

SAN JUAN

Islands REAL ESTATE TAB

March 2022

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YOUR PROPERTY?**

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Waterfront Lot on Westcott Bay

A True Oasis Home Situated on 5 Acres

Private +/- 7.4 Acre Parcel with Pond

Westside Waterfront Acreage

~ and more ~



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ARE YOU CONSIDERING SELLING YOUR PROPERTY?

Thinking about selling your property? You may want to consider researching, collecting and completing the items detailed below.

This is not a check list for planting flowers on your porch and painting your front door, you can go to the internet for that information. This list is to prepare sellers in San Juan County for marketing their property. The issues below are for regulatory compliance and contract performance. Attention to these issues will prove beneficial and would be worth the effort during the marketing and transaction management of your property sale.

As your agent, I will assist with the process of gathering and helping you arrange for the various services. That is what good agents do.

This list will not apply to all properties and it is not meant to be all encompassing. The topics are in alphabetical order for your convenience.

SINGLE FAMILY RESIDENCE

“As Is” Sale

Washington is a due diligence state with the buyer able to process the suitability of the property with no risk to their deposit if their contract has contingencies. Some property owners believe by writing in “as is” on the contract that they are excused from making repairs and/or disclosing information about the property and buyer recourse. The statement indicates to the buyer that the seller has no intention of making repairs but the buyer may still obtain a home or other inspection reports as they deem necessary. Disclosure and recourse are requirements and rights granted by law.

Appraisal

It is difficult in a recovering market to provide an opinion of value and an upfront appraisal may be an option, although I don't recommend one. The report cost range will be \$800-\$1200 and the timing is 3-4 weeks. Unfortunately the report can't be used by the buyer if a lender is involved. The lenders have their approved appraisers list and must be the party that orders the report. Further, due to licensing regulations, appraisers are only able to utilize closed sales as

comparable. The agents are able to use pending sales and current inventory to process their opinion which takes market trends into consideration.

Buyer Feasibility

It is not uncommon for the buyers to contract for a feasibility contingency that runs concurrent with the home inspection contingency. The home inspection contingency addresses the condition of the existing structures on the property and the feasibility study addresses the “what ifs”. It may be used by the buyer to confirm the cost of a remodel, to research what the home may rent for or the likelihood of obtaining a Vacation Rental By Owner (VRBO) permit and other similar items.

Some buyers are also processing soil stability and environmental studies which include mold and air quality within the buildings, at their expense. Bottom line, the feasibility contingency insures that the property is suitable and inspection results are acceptable to buyer, at their sole discretion. As a seller, you want the buyer to have the opportunity to process their due diligence and not rely on statements made by you or the agents.

Carbon Monoxide Monitors

Per national regulations all homes must have CO monitors and this language is contained in all purchase and sale agreements. The monitors can be purchased locally at ACE Hardware or Browne's Home Center. The cost range is \$50-\$75 and the plug-in variety will suffice. The regulation directs you to comply with the instructions on each monitor as to installation. Basically, one CO monitor outside or near each bedroom and on each floor...

To continue reading

ARE YOU CONSIDERING SELLING YOUR PROPERTY

please visit our website:

<https://www.sanjuanislandslifestyle.com/post/are-you-considering-selling-property-in-san-juan-county>



HENRY ISLAND LARGE WATERFRONT PARCEL
\$2,375,000 - MLS #1762905



WATERFRONT HOME ON ACREAGE
\$2,195,000 - MLS #1783855



GARRISON BAY WATERFRONT HOME
\$1,550,000 - MLS #1787607



THRIVING LOCAL BUSINESS OPPORTUNITY
\$925,000 - MLS #1808687



SPACIOUS CAPE SAN JUAN HOME
\$1,299,000 - MLS #1892066



WATERFRONT LOT ON WESTCOTT BAY
\$1,000,000 - MLS #1888415





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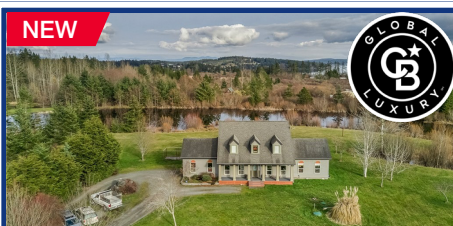
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NEW



A TRUE OASIS HOME SITUATED ON 5 ACRES

A true oasis offering 5 acres, perfectly situated on lake with dock. Leave your cares behind! This complete package includes large shop, 400 SF rental unit, and custom beautiful 2817 SF 3 bed 2 bath Craftsman home, with lovely views of lake and Mt Baker. Large bonus room, separate office and dining room.

\$1,550,000

MLS #1892453

NEW



PRIVATE +/- 7.4 ACRE PARCEL WITH POND

Amid the towering trees, this 7.4 plus verdant acre parcel offers privacy and room to roam! Private drilled well, pond, and power. The driveway meanders gently through the forest and ends at a cleared building site that has power being installed. Overlooking the peaceful pond, this special property has no HOA or CCRS.

\$319,500

MLS #1892529



PENDING



PERFECT ISLAND HOME OR GETAWAY

Location location! Perfect island home, or vacation getaway! Located in the popular Eagle Cove neighborhood, this special 2+ bdrm custom NW home offers ground floor living, bathed in sunlight. Great room with vaulted ceilings, skylight, wood fireplace/insert, custom bookcases, main ensuite bedroom, wood floors.

\$1,100,000

MLS #1886500





SAM BUCK

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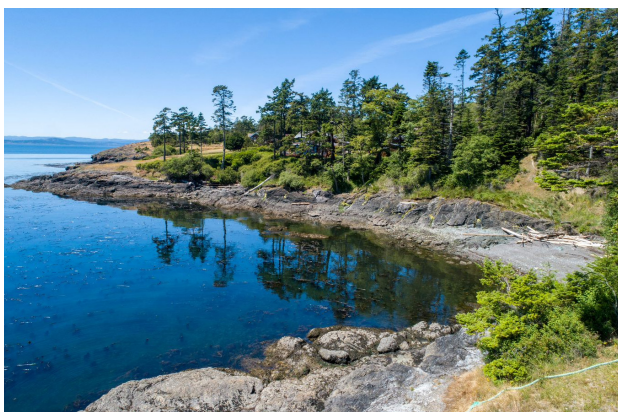
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WEST SIDE WATERFRONT ACREAGE - MLS #1801877 / \$2,495,000

This is a very rare west side waterfront acreage (2.9 acres) parcel with 437 ft shoreline. This property is beautifully wooded with incredible views across the straits to Vancouver Island and the Olympic Mountains. The sunsets are stunning, the whale watching is exciting, and the boating/shipping activities are fun! Power, fiber optic, and water are on the property. The value is in the land and in the existing waterfront structure's footprint. The seller makes no representations as to the condition of any existing structures or any septic system and will not make repairs/upgrades to same.

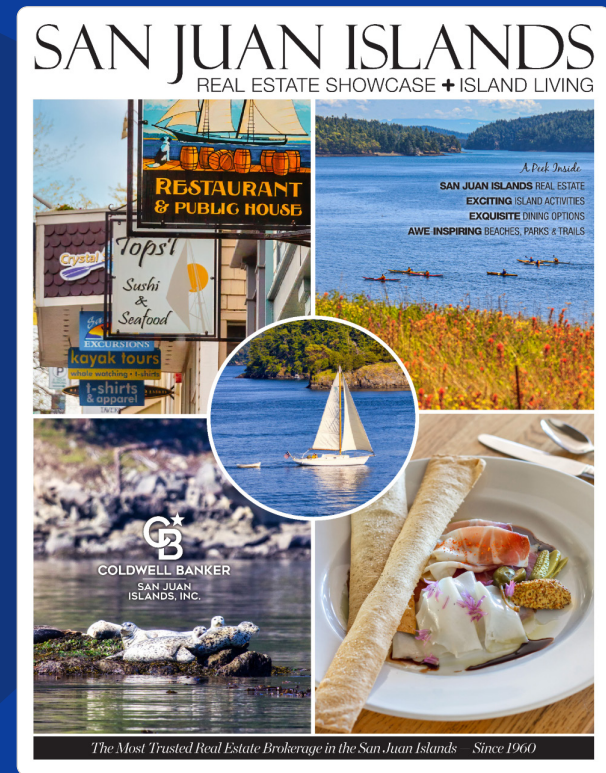
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