

SAN JUAN

Islands REAL ESTATE TAB

January 2023



**COLDWELL
BANKER**

SAN JUAN ISLANDS,
INC.

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Luxury Waterfront Estate

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Opportunity to Own a 39 Acre Farm

~ and more ~

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

*The Most Trusted and Productive 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

Returning to a More Balanced Market

2022 was a good year for real estate sales in San Juan County. Our annual sales numbers are similar to 2019 and the market has come off the pandemic frenzy of 2020-2021. 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.

2022 Year End Results

\$27,000,000 + Client Property Sales Volume



28

Buyer and Seller Transactions



11

Sales over \$1,000,000



47%

Coldwell Banker - SJ
% of Marketshare

120+ Zillow 5-Star Reviews

We recently listed our home with the Merri Ann Simonson Team in Roche Harbor, Washington. Her knowledge of island waterfront properties and shoreline regulations is amazing!

Merri Ann is extremely professional and her knowledge of dealing with vendors and facilitating the sale was extremely smooth and stress free. Merri Ann and Terri were immediately responsive to any questions or concerns.

We highly recommend Merri Ann and her Team.

Don and Jan Whitson



Showcase 2023

Coldwell Banker San Juan Islands will be preparing our Showcase catalog of property listings for 2023 in the coming months. 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.

**Our deadline for inclusion in the showcase catalog is -
March 31, 2023**

If you are considering selling your property in 2023 and would like an 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



MERRI ANN SIMONSON
 360.317.8668
 simonson@sanjuanislands.com

SIMONSON & ZAMBROVITZ

YOUR INFORMATION SOURCE



TERRI ZAMBROVITZ
 360.375.5015
 terriz@sanjuanislands.com



WATER VIEW TOWNHOUSE IN ROCHE HARBOR VILLAGE
 \$2,450,000 - MLS #2024890

Water View Townhouse in the Heart of Roche Harbor Village. Relax and enjoy sunset over the harbor with fabulous top floor entertaining room with a wet bar and deck. Spacious 3 bdrm, 4 bath 2,378 sq ft end unit is steps away from restaurants, shops, marina, groceries, pool, tennis courts, hiking trails and all of Roche Harbor Resort amenities. Chefs kitchen with Wolf range, Subzero refrigerator, granite countertops. Lower level main has great room design and propane fireplace. Easy access to bring your treats up to the deck with elevator to the upper floors. One car garage and parking space. Option to offer as vacation rental with good income potential when you are not using. Close to English Camp National Park and Westcott Bay Oyster Farm.



ROCHE HARBOR SKYWAY - HOME WITH HANGAR
 \$1,800,000 - MLS #2022214

Fly home to Roche Harbor Skyway and enjoy all of the amenities of Roche Harbor Resort ... just a short walk or cart ride away. Spacious home offers private 2352 Sq Ft Hangar with 542 Sq Ft pilot office/shop, plus loft area and storage. Newly remodeled 3066 Sq Ft home features open design with 3 bedrooms, den, 3 baths, living room with floor to ceiling windows, family room with wood burning fireplace, chefs kitchen, and utility room. Large entertaining deck, solarium and fenced garden area. Sunny southwest views of Bellevue Farm and the airstrip. 2 car garage with attached guest studio with bathroom. Roche Harbor Resort offers marina, restaurants, shopping and hiking trails. Close to Westcott Bay Oyster Farm and English Camp National Park.



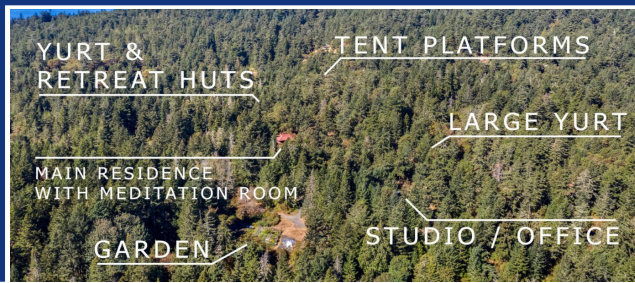
NANCY YOUNG

Managing Real Estate Broker
Global Luxury Specialist

(360) 317 - 1755
Nancy@sanjuanislands.com

www.BuySanJuanRealEstate.com

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



SERENE PARADISE RETREAT CENTER ON 20 ACRES • \$1,850,000 - MLS #1995115

This serene paradise has been used as a Buddhist retreat center on 20 acres graced with madrona, native fir trees, & rocky outcroppings. The main building has a beautiful hand-painted meditation room, a suite with living room, guest rooms, a caretaker's apartment, large kitchen, hardwood floor & tile floors, & a full wrap-around deck. Groomed paths meander to multiple sleeping huts, tent platforms, & cozy yurts & offer space for large gatherings. There is also a detached art studio, greenhouse, & organic garden. This rare offering would be perfect as a meditation center, wellness retreat, learning center, or private peaceful getaway. The owner operates under a conditional use permit. Don't miss this one-of-a-kind property! By Appt only!



PENDING

OPPORTUNITY TO OWN A BEAUTIFUL 39 ACRE FARM \$1,999,995 - MLS #1950257

An exceptionally rare opportunity to own a real 39-acre farm in 2 parcels including a wonderful old-world farmhouse, a magnificent barn with many attributes including a previously approved milk station, 6 horse stalls, an animal washing station with hot and cold water, living area with a kitchen for ranch hands to have meals from, shop, huge hay loft, and large office. There is a very nice . . .



EXCEPTIONAL BUSINESS OPPORTUNITY IN FRIDAY HARBOR \$2,950,000 - MLS #1910066

Exceptional business opportunity with 36 years of history providing year-round services to Friday Harbor and the entire County. Harbor Rental and Saw Shop is a well-known successful essential business. The sale includes the rental, repair and retail business with a County wide customer base and training for the buyer. The real estate includes; the primary building which has the show . . .



REDUCED

BEAUTIFUL HOME AND ACREAGE ON KANAKA BAY ROAD \$768,975 - MLS #1997863

Perfectly sited on a rocky knoll, amongst towering old growth native trees, this private and lovely property has a 3 bedroom, 3 bath home with sunny deck and delightful stone patio. Vaulted ceilings, solarium, and skylights create a sunny and light filled home. Ready for your own touches, the home offers privacy, den with wood stove, great room with dining, attached 2 car garage with ample . . .



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



WATERFRONT ESTATE

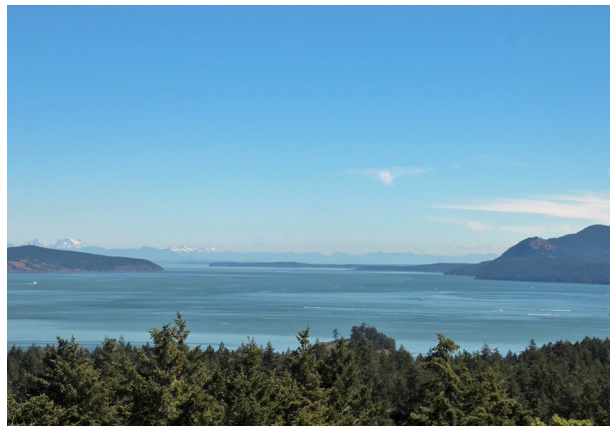
Once-in-a-lifetime experience of a truly magnificent 2 Acre West Side Waterfront Estate on a south and west-facing point with 946 ft of medium-low bank shoreline. Enjoy an intimate connection with the whales swimming along the shoreline! Exquisite home with approx. 3450 sf, a 657 sf detached studio, a 620 sf detached guest facility, a 1248 sf shop-exercise-office, treehouse, wonderful landscaping, desalination plant, 30,000 gallons of water storage, 3-bedroom septic system, 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.

MLS #1977734 / \$6,450,000

HOME ON GOLF COURSE

Nice location bordering the golf course on the north and west sides of property and view of a pond. One-story home with 1604 sf, 2 bed/2 bath, patio on golf course, an outdoor sauna/shower, attached 2-car carport, and 1000 sf detached garage/shop with attached 2-car carport.

MLS #1968806 / \$795,000



BEAUTIFUL FARM

An exceptionally rare opportunity to own a real 39-acre farm in 2 parcels including a wonderful old-world farmhouse, a magnificent barn with many attributes including a previously approved milk station, 6 horse stalls, animal washing station with hot and cold water, living area with a kitchen for ranch hands to have meals from, shop, huge hay loft, and large office. There is a very nice 1 bed/1 bath cabin, a large pond for swimming or other recreation, a large greenhouse, chicken coop, fenced pastures, and some wooded areas.

MLS #1950257 / \$1,999,995

WATER VIEW ACREAGE

Spectacular views across masses of water to many islands, plus big views of Mt Baker, on approx. 6.4 acres, including half interest in a well, a 4-bedroom septic permit, utilities close to the building site, a portion of a beautiful pond, and level wooded and steep ground. The ideal building scenario is a garage/shop with an elevator leading to a second story that accesses the moss covered peak. The property is adjacent to 1200 acres of privately held property that has historically allowed people to hike and ride horses on old logging roads leading to and around the Briggs Lake water shed for Roche Harbor.

MLS #1959918 / \$895,000

HOME NEAR TOWN

Bright and sunny west-facing home with territorial views of the beautiful SJC Land Bank property. Extensive remodel throughout just completed. 1616 sf, 3 bed/2 bath, large great room with vaulted ceiling and wood stove, new exterior paint in 2020, new roof in 2019, a 4-car garage (782 sf), a garage/shop/storage (928 sf) wired throughout with 220v, just over an acre, and close to town.

MLS #1922375 / \$799,000



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