



Price Reductions

NOVEMBER 2025



**COLDWELL
BANKER**

SAN JUAN ISLANDS,
INC.



1738 LAMPARD ROAD, FRIDAY HARBOR, WA 98250

Listed for \$2,395,000 · **Reduced \$100,000** · Listing ID 2160102

2 Bedrooms · 2 Full and 1 Partial Bathrooms · 3,081 Sq Ft · ± 12.23 Acres



On the grid or off, your choice. Twelve outstanding deer-fenced acres, 1.16 mi from town center, with a custom 3080 sf home utilizing wood burls from Alaska, 675 sf log guesthouse with vacation rental permit, both overlooking the lake, 600 sf studio with bathroom, 140 sf studio, 550 sf detached garage, 3200 sf multipurpose shop with walk-in cooler, Starlink internet, 46 solar panels with bank of huge batteries, automated back-up generator, 2000 gallons of underground propane storage, large fruit and nut orchard, commercial garden including mature blueberry and raspberry bushes, a greenhouse, large chicken run, and a 2 acre lake. Commercial opportunity and/or completely self-sustaining if needed or desired. (See agent remarks for gate code.)



244 DAVISON HEAD DRIVE, FRIDAY HARBOR, WA 98250

Listed for \$1,800,000 · **Reduced \$190,000** · Listing ID 2373358

3 Bedrooms · 2 Full and 1 Partial Bathrooms · 2,336 Sq Ft · ± 0.6 of an Acre



Roche Harbor waterfront gem, in coveted Davison Head area. Beautiful 3+ bedroom, 2.5 bath NW Contemporary style with warm exposed beams, vaulted wood ceilings and hardwood floors. Open layout, quality craftsmanship and timeless charm. Bathed in south-facing natural light with expansive windows that bring the outdoors in. Relax on spacious decks. Tranquil setting. Stairs to pristine shoreline in protected bay, perfect to launch your kayaks or stand up paddleboards. Generous closets and storage areas, and attached 2-car garage provide plenty of space for all your island adventures. Move in ready!



309 AFTERGLOW DRIVE, FRIDAY HARBOR, WA 98250

Listed for \$1,250,000 · **Reduced \$195,000** · Listing ID 2426289

2 Bedrooms · 1 Full and 2 Partial Bathrooms · 1,728 Sq Ft · ± 0.57 of an Acre



Roche Harbor Retreat. Nestled on a .57-acre bordering iconic Roche Harbor Resort, this inviting south-facing gem offers the perfect blend of privacy & proximity, with direct access to one of the San Juans most beloved destinations. The home welcomes you with a light-filled great room, main floor bedroom & bath, upper primary ensuite with balcony, cedar-lined closets. Daylight lower level with wood stove adds warmth & flexibility for guests, hobbies or entertainment. Step outside to a peaceful deck with filtered water views of the resort, relax and soak in the island atmosphere. Easy access to pool, pickleball, marina, dining & more. 2-car garage, deer-fenced garden. Fully furnished for your vacation home or full-time residence.



57 SKOTTOWE LANE, FRIDAY HARBOR, WA 98250

Listed for \$1,185,000 · **Reduced \$10,000** · Listing ID 2428192

3 Bedrooms · 2 Full and 2 Partial Bathrooms · 1,740 Sq Ft · ± 9.01 Acres



Tucked away on approx 9.5 private acres, this charming 3-bedroom, 2-bath home blends privacy with income potential. A permitted vacation rental and separate 768 sf guest cottage with its own driveway, make it ideal for multi-generational living or hosting. A popular and active Airbnb listing with many 5 star ratings, guests consistently praise its cozy, welcoming feel and the tranquil setting. Surrounded by majestic trees, the property features a serene pond, forested trails, and open spaces to explore. Recent updates, including fresh exterior paint and new decks, enhance its appeal. Whether a full-time residence, private retreat, or turn-key rental, this unique property delivers beauty, flexibility, and seclusion just minutes from town.



324 GILL LANE, FRIDAY HARBOR, WA 98250

Listed for \$997,000 · **Reduced \$32,000** · Listing ID 2353509

2 Bedrooms · 1 Full and 1 Partial Bathrooms · 1,368 Sq Ft · ± 5.56 Acres



This inviting 1,368 sq. ft. lakefront home offers two bedrooms and one and three-quarter baths in a spacious great room design. Set on 5.5± acres with coveted south-facing exposure, the home is bathed in natural light and showcases stunning views of the lake. A large fenced garden with orchard provides a perfect setting for those who love to grow and harvest, while the 1,380 sq. ft. garage/shop with attached studio or office creates abundant space for work, hobbies, or storage. A charming detached studio adds even more versatility—ideal as a guest retreat or art space. Private well, a 4-bedroom septic system, and serene mix of woods and meadow, this property blends comfort, functionality, and natural beauty into a rare and peaceful retreat.



165 DUCK SOUP LANE, FRIDAY HARBOR, WA 98250

Listed for \$789,000 · **Reduced \$10,000** · Listing ID 2449272

3 Bedrooms · 2 Full and 2 Partial Bathrooms · 2,327 Sq Ft · ± 4.59 Acres



Tucked into a forested paradise on 4.6+/- private acres, this 2 bdrm/2.5 bath home w/ 1 bdrm/1bath guest space brims with character & charm. Sunlight filters through mature evergreens offering privacy & space connecting the home to the surrounding nature. The home itself has unique details, including a prep kitchen, an outdoor kitchen & an outbuilding that would be fun to use as a creative space. The home offers warm wood finishes, windows bringing in the natural light & framing the forest view. Enjoy peaceful mornings surrounded by birdsong, evenings under the stars, and the kind of privacy that's hard to find yet minutes from Friday Harbor. Ideal for those seeking a one-of-a-kind home surrounded by the tranquility of the island's woods.



301 SALMONBERRY LANE, FRIDAY HARBOR, WA 98250

Listed for \$634,500 · **Reduced \$15,000** · Listing ID 2400376

3 Bedrooms · 2 Full Bathrooms · 1,782 Sq Ft · ± 5.01 Acres



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.



NORDKAPP LANE, FRIDAY HARBOR, WA 98250
Listed for \$435,000 · **Reduced \$20,000** · Listing ID 2387732
Vacant Land · ± 5.03 Acres



This stunning 5+/- acres offers a front-row seat to nature's finest performance—panoramic valley views paired with the majestic snow-capped presence of Mt. Baker. Dotted with madrona and fir trees, this property is as striking as it is serene. Whether you are envisioning a retreat surrounded by natural beauty, or simply a peaceful escape, this land offers a perfect canvas with all the right views in all the right places. A true gem on San Juan Island! To make the development process easier this lovely property includes power and metered water to the lot line and the property has been evaluated for the installation of a septic system. Just waiting for you to bring your dreams!



**COLDWELL
BANKER**

**SAN JUAN ISLANDS,
INC.**



(360) 378-2101



www.sanjuanislands.com



property@sanjuanislands.com



105 Spring St, P.O. Box 100
Friday Harbor, WA 98250