

SAN JUAN ISLANDS

REAL ESTATE TAB | JANUARY 2025



COLDWELL BANKER

SAN JUAN
ISLANDS, INC.

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ARE YOU CONSIDERING
SELLING YOUR PROPERTY?

REAL ESTATE FOR SALE:

Waterfront Acreage Near Roche Harbor
Home with VRBO Permit
Exquisite Waterfront Estate on Acreage
~ and more ~

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ARE YOU CONSIDERING SELLING YOUR PROPERTY?

Thinking about selling your property? You may want to consider researching, collecting and completing the items detailed below.

This is not a check list for planting flowers on your porch and painting your front door, you can go to the internet for that information. **This list is to prepare sellers in San Juan County for marketing their property.** The issues below are for regulatory compliance and contract performance. Attention to these issues will prove beneficial and would be worth the effort during the marketing and transaction management of your property sale.

As your agent, I will assist with the process of gathering and help you arrange for the various services. That is what good agents do.

This list will not apply to all properties, and it is not meant to be all encompassing. The topics are in alphabetical order for your convenience.

Single Family Residence

“As Is” Sale

Washington is a due diligence state with the buyer able to process the suitability of the property with no risk to their deposit if their contract has contingencies. Some property owners believe by writing in “as is” on the contract that they are excused from making repairs and/or disclosing information about the property and buyer recourse. The statement indicates to the buyer that the seller has no intention of making repairs, but if written in the contract, the buyer may still obtain a home or other inspection reports as they deem necessary. Disclosure and recourse are requirements and rights granted by law.

Appraisal

In rural markets such as ours, it can be difficult to provide an opinion of value with a narrow-recommended price range and an upfront appraisal may be an option, although I don’t recommend one. The report cost range will be \$800-\$1200 and the timing is 3-4 weeks. Unfortunately, the report cannot be used by the buyer if a lender is involved. The lenders have their approved appraisers list and must be the party that orders the report. Further, due to licensing regulations, appraisers are only able to utilize closed sales as comparable. The agents are able to use pending sales and current inventory to process their opinion, which takes market trends into consideration.

Buyer Feasibility

It is not uncommon for the buyers to contract for a feasibility contingency that runs concurrent with the home inspection contingency. The home inspection contingency addresses the condition of the existing structures on the property and the feasibility study addresses the “what ifs”. It may be used by the buyer to confirm the cost of a remodel, to research what the home may rent for or the likelihood of obtaining a Vacation Rental By Owner (VRBO) permit and other similar items.

Some buyers are also processing soil stability and environmental studies which include mold and air quality within the buildings, at their expense. Bottom line, the feasibility contingency ensures that the property is suitable and inspection results are acceptable to buyers, at their sole discretion. As a seller, you want the buyer to have the opportunity to process their due diligence and not rely on statements made by you or the agents.

Carbon Monoxide Monitors

Per national regulations all homes must have CO monitors and this language is contained in all purchase and sale agreements. The monitors can be purchased locally at ACE Hardware or Browne’s Home Center. The cost range is \$50-\$75 and the plug-in variety will suffice. The regulation directs you to comply with the instructions on each monitor as to installation. Basically, one CO monitor outside or near each bedroom and on each floor.

Competitive Market Analysis

To aid in your pricing decision, your agent will prepare a competitive market analysis. This document will compare your property to similar sold, pending and active properties. Ultimately, the pricing decision is yours; you may want to consider how long you want your property on the market when determining the price. Part of this decision is to price against “sold” comparable properties or to price against the “current inventory”...

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Are You Considering Selling Your Property?
please visit our website:
<https://www.sanjuanislandslifestyle.com/blog>



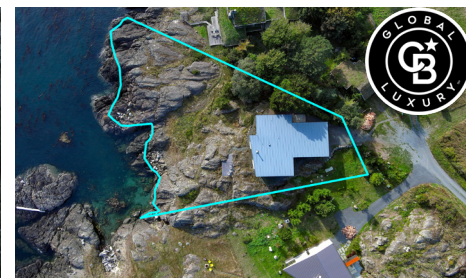
WATERFRONT ACREAGE NEAR ROCHE HARBOR
\$3,800,000 - LISTING ID 2255443



HOME WITH VRBO PERMIT
\$1,030,000 - LISTING ID 2291228



CHARMING HOME NEAR TOWN
\$649,000 - LISTING ID 2279299



WATERFRONT HOME WITH EXPANSIVE VIEWS
SOLD FOR \$2,234,750



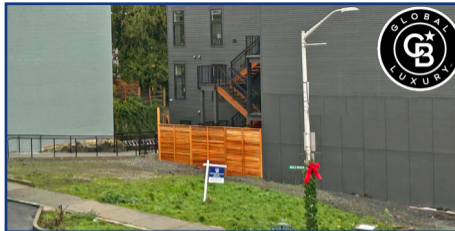
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Office: (360) 378-2101 · Toll Free: (800) 451-9054



Listed for \$14,950,000 | Listing ID 2255472

Perfectly set on the SW shoreline featuring exquisite craftsmanship throughout; 5788 sf main house, guest cottage, two 3-car garages, a 4-bay service garage, & so much more on 3.2 acres with 368 ft waterfront.



Listed for \$2,950,000 | Listing ID 2274154

Exciting & rare opportunity in the heart of downtown Friday Harbor. Great commercial location on a major corner lot with southern exposure providing all-day sun. Water, sewer, & power available.



Listed for \$3,180,000 | Listing ID 2306149

Beautiful west-facing Waterfront Home with approx. 95 ft shoreline on Mitchell Bay including tidelands with small shellfish farm. Two-story with approx. 4031 sf, 3 bedrooms. 3-bay garage with 1023 sf studio above.



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Heartfelt thanks to my wonderful clients for making 2024 an incredible year!

Wishing you a joyous New Year filled with happiness and blessings!

