

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

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

REDUCED**Extraordinary West Side Waterfront**

Extraordinary West Side waterfront (125'), 3/4 ac fenced & gated setting. Single level main house (2232)sq ft), detached ADU 720 sq ft VR permit. 2 car garage has bonus room, studio, workroom. Whales, marine birds & wildlife against a backdrop of the Olympic Mtns and Vancouver Island. Large lpe decks for outdoor observation points, dining, entertaining and relaxing. Large open kitchen, dining area, great room, large wood burning fireplace. Primary suite; walk-in closet, heated tile floor in bathroom, water views. 2nd bedroom, currently a media room & office, has a murphy bed, full bath with heated floor and multiple closets for storage, laundry/utility room. ADU averages 5 star rating & provides income and a wonderful place for guests

Listed for \$2,850,000 | Reduced \$49,000 | Listing ID 2241171**REDUCED****Cape San Juan Contemporary Waterfront Home**

Cape San Juan Contemporary Waterfront Home features a shared dock with 2 slips and views of Fish Creek, the Cape marina and abundant wildlife. Architects custom 1-story home has Net Zero Energy Certification. Built with high-quality energy efficient materials including a 27-panel solar array connected to OPALCO grid, Energy Star appliances, heat pump with A/C and is near new completed in 2020. Open floor plan includes 2 bedrooms, 2 bathrooms, a 2 car finished garage with 240 v EV charger. Chef's kitchen with large island, quartz countertops, Kohler workstation sink and induction stove. Primary bedroom with en-suite bath and walk-in closet. Private detached office/studio with fiber internet. Greenhouse and patio with raised garden beds.

Listed for \$2,650,000 | Reduced \$45,000 | Listing ID 2207273**REDUCED****Contemporary Waterfront Home in Friday Harbor**

Contemporary waterfront home incredibly situated along the shores of Friday Harbor. Architecturally-designed Fish Mackay Method Home; every room enjoying views and sunlight. Open gourmet kitchen with high-end appliances, induction stovetop, Liebherr refrigerator, drawer dishwasher, & quartz countertops. A large glass fireplace offers warmth and visual charm to both living and dining areas. Stunning views of the harbor and evening light from the marvelous rooftop deck. Beautifully landscaped with native plantings. Extensive decks and cozy fire pit, perfect for entertaining and providing peaceful, private spaces. Launch paddle-boards and kayaks from the shore; just steps away from all downtown Friday Harbor amenities.

Listed for \$2,485,000 | Reduced \$10,000 | Listing ID 2228027**REDUCED****Stunning Contemporary Home Next to Pebble Beach**

Stunning contemporary home located next to a pebble beach, designed by renowned NW architect Geoff Prentiss, one mile from Friday Harbor. With an impossible-to-replicate location, this south-facing home enchants with large sunny view decks over the water, outdoor fireplace, and pocket beaches to become your island refuge. The cabin's island aesthetic utilizes natural materials including fir floors and windows, stone, copper, and concrete accents, and live roofs. Detached one car garage, and separate flex space with views and sauna. Beautiful yard with large fruit trees enhances the magic of this special property, which adjoins 1.85 acre UW land. Exterior of buildings newly painted, fiber optics installed, and new irrigation system.

Listed for \$1,595,000 | Reduced \$54,000 | Listing ID 2251490

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REDUCED



76 Plus Acres of Pristine and Wild Property

An incredible opportunity to own 76 plus acres of pristine and wild property, this is a delightful mix of orchards, with an old farmstead. Cascading ponds, a year round stream, waterfall and numerous walking/riding trails grace the property. A old hunters cabin is nestled in the peaceful forest. There is an original wagon road that meanders to the stream. Choose from multiple building sites. Towering trees abound in this peaceful verdant forest. End of the road location and borders Land Bank preservation land. Zoned for 3 parcels, this would make an amazing compound for future generations, partnership, or retreat. Power, phone to lot.

Listed for \$1,497,000 | Reduced \$80,000 | Listing ID 2173781

REDUCED



Splendid Condominium in the Heart of Roche Harbor Resort

This splendid condo, nestled in the vibrant heart of Roche Harbor Resort, offers a personal retreat or a nice income opportunity—or both. Situated just steps from the bustling marina, shops, and restaurants, this single-level unit boasts three nicely sized bedrooms, two bathrooms, and an open-plan living area that includes a living room, dining room, and kitchen. The great patio serves as an ideal outdoor extension for reading, dining, socializing, or simply watching the world go by. It represents a prime chance to own a piece of Roche Harbor's charm. Most furnishing included so step right into the active Roche Harbor Resort rental market!

Listed for \$1,000,000 | Reduced \$50,000 | Listing ID 2285263

REDUCED



Quality-Built, Single Level Home on +/- 3.11 Acres

This quality-built, single-level home greets you w/ expansive, well-lit spaces & 3.11+/- acres of flat land bathed in abundant sunshine. Over 2600 sq ft featuring 3 generously sized bedrooms, a large open-plan kitchen/dining area & a living room w/ a sizable woodstove to warm you on cool days. High ceilings throughout ensure each room is filled w/ natural light. An attached 3-car garage offers ample space for vehicles, hobbies, or storage. The home includes a new heat pump & comes pre-wired for a generator. Surrounding gardens boast stunning flowers & plants, while fenced vegetable beds are perfect for home gardening. All this just a short drive from town, with the added allure of west side sunsets & nearby beaches.

Listed for \$900,000 | Reduced \$45,000 | Listing ID 2208390

REDUCED



Seldom Found Home Near Eagle Cove

Seldom found home near Eagle Cove, this beloved single-level home awaits your personal touch, whether you are seeking an island home or a charming getaway in the San Juans. Revel in stunning southern views across Haro Strait toward the Olympic Mountains, where sunlight sparkles on the water, whales glide by, and boaters enjoy the beauty of the Salish Sea. This home offers 2 bedrooms, an office/craft room, a 3/4 bath off one bedroom, and a convenient guest bathroom, all contributing to an easy lifestyle. It's just a short stroll to Eagle Cove's sandy beach or the scenic trails of American Camp. You can't beat the location of this home and if you have always dreamed of doing a cosmetic remodel to fit your tastes, this is for you!

Listed for \$799,000 | Reduced \$50,000 | Listing ID 2290363





REDUCED



Cannery Village Condominium with Water Views

Cannery Village Condo with two bedrooms, two baths, living room with wood-burning fireplace, and covered deck with views overlooking Friday Harbor to Brown Island. Quietly located below street level with easy access to covered assigned carport. Easy walk to the ferry terminal, town amenities, and coffee shops right around the corner. Being sold Turnkey! Walk off the ferry and you're home! 38 ft boat slip available; ask for details.

Listed for \$775,000 | Reduced \$50,000 | Listing ID 2264487

REDUCED



Welcoming and Private Home on 0.77 Acres

Welcoming and private home on 0.77 acres offers 1300 Sq Ft with a sunny backyard deck, covered front porch, garden shed and relaxing easy care landscape. Open and bright great room floor plan with high ceilings and propane fireplace. Three comfortable bedrooms include primary suite complete with en-suite bathroom, dual vanities and walk-in closet. The fenced backyard is a private oasis where you can enjoy the beauty of nature right at your doorstep. Whether you're hosting a barbecue, gardening, or simply lounging with a book, this space is designed for your enjoyment. The peak-a-boo view of the lake adds a touch of tranquility. This home was built in 2003 and is move in ready. Conveniently located close to town, beaches and hiking trails.

Listed for \$649,000 | Reduced \$11,000 | Listing ID 2279299

REDUCED



Expansive Water Views from this Property

A special private spot at the top of the property offers expansive water views to Yellow Is, Jones Is, Orcas Is, Flat Top Is, Waldron Is, Saturna Is, and even Spieden Island, plus a spectacular view of Mt Baker. Approximately 6.34 wooded acres with a mix of level and steep ground and includes half interest in a well, a 4-bedroom septic design, utilities close to the building site, and a portion of a beautiful pond. This property is adjacent to 1200 acres of privately held property that has historically allowed people to hike and ride horses on the old logging roads leading to and around the Briggs Lake water shed for Roche Harbor. Possible Seller Financing.

Listed for \$399,000 | Reduced \$46,000 | Listing ID 2192805

REDUCED



Easy Living in This Home Close to Town

Tired of looking for a rental? Here is a home to call your own! Easy living in this cute and tidy 2 bedroom 1 3/4 bath home minutes from Friday Harbor. Located in the popular OAKS Manufactured Home Park. Many upgrades include being newly painted interior, updated primary bath with step-in shower, newer appliances, newer flooring in baths and kitchen. 2 car carport, large storage shed with electricity, asphalt driveway. Home is move in ready ! Beautifully landscaped with low maintenance plantings, and across from the neighborhood park for a lovely view! The Oaks offers amenities including large open space fields for roaming, postal mailboxes, paved streets and sidewalks, common area pond/park, incredible Oak trees, water and septic.

Listed for \$259,500 | Reduced \$10,000 | Listing ID 2298769

