

**NEW LISTING**



## REMARKABLE WEST SIDE 6+ ACRE PARCEL

Remarkable sunny and secluded westside 6+ acre parcel. Gently rolling, level land with a diverse mix of trees and meadows providing many options for garden and home sites. No CCR's. Highly desired infrastructure including well (10gpm), power, phone, RV plug-ins and conduit for fiber currently in place. The parcel is surrounded by large acreage properties which create a beautiful and quiet ambiance, yet close to town. Minutes from coveted westside sunsets and whales. The quality features of this property are exceptional and rare.

**\$625,000**

**MLS #1989168**

**PRICE CHANGE**



## PERMIT-READY LOT IN ROCHE HARBOR

Become a part of renowned Roche Harbor Resort Village with this building lot in The Woodlands, an easy stroll to the amenities of the Resort. Sale includes permit-ready, Roche Harbor approved, architectural plans designed by Peter Brachvogel of PC&J Architects. This lot allows for a detached garage with bonus living space above for guests. Lot includes water, sewer, and electrical hookups; conduit for fiber in place. Low monthly HOA dues include access to Roche Harbor's pool, tennis/pickleball courts, and boat launch, and includes security. Completed home will provide opportunity for rental income through Roche Harbor Resort rental pool if desired.

**\$489,000**

**MLS #1978595**



## 2 ACRE WEST SIDE WATERFRONT ESTATE

Once-in-a-lifetime experience of a truly magnificent 2 Acre West Side Waterfront Estate on a south and west-facing point with 946 ft of medium-low bank shoreline. Enjoy an intimate connection with the whales swimming along the shoreline! Exquisite home with approx. 3450 sf, two 600 sf detached living spaces, a 1248 sf shop-exercise-office, treehouse, wonderful landscaping, desalinization plant, 30,000 gallons of water storage, 2 deer-fenced gardens, greenhouse, and chicken run. The value of the land is discounted 30% to \$2.1M due to a 99-year leasehold with 72 years remaining and the improvements most likely could not be replaced for less than \$4.5M.

**\$6,450,000**

**MLS #1977734**



## WALDRON ISLAND WATERFRONT ACREAGE

Rare, private waterfront acreage on Waldron Island. This approx 5.5 acres in Mail Bay offers a spectacular view of President's Channel & Orcas Island. Property includes approx 128 ft of South-Eastern exposed waterfront with 106 ft of tidelands and semi-protected moorage. A 10x16 storage shed is placed in a nice shady spot and is perfect for a long weekend while you build your dream outer-island cabin! No need to worry about transportation – this lot comes with a 2010 Kawasaki 750 Tyrex UTV that is perfect for getting around Waldron Island. The property also comes with a brand new 2022 Honda 6500-Watt generator that is a necessity for Waldron living. There is a drilled well.

**\$750,000**

**MLS #1986828**



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

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