

SAN JUAN

Islands

REAL ESTATE TAB

June 2022

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INVESTMENT PROPERTY?**

REAL ESTATE FOR SALE:

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Cape Cod Home on Desirable Pear Point Road

Waterfront Home and Shared Dock

Sunny 5 Acre Equestrian Estate

~ and more ~



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CONSIDERING BUYING AN INVESTMENT PROPERTY?

VACATION RENTAL VERSUS LONG TERM RENTAL

Now would be a good time to purchase property held for investment and due to market conditions, a rental home in the San Juans would be the best investment.

Once you have made the decision of the type of investment property to purchase, then how you intend to use that property is the next consideration, vacation rental or long-term rental. To assist you with this process, I have compared the different aspects of each below.

VACATION RENTAL GENERAL DESCRIPTION

The most successful and thereby most desirable properties include waterfront or view homes, homes with docks, hot tubs, pools and those that offer gaming tables such as a ping pong or a pool table. Flat usable land and having good internet connectivity is a must; your tenants must stay connected while on holiday. Allowing at least small dogs will increase your occupancy numbers.

Buying a home with an existing permit, customer list, website and income history is the most efficient avenue. The permit for a vacation rental runs with the land. It is annually renewed automatically but can be voided by the County should the home not be used as a vacation rental within the last 12 months.

The cost to obtain a vacation rental permit includes the county fee and I recommend using a consultant. The fee range is \$3300-\$3800. Of this amount, the consultant charges around \$1000-\$1500, subject to complexity.

It is possible to process a vacation rental permit directly with the County but in the long run, it is more beneficial to work with a professional who does them on a regular basis.

The process requires the corners of the lot be well marked, which may require a survey if you are not able to locate them. The application requires a current water test, if on a private well and recent septic inspection. The owner must evidence adequate parking and access roads to allow for fire protection and emergency vehicles. Floor plans are required so a designer may be needed to create those.

The owner or manager must publish rules of conduct for the individual home as well as a telephone list of emergency and contact numbers. The owners must have an on-island person for the tenants to contact at all times. Providing details of operation is advisable, especially for appliances and systems.

Further, many homeowners have developed their own set of rules, such as being respectful of the neighbors, garbage, recycling and water use conservation suggestions. The County does restrict head count based on a maximum of three people per bedroom for occupancy and a total allowed for gatherings. Some homeowners have a pet restriction as well.

Most any property is eligible for a vacation rental permit however there are some exceptions.

- If you are in town and on town water, vacation permits are not allowed unless you are commercially zoned.
- If you are in the County and hooked up to town water, vacation permits are not allowed.
- Many plats contain a provision in their Covenants, Conditions and Restrictions which prohibit vacation rentals.
- If you have a home and guest house on one parcel, one of the structures must be owner occupied or be a long-term rental, you may not have individual vacation rentals in both structures.

You do not want to operate a vacation rental without the proper permit. The County has regulations that must be complied with and notable fines and penalties for failure to operate your business properly.

To continue reading
CONSIDERING BUYING AN INVESTMENT PROPERTY?
please visit our website:
<https://www.sanjuanislandslifestyle.com/blog>



EXCEPTIONAL BUSINESS OPPORTUNITY
\$2,950,000 - MLS #1933760



SUNNY 5 ACRE EQUESTRIAN ESTATE
\$1,150,000 - MLS #1941271



LEVEL ENTRY WATERFRONT CONDO
\$900,000 - MLS #1939053



CHARMING HOME IN QUIET NEIGHBORHOOD
\$475,000 - MLS #1908746



SPACIOUS CAPE SAN JUAN HOME
\$1,200,000 - MLS #1892066



EXPANSIVE WEST FACING ACREAGE
\$489,000 - MLS #1910098



SERENE WATERFRONT ON GARRISON BAY
\$1,500,000 - MLS #1787607



THRIVING LOCAL BUSINESS OPPORTUNITY
\$875,000 - MLS #1808687



KELLY SNOW

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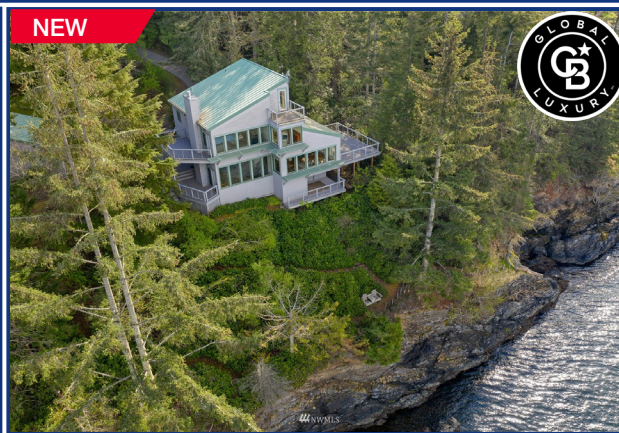
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NEW



NEW



PENDING



OVER 19 ACRES OF GORGEOUS PROPERTY - 2 TAX PARCELS

Recent clearing for building sites capitalizing on the sun and distant views, done with care and respect for the land and privacy. The entire eastern property line (approx. 1300') adjoins the Town of Friday Harbor watershed property. Property has shared 5 gpm well with storage tank and separate meters, water, and power to building area, and newly restored driveway.

\$529,000

MLS #1906450

SUBLIME NORTHWEST CONTEMPORARY WATERFRONT

Sublime Northwest contemporary waterfront home looks towards Orcas Island and islands beyond, and is privately located at the end of the road. Soaring wood beamed ceilings and expansive windows make for a light and open home, perfect for island lifestyles. Open kitchen and wetbar for gracious entertaining, and 1655 sf of easy care composite decks to enjoy the stunning views from inside or out. Live here and work remotely with the connected fiber optic internet. Entire upstairs of home is large primary suite, with deck, massive walk-in closet, ensuite bath, plus office nook with single murphy bed. Loft ladder leads up to very special crows' nest view deck. Home was remodeled in 2007. Detached 2 car garage with shop and storage space.

\$1,599,000

MLS #1915124

FANTASTIC OPPORTUNITY - HOME GUTTED TO ITS STUDS

Home is completely gutted to studs – fantastic opportunity to reimagine this charming, vintage home with modern finishes. This classic 1930 craftsman home features inviting covered porches, wide eaves, and tight lap siding. Home was moved to site in 2002 and installed onto full daylight basement. Room counts in listing are what previously existed in home; finish to meet your own needs. Newer matching garage/shop, built on lot with quality materials, is just under 1400' sf, with two finished rooms in back for office, etc. Sweet 4+ acre property is private and beautifully landscaped with winding paths through mature ornamental plantings, stone walls, and a pond with a ready-to-finish waterfall/river feature.

\$650,000

MLS #1945074



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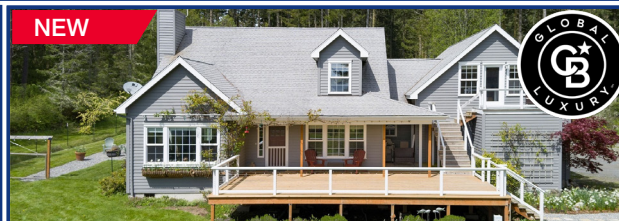
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NEW



CAPE COD HOME ON DESIRABLE PEAR POINT ROAD

Fantastic and desirable location on Pear Point Road, this 3 bedroom Cape Cod charmer offers south facing sunshine and beautiful views of the Olympics and Griffin Bay. Main floor has cozy fireplace, primary bedroom, new flooring, new lighting, updated open kitchen with new appliances, wine cooler. Attached large garage. Separate self contained 1 bedroom, 1 bath apartment has VRBO permit! New septic. Lovely fenced garden areas.

\$1,550,000

MLS #1931493

NEW



GULL COVE FILTERED WATER VIEW HOME

Gull Cove filtered water view home. Custom 2480 SF craftsman offers 3 bdrm, 2.5 bath, and open floor plan. Primary bedroom has fireplace on main level. Dining room/den with gas fireplace. Great room with wood parlor stove and decks leading onto expansive decks. Beautiful fit and finish with bamboo hardwood floors, T&G cedar vaulted ceilings, radiant heat and granite. Built in 1996 by a local respected architect and builder. Nice sunny lot with 1.64 ac.

\$1,195,000

MLS #1942220

NEW



INCREDIBLE VIEWS FROM THIS SOUTH-FACING LAND LOT

Spectacular views, with full sunsets and bathed in sun, this southwest facing acreage homesite is comprised of 10+ acres, that was part of an iconic island homestead. Offering sweeping 180 * views of Olympics, Mt Dallas, Straits, and San Juan Valley. Near town, with easy access off a paved road. High production well with pumphouse is hooked up. Graveled driveway leads to large graveled and cleared building site, with 50 AMP power.

\$799,000

MLS #1928696

NEW



SPECTACULAR VISTAS FROM SOUTH-FACING HOME

Spectacular vistas from this south-facing custom timber-frame NW home. Overlooking Griffin Bay, Olympics, and beyond. Enter the courtyard into end of road retreat. The light-filled great room and open floor plan offer forever views. High-end detail and construction, with extensive use of wood and natural stone. Large primary bedroom, bath cozy den. 1361 SF. Detached 416 SF second bedroom/apartment offers privacy for your guests.

\$1,595,000

MLS #1939280

NEW



EXCEPTIONAL BUSINESS OPPORTUNITY IN FRIDAY HARBOR

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 room with retail, equipment rental and repair workshop, 4 leveled lots.

\$2,950,000

MLS #1933760



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REDUCED



WATERFRONT HOME & SHARED DOCK

Rare south-facing waterfront home with a shared deep-water dock with a 24' float and a mooring buoy. Enjoy beautiful views of Griffin Bay, the Strait and the Olympic Mtns. 1418 sf with 2 bed/3 bath, sunny living room featuring bay views and a rock surround fireplace w/electric blower, and a main floor master. Large decks overlooking the water with partial wind screening and a hot tub. Metal roof. 452 sf office/studio with spectacular view and 3/4 bath over detached garage. Close to town.

MLS #1922220 | \$1,765,000

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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 | \$845,000



WATER VIEW HOME ON ACREAGE

An incredible Northwest Contemporary home with approx. 3975 sf, 3 bed/3.5 bath, featuring breathtaking views across San Juan Channel to multiple islands, channels, and bays, as well as Mt. Baker and much of the Cascade Range, a home theater, new and extensive decking, recently painted, many new windows, and massive basement storage. On approx. 4.48 acres, enjoy a quiet setting away from roads, delightful walking paths throughout the property, and a large bricked circular driveway.

MLS #1913615 | \$2,995,000



NEW/ REDUCED



HOME ON ACREAGE

An exceptional quality 3000+ sf, 3 bed/2.5 bath, furnished home with a wonderful floor plan, in-floor heat, timeless architecture, one of the most private 6.4+/- acre parcels you will find and quietly located about 900 ft from the main road. To the north of the house are park-like woods and across a beautiful meadow to the south is a half-acre 300+ ft long pond hosting a variety of ducks and other wildlife. Far under replacement value of \$2.85M.

MLS #1933711 | \$1,995,000

105 Spring Street / PO Box 100, Friday Harbor, Washington 98250



The 2022 San Juan Islands Real Estate Showcase + Island Living Magazine is finally here!

Here is a sneak peek of the content inside! This year we are featuring lots of San Juan County community information in our Lifestyle and Activities sections! Stop by our Coldwell Banker San Juan Islands, Inc. Friday Harbor Office (105 Spring Steet, Friday Harbor, WA 98250) or our Roche Harbor office (Roche Harbor Resort) to pick up a copy! Find our digital version of the showcase on our website - www.sanjuanislands.com - About Us - Marketing Campaigns - Property Showcase & Island Living Publication - OR Click on any of the photos below to be transferred to our website!

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REAL ESTATE SHOWCASE + ISLAND LIVING

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CATTLE POINT SAN JUAN ISLAND | PHOTO BY COREY CREATION OF THE ISLANDS | 360.378.2101 - 800.451.9054 | 19

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\$1,500,000 AND ABOVE

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UNDER \$1,500,000

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VACANT LAND

\$199,000 - \$1,800,000 **COLDWELL BANKER** SAN JUAN ISLANDS, INC.

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