

SAN JUAN

Islands REAL ESTATE TAB

January 2022

In this Issue:

ARTICLES:

REAL ESTATE - SHOWCASE 2022

WHAT A YEAR IT HAS BEEN

REAL ESTATE FOR SALE:

Beautiful Home Amongst the Pines

View Home on Acreage

Westside Waterfront Acreage

Henry Island Waterfront Acreage

Condo in Town

~ and more ~



**COLDWELL
BANKER**

SAN JUAN ISLANDS,
INC.

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

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

SIMONSON & ZAMBROVITZ

YOUR INFORMATION SOURCE

Merri Ann Simonson

360.317.8668

simonson@sanjuanislands.com



Terri Zambrovitz

360.375.5015

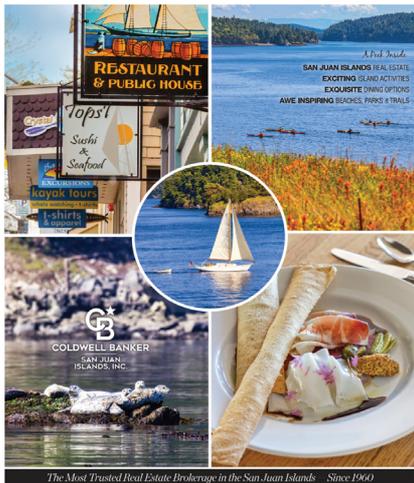
terriz@sanjuanislands.com

Real Estate - Showcase 2022

Coldwell Banker San Juan Islands is preparing our showcase catalog of property listings for 2022. Each year we publish approximately 15,000 copies and distribute as a free handout at local businesses, our Roche Harbor and Friday Harbor offices as well as on the Washington State Ferry system. We also provide an electronic page flip version to send by email to prospective buyers working with agents in our office.

This publication is one of the best tools available due to its wide print and technologically advanced distributions.

SAN JUAN ISLANDS REAL ESTATE SHOWCASE + ISLAND LIVING



As full time REALTOR'S on San Juan Island, we strive to provide exceptional service to our sellers with a professional detailed market analysis of your property, professional photography with drone, quality and wide range of advertising, monthly written reports of market activity recapping; showings, competition and changes in market trends.

At the present time our market is very active with very few properties available, and many active buyers. Many properties have seen multiple offers. If you are considering selling, It is a very good time to be a seller.

Our deadline for inclusion in the showcase catalog is - March 31, 2022.

The catalog will not be released until May. This will allow you to have your property listed and ready for sale and delay the active marketing until mid April.

100+ Zillow 5 Star Reviews

"Merri Ann and her team did an amazing job listing and selling my property. I would wholeheartedly recommend her for anyone looking to buy or sell real estate. Merri Ann managed the cleanups and repairs necessary to get our property listed. She was always responsive to emails, telephone calls, and texts. And she skillfully navigated a complicated set of offers such that we got the best price and closed successfully." ★★★★★

If you are considering selling and would like our opinion of value for your property, we would appreciate the opportunity to assist you.

Please contact us at 360-317-8668 or email us at simonson@sanjuanislands.com.

View our website at
www.SanJuanIslandsLifestyle.com

SIMONSON & ZAMBROVITZ

YOUR INFORMATION SOURCE

Merri Ann Simonson
360.317.8668
simonson@sanjuanislands.com



Terri Zambrovitz
360.375.5015
terrizz@sanjuanislands.com

What A Year It's Been

2021 was a record year for real estate sales in San Juan County. Coldwell Banker San Juan Islands, Inc. was the top producing agency in the county and we are proud to be the top producing team at Coldwell Banker San Juan Islands, Inc. We are grateful to have enjoyed this year working with so many wonderful new and previous clients and friends.

2021 Year End Results

\$40,000,000+ Client Property Sales



47

Buyer and Seller Transactions



32

Homes and Condominiums



15

Land, Boat Slips and Airplane Hangars



4

Dual Agency Representation



9

Sales over \$1,000,000

If you are considering selling and would like our opinion of value for your property, we would appreciate the opportunity to assist you.

Please contact us at 360-317-8668 or email us at simonson@sanjuanislands.com.

View our website at
www.SanJuanIslandsLifestyle.com



100+ Zillow 5-Star Reviews

We looked for a home in San Juan County for over a year. In the process, we met virtually all of the experienced local realtors. We are seasoned business executives from Seattle and have worked with dozens of commercial and residential real estate professionals over the years. Merri Ann is exceptional and was one of only two local realtors who was capable of meeting our high expectations. She is the first agent who was actually ahead of us, every step of the way. She has exceptional negotiation skills and it also very detail-oriented. She negotiated for us the purchase of a high-end home that was not even on the market. This was a very difficult transaction that nearly unraveled multiple times. Merri Ann was the single individual who managed to keep everyone together. I would highly recommend as you will not be disappointed.

11/19/2021 - orcapacific995



We had a great experience working with both Teri and Merri Ann in purchasing our dream home on San Juan Island. We looked for about 18 months and never felt rushed by these agents. They were attentive, supportive, thorough, and excited for us when we found our place. We would highly recommend this team to our family and friends.

And, we will definitely use them again if we need agents on the island.

11/12/21 - Smith



Merri Ann Simonson, Coldwell Banker, San Juan Islands, could not be more professional. Unmatched attention to detail. Merri Ann truly has vast experience in every aspect of Real Estate. We had complex Real Estate issues that she handled with ease. We cannot say enough about Merri Ann's abilities and knowledge,

Thank you Merri Ann !

8/26/2021 - zuser20161223182035717





PAMELA WILLIAMS
Broker

(360) 472 1818

pamela@sanjuanislands.com

COLDWELL BANKER SAN JUAN ISLANDS, INC.

105 Spring Street • Friday Harbor, Washington 98250

to view my listings, please visit:

www.SanJuanIslands.com

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



COLDWELL BANKER

SAN JUAN ISLANDS, INC.



FRIDAY HARBOR OFFICE

105 Spring Street
P.O. Box 100
Friday Harbor, WA 98250

360.378.2101
OR
800.451.9054

property@sanjuanislands.com

www.SanJuanIslands.com

ROCHE HARBOR OFFICE

Roche Harbor Resort
Roche Harbor, WA 98250

360.378.0116
OR
Call the Friday Harbor Office!

rocheharbor@sanjuanislands.com

www.SanJuanIslands.com



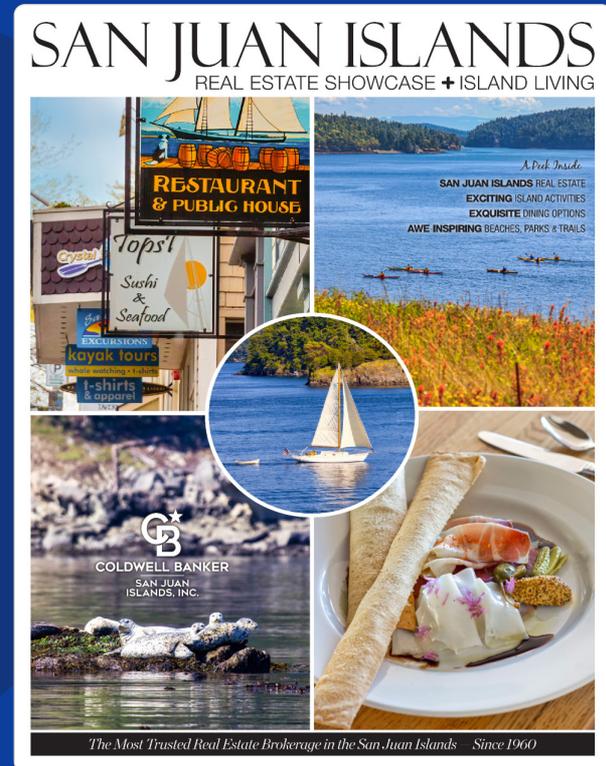
SEE YOUR HOME
FEATURED IN THE



COLDWELL BANKER

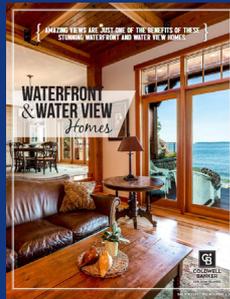
SAN JUAN
ISLANDS, INC.

REAL ESTATE
SHOWCASE & ISLAND
LIVING CATALOG -
THE MOST
EFFECTIVE PRINT &
DIGITAL PUBLICATION!



Annually, 15,000+ copies are
dispersed to:

- Washington State Ferries
- Our Friday Harbor Office
- Our Roche Harbor Office
- Chamber of Commerce
- Direct Mail
- Digital Publication - Reaching thousands via email, social media, and our website.
- Further, ColdwellBanker.com and ColdwellBankerLuxury.com - gives us exclusive worldwide reach to market your home or property.



If you are considering selling,
you can get a free estimate
of the market value of your
home or land!

Please contact your favorite
Coldwell Banker San Juan
Islands, Inc. Broker!

Our advertising deadline is
March 31, 2022.

(360) 378-2101

www.SanJuanIslands.com



SAM BUCK

www.sambuck.com

Managing Broker

(360) 317 6277

sambuck@sanjuanislands.com



COLDWELL BANKER

SAN JUAN ISLANDS, INC.

LAURA BOULTON

Broker

(360) 298 2347

laura@sanjuanislands.com



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



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

PENDING



VIEW HOME ON ACREAGE

1928 sf, 3 bed/ 2 bath, a large east-facing deck, a great view of Mt. Baker 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

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, 3bed/4bath, a large deck, and an attached 2-car carport. Plus, a substantial marine rail, a large boathouse, a detached 3-car garage-shop with an attached 2-car carport, water storage tank, and 2 wells. Completely turn-key!

MLS #1856977 / \$4,650,000



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



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



COLDWELL BANKER

**SAN JUAN
ISLANDS, INC.**

