

SAN JUAN ISLANDS

REAL ESTATE TAB | MARCH 2023



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AFFORDABLE HOUSING

SHOULD GUEST HOMES BE CONSIDERED AS A VIABLE PART OF THE SOLUTION?

The Washington State Commerce Department reports that our state is ranks the worst at number 50 out of the 50 states for housing shortage. A shortage of housing creates increased rents and lack of affordability for purchases. State Lawmakers are currently considering numerous bills to address the issue.

In San Juan County, Detached Guest Housing (“Accessory Dwelling Unit – ADU”) could be part of the solutions to our affordable housing issue in the County if we could see our way through the governmental regulation and red tape. If property owners could construct a small home on their existing property, those residences could be rented out long term. The ADU would not offer as much privacy or space so the rent would be less than for a single-family dwelling on its own lot.

Prior to 2000, we were allowed to construct detached guest homes on our parcels. Back then, guest homes were defined as a structure built to the code for living space that offered a kitchen with a built-in range or cook top.

Those homes were primarily used for friends and family while visiting on the island. Many were rented out long or short term which allowed the property owner an extra income source and enhanced their ability to remain on the island. Some were occupied in exchange for property management and maintenance for the owner. Many sat empty the majority of the year.

The Friends of the San Juans took issue with the guest house regulation in place claiming that it was creating double density and lobbied against the new construction of guest homes. A private party even filed a lawsuit against the County. The County Council at that time called for a two-tiered advisory vote from the public over the issue. The voting results indicated that approximately 70% of the property owners in

the County approved of guest homes and the secondary response was if they owned one, it was primarily used for guests or left vacant. Regardless of this advisory vote, the council revised the regulation to severely restrict the new construction of guest homes, now known as an ADU.

The revised regulation required that the new construction comply with the following, plus other requirements too numerous to list:

- The lot must be 5 acres or greater
- The ADU must be located within 100 feet of the main home
- The ADU must use the same water and septic systems as the main home
- The ADU must be less than 1000 sf
- The County will conduct an annual lottery for permits

Numerous other Counties in the State are experiencing the same issues regarding the housing supply crisis and affordability, it is not just an urban problem. Some Counties now have ordinances that allow ADUs and have revised their regulations further to use the ADUs to aid in their affordable housing solution. Several are allowing detached ADUs in their rural areas regardless of the size, appearance, and location on the lot.

Even the Friday Harbor Town Council is considering ADUs, which will be very helpful...

To continue reading
Affordable Housing

please visit our website:

<https://www.sanjuanislandslifestyle.com/blog>



FLY HOME TO ROCHE HARBOR SKYWAY
\$1,800,000 - MLS #2022214



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



SUNNY SAN JUAN VALLEY HOME
\$759,000 - MLS #2026337



HARBOR RENTAL - BUSINESS FOR SALE
\$2,950,000 - MLS #1910066



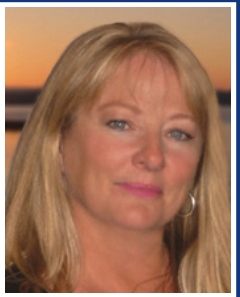
SECLUDED WATERFRONT HOME ON ACREAGE
\$2,695,000 - MLS #1783855



THRIVING LOCAL BUSINESS FOR SALE
\$800,000 - MLS #1808687



GARRISON BAY INTER-HARBOR WATERFRONT
\$875,000 - MLS #1974364



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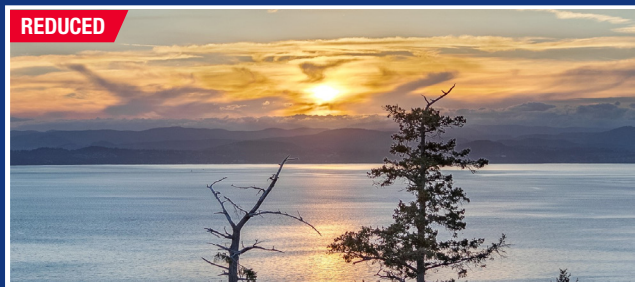
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SERENE PARADISE RETREAT CENTER ON 20 ACRES
\$1,850,000 - MLS #1995115

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 . . .



PREMIER LOCATION ON THE WEST SIDE OF SAN JUAN ISLAND
\$1,100,000 - MLS #1999937

Premier location on westside of San Juan, with 180* views of the Straits, Victoria, various species of whales, shipping lanes, sunsets and Olympics. Very private, on 5 delightful acres graced with old growth trees and rocky knolls, this 2300SF 2 bedroom 2 1/2 bath custom home is sited on one of the best parcels . . .



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 . . .



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 . . .



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REDUCED



WATERFRONT ESTATE | MLS #1977734 | \$5,950,000

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, desalinization 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.



WATER VIEW ACREAGE | MLS #1959918 | \$895,000

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.

PENDING



BEAUTIFUL FARM | MLS #1950257 | \$1,999,995

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 1 bed/1 bath cabin, a large pond for swimming or other recreation, a large greenhouse, chicken coop, fenced pastures, and some wooded areas.

REDUCED



HOME IN TOWN | MLS #2028814 | \$645,000

Lovely home in town with 1188 sf, 2 bedrooms, and 1.5 baths. A covered front porch and covered back deck are perfect places to settle for a morning coffee or an evening refreshment. Includes fully fenced back yard, raised bed garden, low maintenance landscaping, and a 1-car attached garage.

PENDING



HOME NEAR TOWN | MLS #1922375 | \$775,000

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.

SOLD



HOME ON GOLF COURSE | MLS #1968806 | \$745,000

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.



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