

SAN JUAN

Islands

REAL ESTATE TAB

JUNE 2021

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~ and more ~



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BANKER**

SAN JUAN ISLANDS,
INC.

Monica Bennett
PHOTOGRAPHY

105 SPRING STREET / PO BOX 100
Friday Harbor, Washington 98250
(360) 378 2101 // info@sanjuanislands.com

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Merri Ann Simonson

(360) 317 8668
simonson@sanjuanislands.com

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Terri Zambrovitz

(360) 375 5015
terriz@sanjuanislands.com



HOME INSPECTIONS AND THEIR ROLE IN THE REAL ESTATE TRANSACTION

If you are a buyer or seller, I bet you thought just getting under contract was stressful for all parties; but, in reality, the home inspection and/or feasibility response and associated negotiations are often the more stressful event. Allowing a buyer to have a home inspection and hopefully a concurrent feasibility study is a very necessary part of the transaction.

SELLER'S DISCLOSURE — FORM 17

As required by statute, the seller must provide a disclosure about the property. This is merely a disclosure, not a representation, guarantee or warranty. This disclosure should be given to your home inspector prior to their visit so they can focus on the seller's comments about defects and repairs made. Your agent should automatically do this but as a buyer you should insure it happens.

BUYER'S DUE DILIGENCE

Washington is a buyer due diligent state, so basically, if the boilerplate language is used, the buyer gets a free ride to investigate whether the property is suitable or not. If they respond with notice to terminate within the deadline, their deposit is refundable unless the contract is written differently.

In some of the near-by metropolitan markets, some buyers elect to waive their rights in order to attract the seller's attention, but that is not the case on San Juan. In the long term, allowing this process will reduce the exposure to future disagreements about the condition of the home. The buyer needs the opportunity to research the property and condition of the improvements prior to closing. As a seller, if your buyer waives their rights to an inspection, be sure to obtain a copy of the waiver or a hold harmless agreement for the file.

In most transactions, the buyer shall have anywhere from 10-90 days to process their home inspection contingency and feasibility study, with 15 days being typical for a home purchase. The home inspection contingency addresses the condition of the improvements on the property. The feasibility study addresses the "what if-s", a buyer is considering i.e., may I have a dog run, can I park an RV, what will the kitchen remodel cost, can I obtain a vacation rental permit, etc.

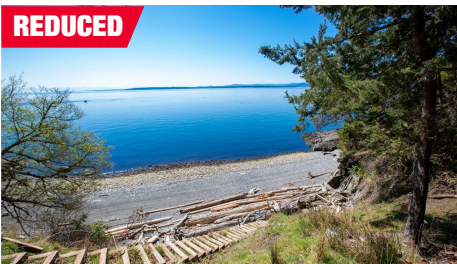
The inspections must be processed by the buyer or a person licensed under chapter 18.280 RCW. Surprisingly, General Contractors are not qualified under this chapter RCW. Reports are at buyer's expense, ordered by them and performed by an inspector of their choice. If seller has already obtained a home inspection, the buyer should not rely upon it as there is no recourse against the inspector by a party not named in the report. The buyer can; however, hire that inspector for a new report in their name as it may save time.

The inspectors or contractors may not be invasive with their inspections or their evaluations of the cost of repairs, without seller's consent and without the agreement that buyer will restore to the pre-inspection condition.

Some buyers and their agents are of the opinion that it is best to just get the property under contract and then plan to be aggressive during the home inspection and feasibility period. Only time will tell with this approach, it can backfire. It is true that the seller may be emotionally attached to the transaction as it is the solution they are looking for, however; they also need to feel that the transaction is fair. It may be their plan to be aggressive as well and perhaps they are not attached to the outcome. These are just some of the uncertainties that surround the process. During the inspection process of a transaction, sometimes not everyone is happy and sometimes all parties are slightly unhappy. It can be a stressful time for all. On the other hand, I have had the process run very smooth; it is a case-by-case situation. The goal is for everyone to be happy.

Just because you are under contract, it is still a long way until closing with numerous contingencies that must be satisfied along the way. No one should be packing until the contract is non-contingent and preferably not until you have signed your closing documents and the monies are on deposit with escrow.

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HOME INSPECTIONS AND THEIR ROLE IN THE REAL ESTATE TRANSACTION
please visit our website:
<https://www.sanjuanislandslifestyle.com/blog/categories/general>



REDUCED
STUART ISLAND WATERFRONT CABIN
\$645,000 - MLS #1758510



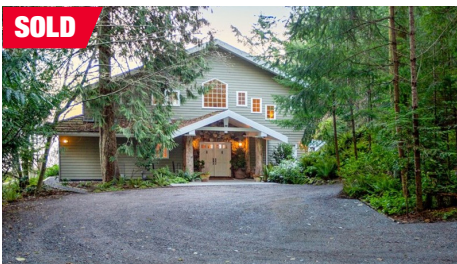
REDUCED
EAGLE COVE WATER VIEW LOT
\$535,000 - MLS #1758562



REDUCED
BREATHTAKING VIEW ESTATE
\$2,575,000 - MLS #1563904



REDUCED
ROULAC LANE WATER VIEW HOME
\$1,350,000 - MLS #1755462



SOLD
MINERAL POINT WATERFRONT HOME
\$2,450,000 - MLS #1746811



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



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



HENRY ISLAND LARGE WATERFRONT PARCEL
\$2,375,000 - MLS #1762905



NANCY YOUNG
Managing Broker

(360) 317 1755
nancy@sanjuanislands.com

COLDWELL BANKER | SAN JUAN ISLANDS, INC.
105 Spring Street • Friday Harbor, Washington 98250

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www.BuySanJuanRealEstate.com

NEW LISTING



PARCEL WITH LOW BANK BEACH ACCESS

Located near Roche Harbor in a tasteful neighborhood, this .62 acre offers a sunny meadow, towering trees, water, power, phone, and septic permit. Driveway installed to cleared building pad. Paved roads for easy access. area. No HOA.

\$179,000

MLS #1750131

PENDING



STUNNING VISTAS

Custom Eagle Cove home offers 2 large bedrooms, office/den, loft office, bonus room, and over 2,200 SF + oversized 2 car garage. Bathed in sunshine, on over an acre, this is island living at its best, with forever 180 degree views from Mt. Rainier to the Olympics w/stunning sunsets. Whales play in your front yard.

\$1,599,000

MLS #1758375



CHARMING COMMERCIAL PROPERTY

Step back in time to this charming and lovingly restored Victorian rental 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

SOLD



PRIVATE RETREAT ON 10+ ACRES
This modern Victorian style home was built as a bed & breakfast. The main home is 4200+ SF, w/5 ensuite bedrooms, large dining hall, spectacular living area w/built-in library, fireplace, wetbar. Bonus room, office, music room, & game area. 800 SF guest studio over garage.

\$1,827,000

MLS #1758452

NEW LISTING



RARE STAND ALONE CONDOMINIUM
Light and bright south facing home with view of Olympics, great room w/new carpet, hardwoods, gas fireplace, vaulted ceilings. Spacious kitchen w/ granite counters, gas cooktop, abundant storage, eating nook/office space. 2 bedrooms, 2.5 baths.

\$629,000

MLS #1761777

NEW LISTING



DELIGHTFUL FILTERED WATER VIEW LOT
Two bedroom septic included. Driveway and building site cleared. Water, power, phone. Paved roads. Over 1/2 acre, lightly treed with native fir and cedar. Fantastic walking neighborhood. Community amenities.

\$225,000

MLS #1765409



5 ACRES OF OLD GROWTH
Towering old growth doug fir and madrona forest grace the property in a mix of rocky knolls. 5 acres. Natural building site with drive partly in. Water power phone available in this new development of 80 acres total.

\$297,000

MLS #1380666





SOLD



LIGHT AND BRIGHT HOME CLOSE TO TOWN

Nice and sunny double-wide with 1060 sf, 2 bed/2 bath, a fenced backyard, and a small back porch. No age restriction. Pets are limited to two dogs and no limit on cats. Space rent is \$500/month. Utilities are billed separately. **MLS #1779026 / \$215,000**

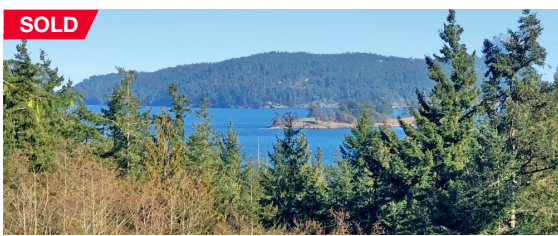
NEW



CONDO IN TOWN

Two story, upper-level end unit (best location) with 932 sf, 1 bed/1 bath, new appliances, plus a bonus room, and pastoral and water views. Situated on about an acre with large, private lawn and garden areas. Short walk (3 minutes) to town, community theater, and the middle and high schools. **MLS #1782812 / \$335,000**

SOLD



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



WATER VIEW LOT

Over 1.1 acres of southwest-facing lawn with installed septic, utilities, driveway, 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**

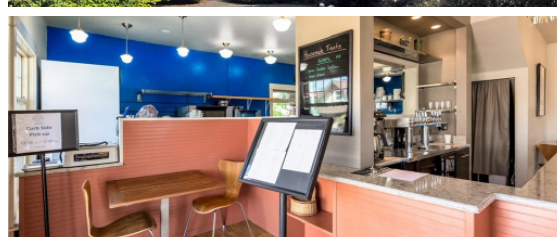
PENDING



HOME 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. **#1618262 / \$995,000**

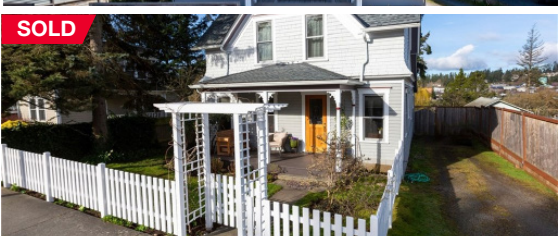
SOLD



COMMERCIAL BUILDING

Great location in town. Recently operated as a top-rated lunch Bistro serving wine and beer, with indoor and outdoor patio seating. Commercial kitchen. Commercial grade linoleum. Equipment, furniture, service ware, and more included. Office space and storage on 2nd floor. **#1764264 / \$525,000**

SOLD



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



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