

SAN JUAN

Islands

REAL ESTATE TAB



**COLDWELL
BANKER**

SAN JUAN ISLANDS,
INC.

OCTOBER 2020

ARTICLE:

San Juan County
Waterfront Parcels

REAL ESTATE FOR SALE:

Sportsman Lake 3 Bed - 2 Bath Home

Dream Estate with Breathtaking Views

In Town NW Contemporary

Water View Home on Acreage

- and more -

Monica Bennett
PHOTOGRAPHY

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

*The Most Trusted Real Estate Broker in the
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Merri Ann Simonson

(360) 317 8668
simonson@sanjuanislands.com

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Terri Zambrovitz

(360) 375 5015
terriz@sanjuanislands.com



SAN JUAN COUNTY WATERFRONT PARCELS

If you own a waterfront parcel in the County, or hope to purchase one, I have detailed below some items to take into consideration. Historically, waterfront parcels were the most coveted investment in the islands but due to ever changing regulations, they are now the most confusing parcels to develop. For REALTORS they can be a challenge to sell due to our inability to give buyers concrete answers to their questions while on site.

IMPORTANT CONSIDERATIONS

Timing

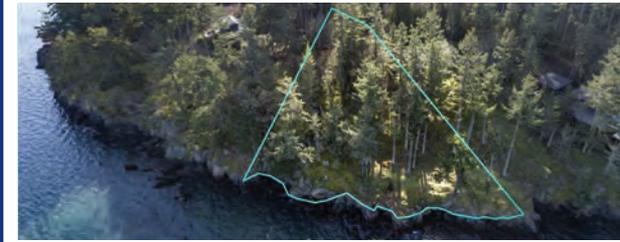
Once you purchase a waterfront lot it is prudent to move forward with your plans as soon as possible as the regulations in the future may change and what you had hoped to build at the time of acquisition may not be approved in the future. The County has said they will never render a parcel unbuildable, but regulations may restrict the size of residence and dictate the location of where you can build on the lot.

Residential Pre Application (RPA)

This is a conceptual approval of the footprint for the residence under the rules that exist at the time of review. While the RPA report is non-binding on the County, constructive reliance can be used for planning your new home including the home site, setback, tree removal, the location for the driveway, and well and septic, if applicable. This is a valuable tool to utilize upfront so that your design team and contractor have solid direction from the County early in the process.

Your designer or architect may process the RPA for you as part of their service. If not, you can hire a land use consultant. The cost to process an RPA with a land use consultant is around \$1400-\$2000 which includes County fees.

To continue reading **SAN JUAN COUNTY WATERFRONT PARCELS** please visit my site: www.sanjuanislandslifestyle.com/blog



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



ROCHE HARBOR INVESTMENT OPPORTUNITY
\$420,000 | MLS #1644783



ROCHE HARBOR INVESTMENT OPPORTUNITY
\$470,000 | MLS #1645386



SPORTSMAN LAKE 3 BED - 2 BATH HOME
\$685,000 | MLS #1634719



SPORTSMAN LAKE WATERFRONT HOME
\$750,000 | MLS #1654339



HOME ON ACREAGE WITH GUEST HOUSE
\$710,000 | MLS #1566173



WATER VIEW CONDO IN TOWN
\$450,000 | MLS #1585453



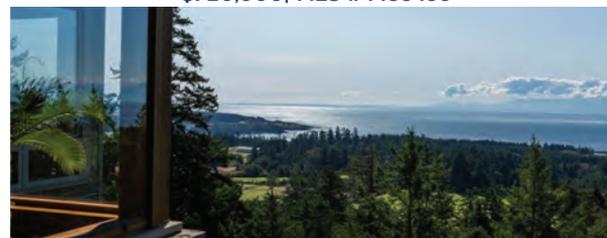
GARRISON BAY WATERFRONT CABIN
\$720,000 | MLS #1486456



BROWN ISLAND WATERFRONT HOME
\$695,000 | MLS #1580343



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



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



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

\$965,000

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**

REDUCED

\$365,000

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**

\$739,000

WATER & MOUNTAIN VIEW HOME

3784± sf, 3 bed/4 bath, great room, huge family room, large decks, new upgrades including new paint on the exterior and much of the interior, 2-car garage, greenhouse, and west-facing with beautiful sunsets. 1± acre. **#1331961**

PENDING

\$995,000

ROCHE HARBOR WATER VIEW HOME

On Afterglow Dr with 2 bedrooms, 3 baths, living room, family room, extra finished room, deck, 3-car garage with ample off-street parking, a tile roof, and professionally landscaped. A pleasant 5-minute walk to the Roche Harbor village. **#1658805**

PENDING

\$3,950,000

BEACHFRONT HOME ON ACREAGE

Contemporary log home with 2970± sf and 2 bed/3 bath, 600± sf 1 bed/1 bath guest house above a detached 3 car garage, detached 2 car garage, 40 ft on a community dock, 270± ft wf, gravel beach, stunning views, on approx. 5 acres. Being sold furnished. **#1618333**

PENDING

\$3,950,000

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**

\$2,495,000

NEW WATERFRONT HOME WITH DOCK

2774± 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**

\$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**

\$1,195,000

BEACHFRONT COTTAGE

Charming remodel with 2 bedrooms, a media room with a queen Murphy bed, 2.5 baths, covered outside space for entertaining, very sunny, steps to the beach, a shared well, across from the Golf-Tennis Club, and just a couple of miles to Town. **#1635928**

PENDING

\$3,000,000

AFTERGLOW WATERFRONT HOME

Charming 2843± sf, 3 bed/3 bath seaside cottage ideally sited on Afterglow Beach with the patio extending right to the water's edge, spectacular western views across Haro Strait, and a gorgeous view down the long beach. **#1503785**

SOLD

\$352,000

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**

\$995,000

SOUTH FACING WATERFRONT

On Kanaka Bay with 1.44± acres, community water, installed 5-bedroom septic system, common waterfront access onto False Bay, all day sun, and views across the Straits to the Olympic Mountains, Whidbey Island, and even Mt. Rainier. **#V**

\$3,250,000

SOUTH FACING WATERFRONT HOME

On White Point with 2950± sf, 3 bed/3 bath, cherry flooring, large sun deck, Roche Harbor Water and a drilled well, dingy dock, sport court, fruit trees, bricked parking area, and asphalt driveway on 3.15± acres with 320± ft of medium bank shoreline. **#1611881**

PENDING

\$629,000

WATERFRONT HOME CENTER ISLAND

West-facing with 1824± sf, 2 bed/2 bath, decks on both levels, a newer metal roof. 0.52± acres with 120'± shoreline. Center Island amenities: clubhouse, marina, gravel airstrip, boat launch, boat storage, and beachfront. **#1168859**

\$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**



NANCY YOUNG
Managing Broker

(360) 317 1755

nancy@sanjuanislands.com

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105 Spring Street • Friday Harbor, Washington 98250

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www.BuySanJuanRealEstate.com

NEW



IN TOWN NW CONTEMPORARY

NW Contemporary 3 bed, 2 bath home walking distance to town. Partly fenced w/water feature, dry creek, towering trees, garden shed. Multiple decks lead to lovely landscape. Hardwood floors, gas fireplace, wet bar and sun room. By appt.

\$499,000

MLS #1658666



5 ACRES OF OLD GROWTH

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

PENDING



CRAFTSMAN CHARMER

Dramatic Mt. Baker and Valley views from this sunny Cape Cod charmer. 2 bedroom, 2½ baths, office, den, huge workman's shop, art studio. Garage and carport. Beautifully landscaped. Over 1.3 acres with paved road access and near town. By appt.

\$730,000

MLS #1649290

PENDING



WESTSIDE WATER VIEW

Lovely custom light filled home has hardwood and tile flooring with in-floor heat, 2 bed/2 bath, office, play room, recreation room with wine cellar. Westerly views of straits and Vancouver Island, close to Limekiln State Park.

\$679,000

MLS #1496244

NEW



CHARMING VICTORIAN HOME IN TOWN

Charming and lovingly restored Victorian home currently a commercial rental with 4 units and room to expand to 8! Nice gardens and sitting areas. Could be a private residence or commercial rental. Attached garage. By appt.

\$989,000

MLS #1654913

REDUCED



ROCHE HARBOR WATER VIEW LOT

World class Roche Harbor Resort and Marina core lot, with harbor views. Water and sewer hookups paid for. Resort amenities: common area beaches, pool, and tennis. Hike, bike, boat, and fishing. Design elements for construction apply.

\$214,000

MLS #1572336

PENDING



5 ACRE VIEW LOT

Spectacular views of San Juan Valley, Zylstra Lake, and Mt. Baker. Beautiful towering old growth doug fir & madrona grace the property in a mix of rocky knolls. Natural building site with drive partly roughed in. Water power phone available.

\$347,000

MLS #1379971



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PHOTOGRAPHY



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