

# SAN JUAN ISLANDS

REAL ESTATE TAB | JANUARY 2024

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### **ARTICLES:**

SAN JUAN ISLANDS  
REAL ESTATE

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

+/- 76 Acres of Pristine Property  
Waterfront Estate  
Investment Opportunity  
~ and more ~



**COLDWELL BANKER**

**SAN JUAN  
ISLANDS, INC.**



The Most Trusted and Productive Real Estate Brokerage in the San Juan Islands — Since 1960





# SIMONSON & ZAMBROVITZ

YOUR INFORMATION SOURCE

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## *San Juan Islands Real Estate*

2023 was a modest correction year for real estate sales in San Juan County. Annual sales volume and number of transactions are down from 2022. The median home price, which reflects a trend in the market, is down 4.5%. Coldwell Banker San Juan Islands, Inc. was the top producing agency in the County and we are proud to be the top producing team at Coldwell Banker San Juan Islands, Inc. We personally experienced similar sales volume in 2023 to 2019 and 2022. We are grateful this year to have worked with so many wonderful new and previous clients and friends.

### 2023 Our Year End Results

-  **\$27,800,000** Closed Property Sales Volume
-  **23** Buyer and Seller Transactions
-  **11** Sales over \$1,000,000
-  **44%** Coldwell Banker SJI % of Market Share on SJI

### 120+ Zillow 5-Star Reviews

*"We recently listed our home with the Merri Ann Simonson Team in Roche Harbor, Washington. Her knowledge of island waterfront properties and shoreline regulations is amazing! Merri Ann is extremely professional and her knowledge of dealing with vendors and facilitating the sale was extremely smooth and stress free. Merri Ann and Terri were immediately responsive to any questions or concerns. We highly recommend Merri Ann and her Team."*

Don and Jan Whitson 

### *Showcase 2024*

*Coldwell Banker San Juan Islands, Inc. will be preparing our Showcase catalog of property listings for 2024 in the coming months. Each year we print approximately 15,000 copies and distribute them as a free handout at local businesses, Roche Harbor Resort and our Coldwell Banker Friday Harbor office as well as on the Washington State Ferry system. We also provide an electronic page flip version to send by email to prospective buyers working with agents in our office. This publication is one of the best tools available due to its wide print and technologically advanced distributions.*

Our deadline for inclusion in the showcase catalog is  
**March 31, 2024**

If you are considering selling your property in 2024 and would like an opinion of value for your property, we would appreciate the opportunity to assist you.

Please contact us at 360-317-8668 or email us at [simonson@sanjuanislands.com](mailto:simonson@sanjuanislands.com).

View our website at  
[www.SanJuanIslandsLifestyle.com](http://www.SanJuanIslandsLifestyle.com)



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**NEW**



**Listed for \$559,000 | Listing ID #2183811**

Views of Griffin Bay, Mt Baker, sunrises, & San Juan Channel, with views over town. Nicely updated unit offers 3 BR, 2 1/2 BA, & attached garage. Hardwood floors, wood burning fireplace, large primary bedroom.



**Listed for \$1,677,000 | Listing ID #2173781**

An incredible opportunity to own 76 plus acres of pristine & wild property, this is a delightful mix of orchards from an old farmstead, ponds, a year round stream, waterfall & numerous walking/riding trails.



**Listed for \$1,590,000 | Listing ID #1995115**

This serene paradise has been used as a Buddhist retreat center on 20 acres. Main building, detached art studio, greenhouse, organic garden, sleeping huts, tent platforms, cozy yurts, & offer space for large gatherings.





# SAM BUCK

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## SELLER FINANCING



**WATERFRONT ESTATE | MLS #19777734 | \$4,950,000**

SELLER FINANCING AVAILABLE for One Of The Most Spectacular Waterfront Properties In All The San Juan Islands! 2 Acre West Side Estate on a point; 900 ft medium-low bank WF; Breathtaking views of the Straits, the Olympic Mtns, Canada, whales, marine traffic, sunsets, and the lights of Victoria. 3450 sf, 3 bed, 2.5 bath main home. Two 600 sf cottages with baths. 3-bedroom septic system. 1248 sf garage-shop-exercise-office; treehouse; extensive landscaping; 2 fenced gardens, heated greenhouse; chicken run; fresh water is produced via D-sal at a rate of up to 1500 gallons per day with a large storage capacity; 20KW backup generator. This incredible lease-hold property has 70 years remaining.



**CUSTOM HOME ON ACREAGE | MLS #2160102 | \$2,495,000**

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.



**2 STORY CRAFTSMAN HOME | MLS #2175308 | \$1,245,000**

Outstanding opportunity far under replacement value: Two Story NW Craftsman Home with 4125 sf, 3 bedrooms, 3 baths, living room, 2 family rooms, filtered water view, good sun, ham radio setup if interested, and a .52 acres corner lot. The first-class elevator is a major asset and having a 2 car attached garage, a heated detached 3 car garage/shop, RV parking, and greenhouse are yet more tremendous assets. Access is through a magnificent 1200 acre National Park with 5 miles of accessible shoreline. Community amenities: paved roads, outdoor swimming pool, beach, marina, and National Park hiking trails nearby.

## CUSTOM DESIGNED HOME INCLUDED



**INVESTMENT OPPORTUNITY | MLS #2144497 & #2186843 | \$5,450,000**

SOLID INVESTMENT OPPORTUNITY! The land and buildings of the Pelindaba Lavender business are being sold with the option of a continually renewable NNN 10-year leaseback to Pelindaba. NNN Lease of the \$3M commercial property would be adjusted every 5 years based on CPI at 8% (\$240,000/year). Conservative estimated commercial land value and building replacement costs: Land value: 19 acres (3 parcels) = \$1.M; Improvements: 15,000 sf manufacturing/office building x \$300/sf = \$4.5M, 1500 sf store facility x \$250/sf = \$375K, and 430 sf cottage x \$350/sf = \$150K... For an estimated total value of \$6M, with future tenant improvements adding further value. Plus the seller's 6800 sf (approx) custom home and outbuildings on 3.9 acres valued at \$2.45M.



**NEWLY UPDATED HOME | MLS #2159302 | \$679,000**

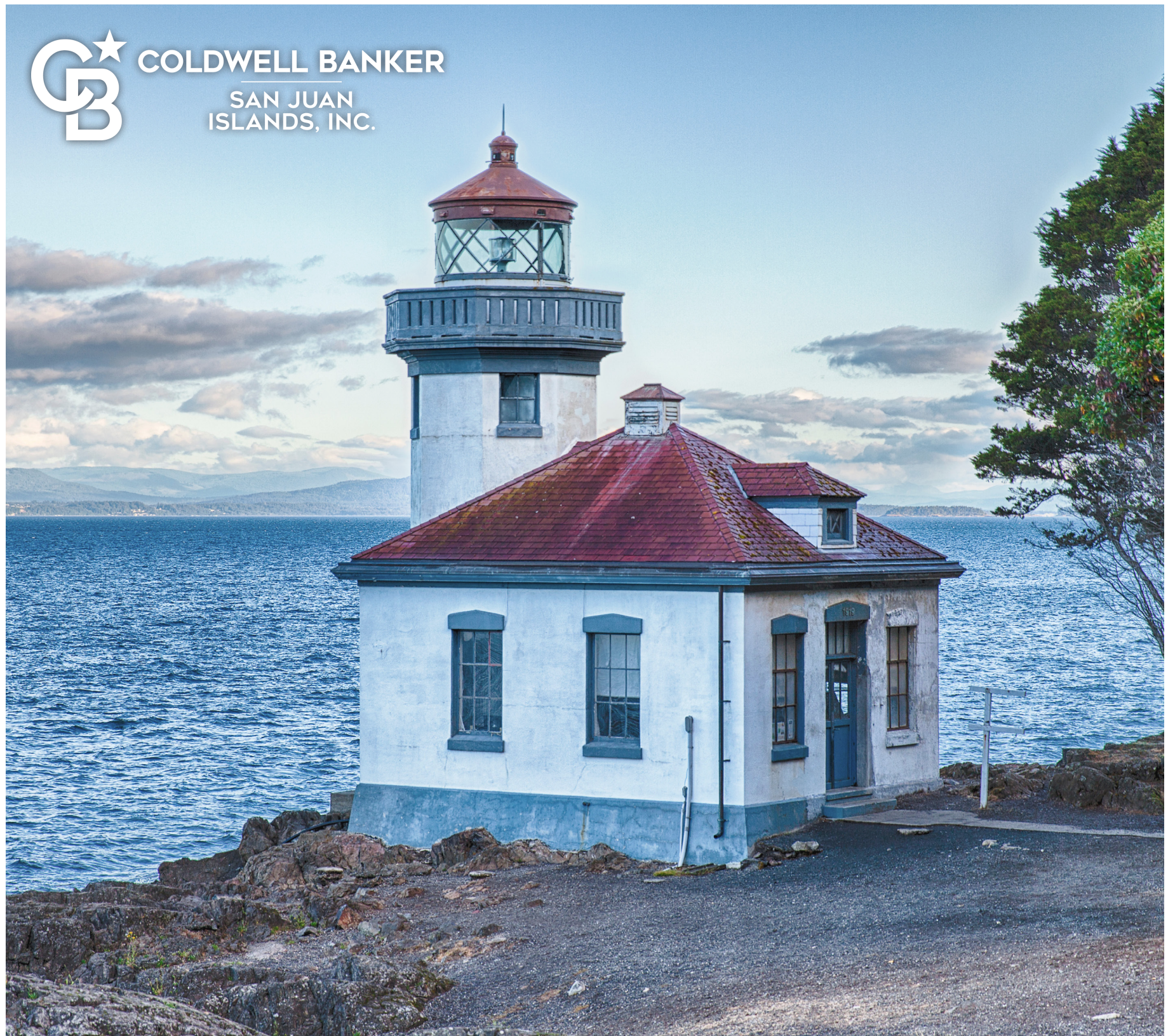
Newly updated with approximately 1300 sf, 2 bedrooms, 3 bathrooms, sunny and bright due to extensive windows and skylights, and new: whole-house water filter, free-standing propane stove, washer and dryer, exterior paint, roof, outdoor hot tub, and fenced garden. Newer siding and an approved 3-bedroom septic system. Located on a dead-end street within walking distance to town or to Jackson's Beach featuring a 70-acre waterfront park with about 4000 feet of shoreline.





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