

# SAN JUAN

## Islands REAL ESTATE TAB

December 2021

### *In this Issue:*

#### **ARTICLE:**

**SAN JUAN ISLAND AND  
COUNTY REAL ESTATE  
MARKET SUMMARY**

#### **REAL ESTATE FOR SALE:**

Brand New Construction in Fox Hall  
Water and Mountain View Home in Town  
Beautiful Home Amongst the Pines  
View Home on Acreage  
Westside Waterfront Acreage  
~ and more ~



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BANKER**

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





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## REAL ESTATE IS BEST WHEN KEPT LOCAL

Using local real estate brokers and local real estate related service providers is very important when buying or selling real estate. Boots on the ground here brings the expertise. Further, it is similar to buying locally sourced food and shopping to support local retailers and restaurants; any effort in this direction helps to reduce our carbon footprint and reduce climate change.

Real estate is one of those industries where it is imperative to use the local experts. There is no better time to start the benefit of using island servicers than in your search for real estate. For all of us that already live here or for those that plan to move here in the near future, this can and should be accomplished.

### AND HERE IS WHY

No one understands the importance of using local service providers more than an experienced real estate broker in the San Juan Islands. All the successful brokers ensure that their clients, whether buying or selling, create relationships with the local service providers early in the process. Failure to utilize the local expertise can result in failed sales, unexpected expenses, and delays. Plus, the frustration and disappointment of a poorly processed real estate transaction.

Below I have recapped just some of the issues as it relates to using some off island service providers. I am sure all off island individuals and firms are great in their neck of the woods, but when it comes to the islands, they may be out of their area of expertise.

### REAL ESTATE BROKERS

This one's a tough issue, I understand that the agent from the city wants to maintain their relationship with their buyer and provide them with the level of customer service that the buyer deserves. Further, the buyer already knows them and trust their advice. However, it can be extremely treacherous for both to do business in an area that the broker is not familiar with. In fact, RCW 18.65 holds brokers to the standards of a practicing attorney, and that can be difficult to achieve when a broker is out of their area of expertise.

Of the 39 Counties in the state of Washington, San Juan County has many unique regulations, statutes and ordinances that exist in no other County. In fact, we have created a custom form with our local attorneys that is used in our contracts to address many of these unique issues. However, even with the form, it takes local knowledge to give clients the representation they should have. Almost all off island brokers will not be familiar with the issues and the result may be legal and practical problems, delays and failures.

Further, a broker that lacks connections with the local service providers such as home inspectors, well water testers, septic inspectors, septic designers, surveyors, lenders, title, and escrow may also incur delays in the transaction as they may not know who to contact. They may not understand the logistics of doing business here with our smaller recorder's office, title and escrow offices who do not have the manpower the metropolitan offices enjoy. They may also lack knowledge of some of the rural aspects of our market.

### HOW CAN THEY PROTECT/ REPRESENT THEIR CLIENT PROPERLY?

- Do they know that a buyer should obtain a drawdown test on all wells that are within 1000 feet of the shoreline in order to obtain a certificate of water availability which is required for a building permit?
- Do they know that we have sensitive areas throughout the County and if there is Indian Midden or other archeological sensitive materials found on the property that it can add thousands of dollars to the cost of construction and potentially long delays for a property owner?

To continue reading

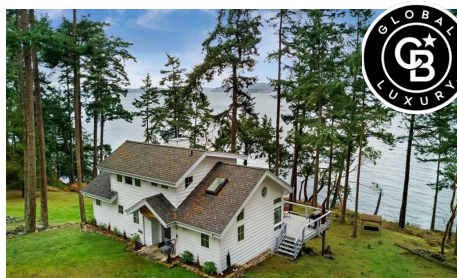
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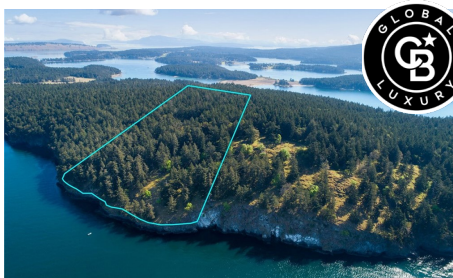
<https://www.sanjuanislandslifestyle.com/blog>



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



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



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



**BRAND NEW CONSTRUCTION IN FOX HALL**  
\$760,000 - MLS #1863885



**TWO STORY HOME IN TOWN W/MULTI FAMILY ZONING**  
\$599,000 - MLS #1854835



**GARRISON BAY WATERFRONT HOME**  
\$1,550,000 - MLS #1787607



**EXQUISITE EQUESTRIAN PROPERTY**  
\$1,495,000 - MLS #1823874



**THRIVING BUSINESS OPPORTUNITY**  
\$925,000 - MLS #1808687





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**PENDING**



**WATER & MOUNTAIN VIEW HOME IN TOWN**

Walking distance to ferry & village of Friday Harbor. Charming NW custom home offers 2 bedrooms and spacious office/loft for work-at-home. Open floor plan w/ great room, light filled w/ vaulted ceilings, great kitchen w/ bar seating, updated appliances, separate dining area, and sunroom nook w/ extra office space.

\$985,000

MLS #1861144



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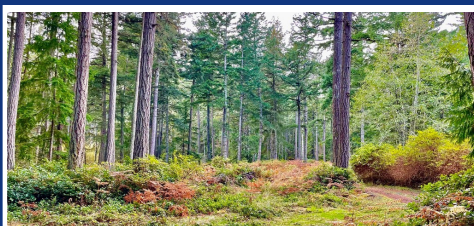
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**BEAUTIFUL HOME AMONGST THE PINES**

Follow Reef Net Rd to the end and you will find "Amongst the Pines", the name lovingly given to this amazing property. Amidst the many beautiful trees, with trails throughout, there is plenty of light for fruit and nut trees, and 2 fenced gardens - 3880 and 3782 sft, full of herbs, flowers, veggies, blueberries and raspberries. Built in 2011, the 1900 sft home is beautifully appointed with wood fixtures-some milled from the land, radiant heat slate floors, hardwood cherry floors, stainless appliances, tall open ceilings, French doors, fresh interior paint, and a room w/ artfully crafted reading nook/play area. The loft is perfect for media/game room, office, or guest space.

\$827,000

MLS #1852367

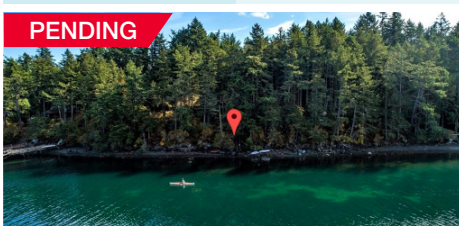


**MAGICAL 3.73 +/- ACRE PARCEL**

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



**PENDING**

**PERFECT SAN JUAN ISLAND GETAWAY**

NW home on Neil Bay offers 1475+/- sq ft of easy living with large main bedroom, large den /office, artist studio and large decks overlooking the water and sunsets. A lot and a half with room to expand. 180 ft +/- of waterfront with stairs to gravel beach, and protected moorage in front. 2 carports plus self-contained guest studio cabin.

\$1,100,000

MLS #1838001



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**AN ARCHITECTURAL MASTERPIECE**

An architectural masterpiece featuring floor-to-ceiling marble and coral tiles with cathedral hard wood ceilings, this nearly 4,000 sq ft 3 bed 3.5 bath home towers over the San Juan channel. Kitchen boasts quartz counters, 2 sinks, double ovens, propane range, oversized fridge, and double dishwasher. Gracious open floor plan has french doors opening onto a massive patio with 2 fireplaces. Matching upstairs master suites offer soaking tubs, marble walk-in showers and propane fireplaces. On the first level: spacious 4 car garage, ensuite bedroom, and enormous bonus room each with french doors leading to a private deck featuring propane fire pit, hot tub, and unfinished sauna. Fiber internet, community beach, copper gutters, blackout shades.

\$1,690,000

MLS #1824516







**PENDING**



### 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 / \$325,000**

**PENDING**



### VIEW HOME ON ACREAGE

1928 sf, 3 bed/ 2 bath, a large east-facing deck, a great view of Mt. Bakr and modest filtered views of Griffin Bay, and a detached office/ workshop/ studio. Approx. 2.5 acres with two paddocks, 1.4 acres of fenced pasture, chicken coop/ pens, green house, fenced garden. Fiber optic in the street.

**MLS #1860630 / \$835,000**

**SOLD**



### WATERFRONT HOME

South-facing and designed by Architect Geoff Prentice with approx. 1320 sf, 2 bed/2 bath, a large deck with an outdoor fireplace, detached office with sauna, detached one-car garage/shop, fruit trees, views across a flushing saltwater lagoon to Griffin Bay, and just a mile from downtown.

**MLS #1842558 / \$1,350,000**

**PENDING**



### WATER VIEW HOME ON ACREAGE

Northwest Contemporary with approx. 3975 sf, 3 master bedrooms, 3.5 baths, home theater, many new windows, massive basement storage, new and extensive decking, recently painted, views across San Juan Channel to Mt. Baker and the Cascade Range, delightful walking paths throughout the property, and approx. 4.48 acres.

**MLS #1845814 / \$2,695,000**

**SOLD**



### WEST SIDE HOME

Custom-built home with approx. 3600 sf, 3 bed/4 bath, in-floor radiant heat, gourmet kitchen plus a second lower level family room with kitchenette, a 12-seat movie theater with concession bar, over 1000 ft of decking, detached studio with bath/shop/garage, and a Vacation Rental Permit.

**MLS #1832796 / \$1,275,000**



### WEST SIDE WATERFRONT ACREAGE

Rare west side location with 2.9 acres and 437 ft shoreline. Beautifully wooded with incredible views across the straits to Vancouver Island and the Olympic Mountains. Sunsets are stunning! Power, fiber optic, and water on property.

**MLS #1801877 / \$2,495,000**



### HENRY ISLAND WATERFRONT ACREAGE

1.76 acres and 169' of west-facing waterfront with wonderful views across the straits to Vancouver Island, shipping traffic, and whale watching. Roche Harbor's marina, restaurants, and grocery store are just a short boat ride away.

**MLS #1816446 / \$149,000**

**PENDING**



### SHAW ISLAND WATERFRONT HOME ON ACREAGE

NW point of Shaw Island (3 parcels) totalling 9.1 acres and 1755 ft of shoreline. NW contemporary with 2048 sf, 3 bed/ 4 bath, a large deck, and an attached 2-car carport, water storage tank, and 2 wells. Completely turn-key!

**#1856977 / \$4,650,000**



### VIEW HOME

Recently updated 2092 sf, 4 bed/2 bath, with wonderful strait and territorial views, great natural light, gas fireplace, a sauna, fiber optic cable, plumbing for propane range, and outdoor grill. 1.3 gentle acres with a variety of fruit trees, an attached two-car garage, and a fenced backyard.

**MLS #1857108 / \$895,000**





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