

# SAN JUAN

## Islands REAL ESTATE TAB

### *In this Issue:*

#### **ARTICLE:**

Building Custom Construction  
on San Juan Island

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

Dream Estate with Sweeping Views

Island Farm

Delightful Forest Acreage

New Waterfront Home with Dock

~ and more ~



**COLDWELL  
BANKER**

SAN JUAN ISLANDS,  
INC.

March 2021

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

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





**NANCY YOUNG**  
Managing Broker

(360) 317 1755  
nancy@sanjuanislands.com

**COLDWELL BANKER** | SAN JUAN ISLANDS, INC.  
105 Spring Street • Friday Harbor, Washington 98250

to view more of my listings, please visit:  
[www.BuySanJuanRealEstate.com](http://www.BuySanJuanRealEstate.com)

**SOLD**



**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**

**NEW LISTING**



**ISLAND FARM**

Newly updated farmhouse style 3 bedroom, 3 bath home on over 5.5 acres. Sunny pastures, fenced for livestock, with 5 stall shed roof barn. Acid washed floors, wood stove, room to run! Community water, plus private well. Space for orchard or large garden. Common area pond/park area. Shown by appt.

**\$649,000**      **MLS #1723467**



**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**



**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**

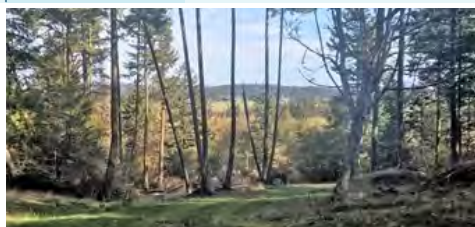


**SOLD**

**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.

**\$172,700**      **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**

**COLDWELL BANKER** | SAN JUAN ISLANDS, INC.

*It's that time of the year ...* **2021 Showcase**



2020 COLDWELL BANKER SAN JUAN ISLANDS, INC.

realestate  
showcase



Coldwell Banker San Juan Islands, Inc. is processing our annual showcase publication of listings for year 2021. We print approximately **15,000** copies that are then distributed as a free hand-out that can be found at:

- ✓ Local Businesses
- ✓ Coldwell Banker San Juan Islands, Inc. **Roche Harbor** Office
- ✓ Coldwell Banker San Juan Islands, Inc. **Friday Harbor** Office
- ✓ Washington State Ferries

In addition, our real estate brokers email a digital page-flip version to more than **3,000** prospective buyers.

**This publication is one of the best tools to offer a seller due to its large distribution digitally as well as in print.**

Please Contact Your Favorite **Coldwell Banker San Juan Islands, Inc.** Broker today!  
**(360) 378 - 2101**

**COLDWELL BANKER SAN JUAN ISLANDS, INC.**  
105 Spring St // PO Box 100  
Friday Harbor, Washington 98250

The deadline for inclusion in the showcase publication is:

**deadline** **March 31, 2021**

Our publication will be in print and ready for buyers in May of 2021

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

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





**Merri Ann Simonson**

(360) 317 8668  
simonson@sanjuanislands.com

◆ YOUR INFORMATION SOURCE ◆



**Terri Zambrovitz**

(360) 375 5015  
terriz@sanjuanislands.com



## BUILDING CUSTOM CONSTRUCTION ON SAN JUAN ISLAND

As inventory is very low for existing single-family homes, more and more buyers are considering custom construction. Building custom allows you to design and build the exact floor plan and exterior elevation that suits your needs, your budget and is well cited to the land.

### STEP ONE

Determine your budget for the project. If you are not using cash on hand and plan to involve a lender, then you need to determine your maximum loan qualification. You need to be pre-qualified by a lender for your permanent take-out loan as that is the loan that pays off your construction costs or construction/land loan.

### Funding Arrangements

Prior to finding the perfect parcel it is imperative that you plan your purchasing method. Cash always works but . . . . .

Seller financing is a good option, they basically act as the bank and take a secured position on the property with a note and deed of trust. Seller financing is typically short term in nature such as 1-3 years, the interest rate is at least 1-2% above a convention residential loan. The down payment is around 20-30%, but typically, no appraisal, or junk, or loan fees. The seller will want to review your credit report and 2-year tax returns. Arrangements for seller financing is quicker than institutional loans and can be processed within 20 days or less from mutual acceptance of the contract.

Institutional financing is more difficult to arrange. Many banks will no longer consider land loans due to the losses they incurred during the great recession. Most land loans are originated by a portfolio lender as the loans are not saleable into the secondary market. The terms are short in nature such as 1-3 years, 20-30% down payment, the interest rates match their perceived risk so they are 3-4% above residential loan rates, 2 point loan fee with underwriting subject to an acceptable appraisal, credit report and tax returns.

A construction loan is an option if you are all ready to go. A construction lender will not fund until their file contains your General Contractor contract, an acceptable appraisal and title report, cost

breakdown, description of materials, permit from the County, and a full working set of plans and specifications.

The bank will underwrite your qualifications for the project to ensure that you can obtain a take-out loan upon completion and pay them off. The maximum loan to value on a construction loan is in the range of 70%-75% subject to your qualifications. They want a borrower to have good equity into the project in case the going gets rough; they want to insure you will stick with it until it is finished.

Further the bank may want to underwrite the contractor as well, they will need to submit their credit report, resume, profit and loss and financing statement. This explains while most people choose alternate interim financing while gathering their materials to apply for a construction loan.

Using your other collateral as security for an Equity Line of Credit is a good option. These funds can build the home, then you can refinance and payoff the equity line of credit. Further, during the course of construction the draw process for a construction loan can be very slow and at times painful.

In order for the construction lender to fund each monthly draw, they must first make a site inspection. They may require lien waiver affidavits from each subcontractor that worked on the job during the last month and will only fund the applicable line items. In some cases, it is not adequate as the supplies require 50% up front to deliver but, the lender will only fund the draw for installed items, being on site does not count. Ensure that the checks from the lender are made payable to you and not directly to your general contractor. Some lenders require a joint account.

To continue reading  
**BUILDING CUSTOM CONSTRUCTION ON SAN JUAN ISLAND**  
please visit my site: [www.sanjuanislandslifestyle.com/blog](http://www.sanjuanislandslifestyle.com/blog)



LOVELY CAPE SAN JUAN LOT - \$137,950 - MLS #1713550



DREAM ESTATE W/SWEEPING VIEWS - \$2,665,000 - MLS #1563904



PRIVATE SANCTUARY ON 4+ ACRES - \$525,000 - MLS #1729183



OPPORTUNITY FOR CONDOS WITH VIEW - \$525,000 - MLS #1718962



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



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



**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 SW 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.

**MLS #1537100**

**\$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.

**MLS #1618262**

**\$365,000 / SOLD**



**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.

**MLS #1429181**





**COLDWELL  
BANKER**

SAN JUAN ISLANDS,  
INC.

*Monica Bennett*

PHOTOGRAPHY