitive area will add thousands to the cost of installing a septic system as reports must be obtained and an archeologist must be present during installation.

All new systems are required to have a reserve drain field area in the event the first drain field fails. This can be difficult on smaller lots that have other restrictions such as being on the shoreline. Further, some lots are unbuildable due to inability to install a septic system; they become buffer or recreation lots. Their value is typically 50% of market.

The system is installed by an excavation firm licensed for installation. The service provider should be screened based on the type of system to be installed. Asking your designer for a reference is a good plan. The cost to install a new system will vary based on the type, size, and conditions of the site; the range is \$30,000-\$45,000, with the typical being \$30,000-\$35,000. It is prudent to photograph the site during the installation process so that you have documentation on the component locations; this makes servicing in the future easier. A list of installers is available via the County website.

The size of your system should be based on your future home building plans; i.e., the number of bedrooms in the plans should match the size of your system. Years back, some property owners felt that the systems were over engineered; hence the practice of building a 3 bedroom home with a 2 bedroom septic system presented itself. The result of this faulty logic is notable when a property owner decides to sell and markets the home. Real Estate Agents are only able to advertise the maximum number of bedrooms per the septic permit, not the floor plan. These rules impose creative marketing remarks such as "home offers 2 bedrooms and a den with a closet". This lack of detail impairs the marketing of the home. Of course, if you have a 7 bedroom system and a 3 bedroom house, the marketing remarks remain at 3 bedrooms but you are able to brag about the larger system.

To continue reading  
"ALMOST EVERYTHING YOU WANT TO KNOW ABOUT SEPTIC SYSTEMS"  
please visit my site: [www.sanjuanislandslifestyle.com/blog](http://www.sanjuanislandslifestyle.com/blog)



**NEW CONSTRUCTION MODERN HOME IN TOWN**  
\$645,000 - MLS #1741380



**BROWN ISLAND WATERFRONT LOT**  
\$418,000 - MLS #1428542



**SPORTSMANS LAKE WATERFRONT HOME**  
\$849,000 - MLS #1735269



**FLY HOME TO ROCHE HARBOR SKYWAYS**  
\$935,000 - MLS #1694392



**NEW LISTING**

**NORTHWEST CONTEMPORARY IN TOWN**  
\$599,000 - MLS #1748411



**NEW LISTING**

**MINERAL POINT WATERFRONT HOME**  
\$2,700,000 - MLS #1746811



**BREATHTAKING VIEW ESTATE**  
\$2,665,000 - MLS #1563904



**PENDING**

**BROWN ISLAND WATERFRONT CABIN**  
\$750,000 - MLS #1439923





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*to view more of my listings, please visit:*  
[www.BuySanJuanRealEstate.com](http://www.BuySanJuanRealEstate.com)

**REDUCED**



**LIGHT AND BRIGHT HOME**

Affordable single level living at the Oaks. Three bedrooms, 1 1/4 baths, new carpet, paint, updated kitchen and appliances. Skylights let tons of natural light in. Wood stove plus electric heat. Carport and storage shed. This is a quiet and beautifully kept development near town.

**\$179,900**      **MLS #1732646**

**NEW LISTING**



**ISLAND FARM**

Newly updated farmhouse style 3 bedroom, 3 bath home on over 5.5 acres. Sunny pastures, fenced for livestock, with 5 stall shed roof barn. Acid washed floors, wood stove, room to run! Community water, plus private well. Space for orchard or large garden. Common area pond/park area. Shown by appt.

**\$659,000**      **MLS #1723467**



**CHARMING COMMERCIAL PROPERTY**

Step back in time to this charming and lovingly restored Victorian home in town, currently used as a commercial rental with 4 units and room to expand to 8! Walking distance to town, shops, and ferry. 3 studios w/kitchens, one large private bedroom, 4 baths. Attached garage.

**\$989,000**      **MLS #1675846**

**NEW LISTING**



**SUNNY, WEST FACING HOME ON 5 ACRES**

Chic and remodeled, this 2 bdrm home + large loft offers a light filled open floor plan. Comes furnished! Outdoor spaces are unparalleled with gathering places for friends and walking trails. Detached studio + garage/shop.

**\$925,000**      **MLS #1739656**

**NEW LISTING**



**LIGHT AND BRIGHT HOME IN TOWN**

Move in ready, one level home, walking distance from ferry and town amenities. Updated and stylish with new flooring, bright and cheerful. Two large bedrooms, 2 baths, tons of storage. Large sunny yard, with oversize garage, 2 covered patios and access ramp for ease of use.

**\$479,000**      **MLS #1745156**



**ACREAGE WITH VIEWS**

Lovely forest setting with fir, oak and madrona. 5 acres. Nice views of San Juan Valley, Zylstra Lake. End of road location and borders Land Bank. Driveway roughed in. Water power phone available in this new development of 80 acres.

**\$297,000**      **MLS #1381571**

**PENDING**



**WEST FACING PARCEL**

West facing with potential view. Fir, oak, and madrona gracing the property amongst rocky outcroppings. 4.15 acres. Road in. Water power phone available in this new development of 80 acres total. Adjacent lots available.

**\$187,000**      **MLS #1381651**







NEW LISTING



### WATER VIEW ACREAGE

10 acres with views across San Juan Channel to Orcas Island. Community water, private community beach, an approved 4-bedroom septic design, utilities on site, and a nicely maintained road. Quick drive to Friday Harbor. **MLS #1737987 / \$395,000**

PENDING



### NEW WATERFRONT HOME WITH DOCK

2774± sf, 3 bed/3.5 bath, in-floor radiant heat, electric blinds, fiber optic, oversized 2-car garage, enough clearing to create good solar exposure for gardens, and a top-notch shared deep-water protected dock with a 40 ft float. 2.4± acres. **MLS #1587145 / \$2,395,000**



### WATER VIEW LOT

Over 1.1 acres of southwest-facing lawn with installed septic, utilities, driveway, and existing old foundation, plus 4.75 acres of common area that includes a pond, a tennis court, and approximately 1600 feet of shoreline. Near Roche Harbor.

**MLS #1537100 / \$895,000**

PENDING



### HOME IN TOWN

Classic 2-story Craftsman with 1712 sf, 3 bed/2 bath, gourmet kitchen, heated sun porch, high quality finishes and custom features including cherry cabinets, maple counter tops, solid cherry and mahogany doors, new roof, new exterior paint, and a spacious and private back yard with fruit trees.

**MLS #1748106 / \$745,000**



### HOME NEAR TOWN

Updated home with 3291± sf, 3 bed/3 bath, little view of Griffin Bay, privacy fencing, grass yard, landscaping, fruit trees, and a deer fenced garden on a sunny 0.59± acre lot. Being sold turn-key with a vacation rental permit.

**MLS #1618262 / \$995,000**





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