

# SAN JUAN

## Islands

REAL ESTATE TAB

JANUARY 2021



**COLDWELL  
BANKER**

SAN JUAN ISLANDS,  
INC.

### *In this Issue:*

**ARTICLE:**  
BUYING PROPERTY  
IN THE SAN JUANS

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

Turn Point Water View Home  
Dream Estate with Breathtaking Views  
Charming Commercial Property  
Water View Home on Acreage

~ and more ~

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





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◆ YOUR INFORMATION SOURCE ◆



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## BUYING PROPERTY IN THE SAN JUANS

### #1 Select an Agent to Represent You

As you may be aware, all of the brokerage firms on San Juan Island are members of the Northwest Multiple Listing Service; therefore, any of the agents can assist you with any of the properties listed with Coldwell Banker San Juan Islands or other brokerage firms. One of the first steps in purchasing real estate on San Juan is to select an agent to represent you. Ideally you should select ONE agent that you feel will provide you with the level of customer service that you require.

It is important for you to understand the Law of Real Estate Agency. The State law allows for three types of agency representation:

- Buyer's representation is when the agent is representing the buyer and intends to obtain property at the lowest possible sales price for the buyer.
- Seller's representation is when the agent has a listing with the seller and is attempting to obtain the highest possible sales price for the seller.
- Dual agency is when the agent shows a buyer one of their own listings and the buyer decides to purchase it. In the case of dual agency, the agent represents the seller as well as the buyer and negotiates the best possible outcome for both.

### #2 Determine Your Source of Funds

- Cash at Closing
- Institutional Financing
- Seller Financing
- 1031 Tax Exchange

If you intend to finance your purchase, it is prudent to meet with your lender and determine the maximum loan amount you are qualified for. This amount, coupled with the cash you have allocated, will determine the maximum sales price. You also need to determine your closing cost for the purchase as that fits into the equation as well. We have numerous lenders that are active with financing in the islands if you are interested.

### #3 Closing Costs for a Purchase Transaction

Normal buyer's closing costs on a cash transaction include 1% Conservation Area Real Estate Excise Tax or commonly known as the Land Bank Tax. Further, approximately .5% for the Affordable Housing Excise Tax, half of the escrow fee, prorations of real estate taxes, utilities and HOA dues, recording fees, notary charges and your hazard insurance for the home. If you are using a lender, you will receive a Good Faith Estimate from them after you make loan application. Their fees are abundant and too numerous to list in this article.

These closing costs add up and are notable so be sure to be prepared.

### #4 Determine the Type of Property You Desire to Purchase

One of the best ways to do this is to develop a list of your desired property features, and a list that details how you intend to use the property. Then prioritize those lists. For example, when I am working with a waterfront purchaser, I obtain the following information:

- Is beach access required or is high bank OK?
- Do you have a boat? Do you plan to buy a boat?
- Bay protection or west side open with current?
- Bay view or expansive wide open view?
- Do you want to be near crabbing and clamming?
- Do you want to see the whales, boat traffic and/or sunsets?
- Amount of trees, direction of sun exposure and amount of privacy?
- Weather exposure?
- Internet connectivity? Working from home?

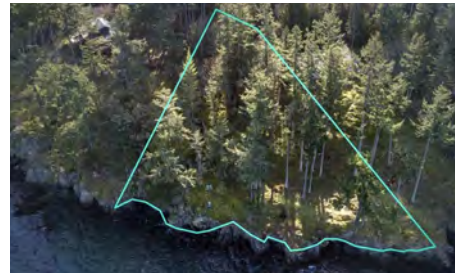
To continue reading **BUYING PROPERTY IN THE SAN JUANS** please visit my site: [www.sanjuanislandslifestyle.com/blog](http://www.sanjuanislandslifestyle.com/blog)



**TURN POINT WATER VIEW HOME**  
 \$1,550,000 — MLS #1710963



**BROWN ISLAND WATERFRONT HOME**  
 \$667,500



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



**CONVENIENT OUTER ISLAND HOME**  
 \$750,000 — MLS #1439923



**ROCHE HARBOR INVESTMENT PROPERTIES**  
 \$470,000 MLS #1672859 | \$399,000 MLS # 1672877



**FLY HOME TO ROCHE HARBOR SKYWAYS**  
 \$970,000 — MLS #1694392



**DREAM ESTATE WITH BREATHTAKING VIEWS**  
 \$2,900,000 — MLS #1563904



**CONDO IN THE HEART OF TOWN**  
 \$399,000 — MLS #1621024





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*to view more of my listings, please visit:*

[www.BuySanJuanRealEstate.com](http://www.BuySanJuanRealEstate.com)

**PENDING**



**NW CONTEMPORARY CLOSE TO TOWN**

Nice NW Contemporary 3 bd, 2 bath home on beautiful corner lot. Partly fenced with water feature, dry creek, towering trees, garden shed and various plantings throughout property. Walking distance to town and ferry.

**\$485,000**

**MLS #1658666**

**PENDING**



**MT. BAKER VIEW**

Doug fir and madrona trees grace the property with a mix of rocky knolls. Natural building site with drive partly roughed in. Partial view of Mt. Baker, more with clearing. Water, power, and phone available in this new development of 80 acres total. Adjacent lots available.

**\$267,000**

**MLS #1383847**



**CHARMING COMMERCIAL PROPERTY**

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

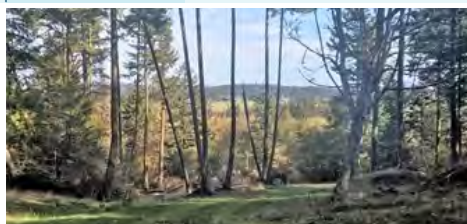
**PENDING**



**DELIGHTFUL FOREST ACREAGE**  
Beautiful forest setting with fir, oak, and madrona gracing the property. 5 acres. Water power phone available in this new development of 80 acres total. Adjacent lots available.

**\$177,000**

**MLS #1381624**



**ACREAGE WITH VIEWS**  
Lovely forest setting with fir, oak and madrona. 5 acres. Nice views of San Juan Valley, Zylstra Lake. End of road location and borders Land Bank. Driveway roughed in. Water power phone available in this new development of 80 acres.

**\$277,000**

**MLS #1381571**



**WEST FACING PARCEL**  
West facing with potential view. Fir, oak, and madrona gracing the property amongst rocky outcroppings. 4.15 acres. Road in. Water power phone available in this new development of 80 acres total. Adjacent lots available.

**\$187,000**

**MLS #1381651**

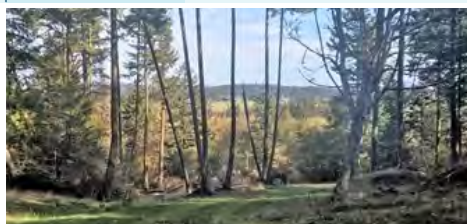
**PENDING**



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**WEST FACING PARCEL**  
West facing with potential view. Fir, oak, and madrona gracing the property amongst rocky outcroppings. 4.15 acres. Road in. Water power phone available in this new development of 80 acres total. Adjacent lots available.

**\$187,000**

**MLS #1381651**



**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 roughed in. Water power phone available in this new development of 80 acres total.

**\$267,000**

**MLS #1380666**



*Monica Bennett*  
PHOTOGRAPHY





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# 2020 Home Sales

**SOLD / \$526,000**



2181 CATTLE POINT ROAD

**SOLD / \$279,000**



2031 WOLD ROAD

**SOLD / \$1,300,000**



91 CAPTAIN GARTHNEY LANE

**SOLD / \$620,000**



367 WESTCOTT DRIVE

**SOLD / \$2,150,000**



1501 YACHT HAVEN ROAD

**SOLD / \$1,100,000**



51 WILLOWS LANE

**SOLD / \$450,000**



765 GUARD STREET

**SOLD / \$850,000**



285 RED FOX ROAD

**SOLD / \$852,000**



90 BLAKE WAY

**SOLD / \$670,000**



342 MARSH DRIVE

**SOLD / \$435,000**



747 GUARD STREET

**PENDING / \$450,000**



75 GERARD LANE

**\$9,330,000** in total home sales for Debra Sullivan





**NEW WATERFRONT HOME WITH DOCK**

2,774± sf, 3 bed/3.5 bath, in-floor radiant heat, electric blinds, fiber optic, oversized 2-car garage, enough clearing to create good solar exposure for gardens, and a top-notch shared deep-water protected dock with a 40 ft float. 2.4± acres. **#1587145**

**\$2,395,000**

**\$895,000**



**WATER VIEW LOT**

Over 1.1 acres of southwest facing lawn with installed septic, utilities, driveway, and existing old foundation, plus 4.75 acres of common area that includes a pond, a tennis court, and approximately 1600 feet of shoreline. Near Roche Harbor. **#1537100**

**\$949,000**



**WATER VIEW HOME ON ACREAGE**

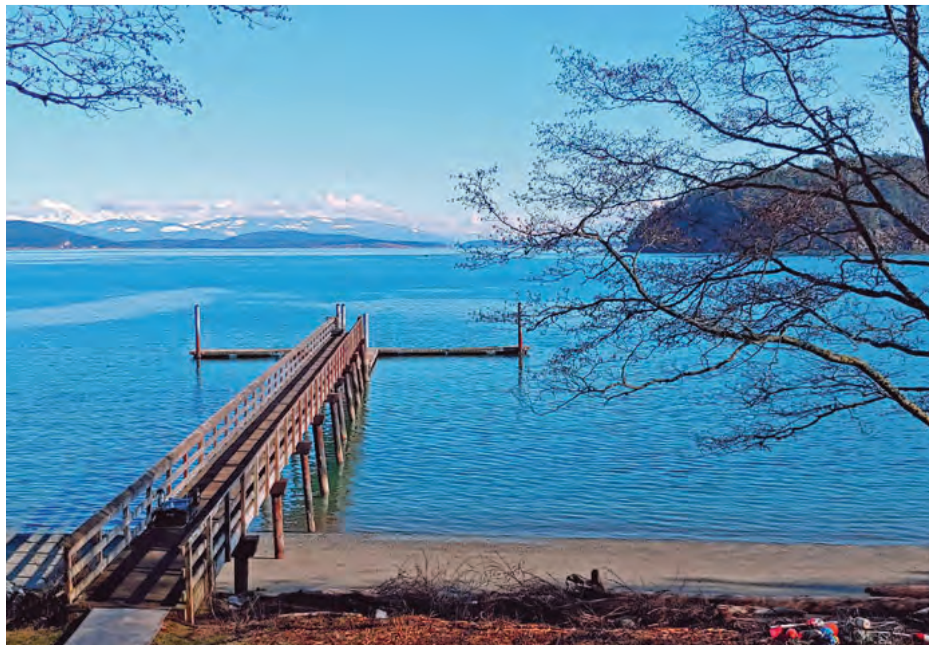
3779±sf, 3 bed/2 bath, southwest-facing home with large decks, outstanding views, raised bed gardens, fruit trees, a yurt, and magnificent oak trees and old growth evergreens, on 9.9± acres. **#1569040**

**\$995,000**



**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**



**WATERFRONT & DOCK DECATUR ISLAND**

79± acres, 2000'± wf, beach, protected bay, private deep-water T dock with 90' float, 10 buildable lots, installed water system, power & telephone to each lot, metal building, short boat ride from Anacortes. **#262118**

**\$3,950,000**

**\$365,000 / PENDING**

**WEST SIDE WATERFRONT LOT**

100'± high bank waterfront with outstanding views & whale watching, survey, community water, 4-bedroom septic design, and end of road privacy. Fiber optic available. **#1429181**



**\$352,000 / PENDING**

**WATERFRONT ACREAGE DECATUR ISLAND**

3± acres, 280'± of high bank beachfront, southeast exposure, power, telephone, road to the property line, and a well will be provided. Island amenities: public roads, airstrip, and commercial passenger vessels. **#448234**







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*Monica Bennett*  
PHOTOGRAPHY