

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

THE MOST TRUSTED AND PRODUCTIVE REAL ESTATE BROKERAGE IN THE SAN JUAN ISLANDS - SINCE 1960!

**REDUCED****Spectacular Sunny West-Facing Waterfront Home**

Spectacular sunny West facing waterfront home. Close to town with privacy and space for all. Beautiful views of False Bay, Valley, Strait and Mountains beyond. Special places around every corner indoor and out. Quality 4809 SF home with spacious open floor plan, chefs kitchen, 4 beds, 3.25 baths, primary bedroom with en-suite bath, jetted tub and FP, office w/deck, loft and bonus room. Expansive patios with generous covered area, outdoor kitchen and fireplace, hot tub, garden and greenhouse. 3-car garage with guest area above. 3+ acres with lush trails to 659' of waterfront on False Bay with stairs to beach and boat shed. Radiant heat, solar power, EV car charger. Hiking trails and beaches nearby including American Camp and Eagle Cove Beach.

**Listed for \$3,300,000 | Reduced \$200,000 | Listing ID 2346749****REDUCED****Gated Waterfront Home on 2.8 Acres**

Enjoy this gated waterfront home on 2.8 acres with 140 feet of water frontage, stairs to a sandy beach in prestigious Sunset Point. Large windows and spacious decks offer views of Haro Strait, orcas and spectacular sunsets. The home and guest quarters were completely remodeled in 2015. The main house is perfect for entertaining with 2580 sq ft, 2 bedrooms, 2 1/2 baths, plus an upstairs bonus room. The spacious chef's kitchen is equipped with quartz countertops and high-end SS appliances. The deck features a propane fireplace and a hot tub. The expansive guest area over the 3-car garage offers 960 SF with a living area, kitchenette, a bedroom, den and 1 bath. The garage has bathroom laundry and covered RV parking behind. Mooring Buoy.

**Listed for \$3,225,000 | Reduced \$125,000 | Listing ID 2344313****REDUCED****Perfectly Located Corner Lot in Down Town Friday Harbor**

Become a part of Friday Harbor's history by being a part of its future with this perfectly located corner lot. It was originally Churchill's General Store in 1892, later becoming the Bayview Tavern, then after 1943, it was rebuilt as the iconic Herb's Tavern. This is an exciting and rare opportunity in the heart of downtown Friday Harbor. Great commercial location on a major corner lot with southern exposure providing all-day sun. The lot is approximately 70 ft x 50 ft. The possibilities are many, including but not limited to, Retail Sales, Professional Services, Indoor Entertainment, and Transient Accommodations. Water, sewer, and power available.

**Listed for \$2,550,000 | Reduced \$200,000 | Listing ID 2356958****REDUCED****Extraordinary West Side Waterfront Retreat**

Extraordinary West Side Waterfront Retreat; Experience the best of coastal living in this exceptional west side waterfront property, boasting 125 ft shoreline on three-quarter-acre fenced and gated lot. Breath taking views of Olympic Mtns, Canadian Islands, whales ! The single level main house offers 2,232 sq ft of elegant living space featuring a spacious open great room with fireplace Primary bdrm includes lux walk in closet, heated bath floors, magnificent water views. The property also includes gorgeous detached 720 sq ft ADU with active vaca rental permit with consistent 5 star rating perfect for generating income or hosting guests. Expansive lpe decks ideal for outdoor dining, entertaining and whale watching. 2 car garage, comm beach

**Listed for \$2,500,000 | Reduced \$99,000 | Listing ID 2348913**

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**REDUCED**



### Spectacular Waterfront with Private Dock on Brown Island

Spectacular Waterfront with a Private Dock and Sunset Views. Secluded yet you can enjoy views of the action. Ferries, boats, seaplanes, and town lights at night. Remodeled NW Craftsman 1-Story with basement home offers 3527 SqFt, 4 bedrooms and 5 baths. Open floor plan, spacious eat-in chef's kitchen and office. Basement has bedroom and bath with separate entry. Waterfront living with 107' low and medium accessible bank waterfront. Expansive main level deck, lower level patio and waterfront bulkhead. Atrium entry, golf cart garage-shop, hot tub, bocce ball court, and garden. It is a 5 minute boat ride to Town of Friday Harbor for marina, shopping, and restaurants. Brown Island amenities include pool, clubhouse fitness room, community moorage.

Listed for \$2,300,000 | **Reduced \$200,000** | Listing ID 2324533

**REDUCED | PENDING**



### Brown Island Waterfront with Private Dock

Brown Island Waterfront with a Private Dock. On the southwest side of Brown Island enjoy the long sunny days, sunrises, views of Mt Baker, SJ and Upright Channels, the harbor, ferry and boating traffic. 215 medium bank Waterfront with expansive decks offering spectacular outdoor entertaining and peaceful wildlife viewing. The 1-1/2 Story home plus lower level offers 2823 SqFt with open floor plan, 4 beds, 3 baths, den and bonus areas, sleeps 12. Spacious chefs kitchen with quality SS appliances. Primary bedroom offers beautiful harbor views and en-suite bath. Lower level has bedroom, bath, plus shop. Five minute boat ride to Town for shopping, restaurants & services. Brown Island amenities include pool, fitness area, moorage, & caretaker.

Listed for \$1,600,000 | **Reduced \$150,000** | Listing ID 2333272

**REDUCED**



### Exceptional Property on Nearly Four Acres of Serene Countryside

Nestled among the timeless beauty of Garry Oaks, this exceptional property offers nearly four acres of serene countryside living. Designed with horses in mind, the land is cross-fenced with paddocks and features a two-stall barn. The charming 3 bedroom, 3 bath, one-story ranch style home provides effortless living with a sun-filled layout, complemented by a cozy sunroom and a versatile studio space and attached garage. A picturesque pond adds to the tranquility of the landscape, while the expansive front yard invites relaxation and outdoor enjoyment. The front yard as well as the back yard has beautiful oak trees.

Listed for \$1,095,000 | **Reduced \$100,000** | Listing ID 2377167

**REDUCED**



### Excellent Roche Harbor Area Location

Excellent Roche Harbor area location. Relax in privacy on this .64 of an acre property or walk to the resort and savor the convenience of the marina, restaurants, grocery stores, retail, trails, activities and events. Multi-use property has 1,119 SF 2-story home with open design, propane heat stove, 2 bedrooms, 2 baths, den loft and a carport plus detached 1032 SF workshop with office, bathroom and carport. Nicely finished 960 SF guest area above with open plan, propane fireplace, bedroom, bathroom and covered deck. Enjoy a cozy firepit and sunny garden area. Perfect for home business, 2nd home, primary or long-term rental opportunity. Close to RH Airport, Art Walk, English Camp National Park and Westcott Bay Oyster Farm.

Listed for \$945,000 | **Reduced \$30,000** | Listing ID 2391117





**REDUCED**

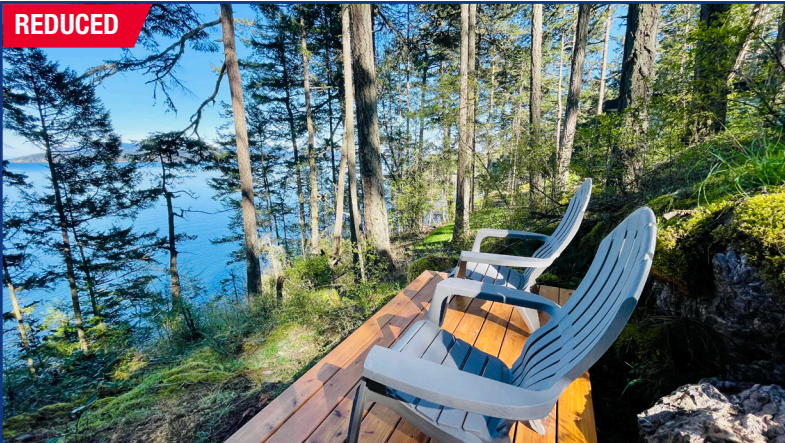


### Sunny and Private Acreage Near Town

Delightful, sunny, and private acreage near town offers so much! Gently terraced and over 5 acres, with mix of trees and pasture with livestock shed. Tidy 3 bedroom 2 bath 1993 manufactured home is south facing and bathed in sunshine- Spacious great room is perfect for entertaining. Well appointed kitchen and lots of storage! Below the main home sits a cleared large building site for second home, with driveway in, slab, water hookup, and address. Bring your plans to add another home, rental, or guest house! End of road location and close to Friday Harbor amenities, schools, and ferry, yet peaceful and secluded. Shown by appt.

**Listed for \$664,500 | Reduced \$25,000 | Listing ID 2400376**

**REDUCED**



### Discover the Perfect Canvas for Your Dream Home

Discover the perfect canvas for your dream home on this beautifully treed and terraced waterfront lot at Mineral Heights. Enjoy stunning views of Orcas Island and the San Juan Channel, with front-row seats to passing boats and serene coastal scenery. Features include a newly installed 2-bedroom septic system and small shed—ideal as a job shack during construction. A viewing platform invites you to relax and take in the peaceful surroundings. Utilities including water, power, phone, and fiber conveniently located near the property edge. Plus, a nearby community waterfront lot with a trail to a secluded cove beach adds to the appeal. Whether you're building a full-time residence or a weekend retreat, this is island living at its finest.

**Listed for \$399,500 | Reduced \$40,000 | Listing ID 2390825**

**REDUCED**



### Perfect Getaway at Cannery Village Condominium

Discover your perfect getaway at this delightful Cannery Village condo! Featuring two bedrooms, two bathrooms, and a cozy living room complete with a fireplace. Nestled in a private setting with abundant natural light, this condo truly feels like a hidden gem. Enjoy exclusive access to two community waterfront decks, equipped with BBQs, where you can savor awesome views of the Port of Friday Harbor, ferry landing, Brown Island, and the lively harbor activity. Located in the heart of downtown Friday Harbor, you're just a short stroll away from the ferry terminal and all the conveniences of town. This sweet condo is a rare find and a perfect weekend hideaway. It's an absolute must-see!

**Listed for \$399,000 | Reduced \$46,000 | Listing ID 2236127**

**REDUCED**



### Dream Property on Sun-Drenched 1.4 Acre Parcel

Discover your dream property on this pristine sun-drenched 1.4-acre parcel offering a rare opportunity to build your ideal home in harmony with nature and the convenience of established infrastructure. One boundary abuts protected WA DNR property with territorial views. Easy access to over 1,200 acres of trails at the National Park, exclusive community beach access via HOA-owned waterfront lot, community water desalination plant, power and phone at the property line, level terrain allows for construction with no tree removal required, approved stormwater management plan, approved site plan, previously approved County building permit, and a 3-bedroom septic design can be extended.

**Listed for \$350,000 | Reduced \$25,000 | Listing ID 2373488**