

SAN JUAN ISLANDS

REAL ESTATE TAB | JULY 2023

In this Issue:

ARTICLES:

Are You Considering
Selling Your Property?

REAL ESTATE FOR SALE:

Garrison Bay Waterfront Home
Eagle Point Water View Home on Acreage
Business in Town
Charming Home on Private Acreage
Iconic Friday Harbor Estate
Dreamy Farmhouse on 10 Acres with Pond
San Juan Valley Northwest Home on Acreage
~ and more ~



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YOUR INFORMATION SOURCE



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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...

To continue reading
Are You Considering Selling Your Property?

please visit our website:

<https://www.sanjuanislandslifestyle.com/blog>



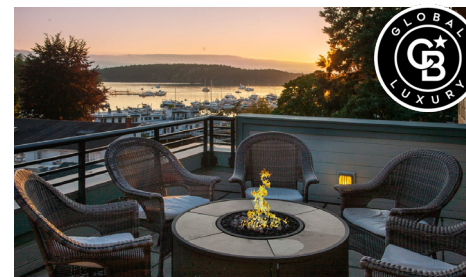
REDUCED
GARRISON BAY WATERFRONT HOME
\$810,000 - MLS #1974364



SUNNY VALLEY HOME ON ACREAGE
\$759,000 - MLS #2026337



NEW LISTING
VIEW TOWN HOME AT ROCHE HARBOR RESORT
\$2,140,000 - MLS #2127282



VALLEY VIEW ACREAGE
\$329,000 - MLS #2046800



CESSNA AVENUE HOME WITH HANGAR
\$1,650,000 - MLS #2022214



PETROLEUM BUSINESS WITH 3 LOCATIONS
\$800,000 - MLS #1808687



REDUCED
WESTSIDE VIEW LOT
\$695,000 - MLS #2047971



REDUCED
VALLEY VIEW ACREAGE
\$329,000 - MLS #2046800





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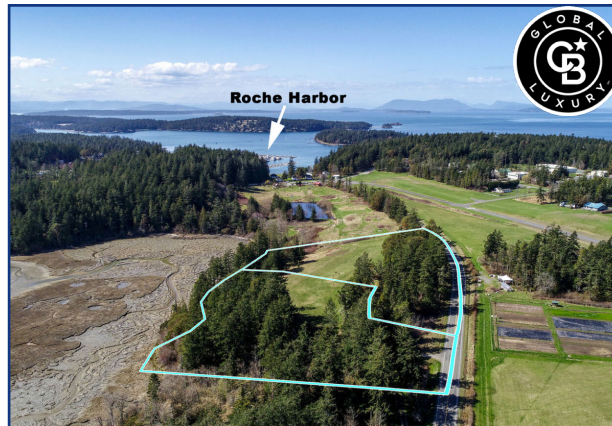
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WATERFRONT ESTATE | MLS #1977734 | \$5,950,000

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 allows for in-house or detached office/bedrooms. 1248 sf garage-shop-exercise-office; treehouse; extensive landscaping; 2 fenced gardens, heated greenhouse; chicken run; high quality water de-sal plant with 30,000 gal of storage; 20KW backup generator. Gift yourself the generational experience of this lease-hold property with 72 years remaining. What would a \$6M yacht be worth in 10 or 20 years?



WESTCOTT BAY WATER VIEW ACREAGE | MLS #2050420 | \$1,695,000

Rare water view acreage within walking distance to Roche Harbor. Two spectacular side-by-side approximately 5-acre parcels ideally located for both privacy and easy access with southwest-facing water views across Westcott Bay, open sunny meadow, plus wooded areas. Each parcel has water, power, phone, and a 4-bedroom septic design. High speed fiber in road. Perfect for vacation rentals with all day sun on a quiet cove and an easy walk or bike ride to the Roche Harbor airstrip, marina, shops, and restaurants.

BUSINESS IN TOWN | MLS #2061224 | \$45,000

Ship to Shore is a wonderful new boutique located in Friday Harbor on San Juan Island, offering women's clothing and accessories, bath care, and home goods. Inventory, store fixtures, and retail pos system are included. Beautifully remodeled space with a great location on the main street. This could be the perfect opportunity for growth by adding an on-line presence.



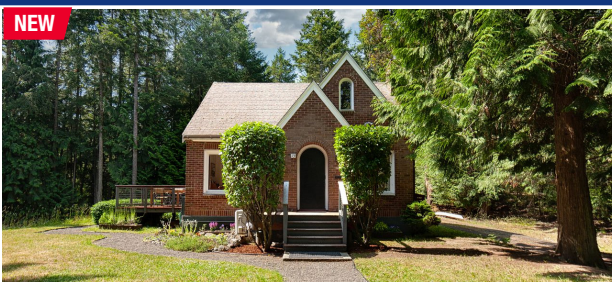
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NEW
CHARMING HOME ON PRIVATE ACREAGE
\$925,000 - MLS #2131530

Located near Roche Harbor, this charming 1929 brick Tudor has been restored to its original charm with stunning attention to detail, incl a full update in 2020. Refinished oak floors, fireplace insert, heat pump with AC, new wiring & plumbing. Moved in & set on new foundation 1,799 sqft home on 3 +/- private acres. Vacation Rental - turnkey.



REDUCED
SERENE PARADISE RETREAT CENTER ON 20 ACRES
\$1,590,000 - MLS #1995115

This serene paradise is a Buddhist retreat center on 20 acres graced with madrona, native fir trees, & rocky outcroppings. The main building has a beautiful hand-painted meditation room, a suite with living room, guest rooms, a caretaker's apartment, large kitchen, hardwood floor & tile floors, & a full wrap-around deck. By appointment.



PENDING
COZY COTTAGE IN THE FOREST
\$659,000 - MLS #2050966

Perfect cozy getaway NW home in the woods! Open floor plan offers 2 bedrooms & light filled loft with a nice second floor water view. Full bath with tiled bath surround. Great room with deck, kitchen with propane stove, hardwood, & laminate floors, heat pump with AC, convect air panel, & wood stove for backup. Detached dual purpose garage /shop with loft & tons of storage. Private location near town on over 2 acres.



SOLD
HOME LOCATED IN THE ROCHE HARBOR AREA
SOLD FOR \$405,000 - MLS #2062396

Located in the Roche Harbor area, this 2-bedroom 1 bath fixer is situated on a level wooded 1.3 acres. Living room has a gas parlor stove. Spacious kitchen with large dining area, walk in pantry, gas cook stove, refrigerator, and washer/dryer included. Primary bedroom with attached dressing room. Good opportunity for a handy or do it yourself person. Graceful cedar trees, circular drive, plenty of room to expand.



SOLD
NORTHWEST WATERFRONT CABIN ON THE SHORES OF NEIL BAY
SOLD FOR \$1,520,000 - MLS #2062344

NW waterfront cabin compound nestled on the shores of Neil Bay with dock! Walking distance to world class Roche Harbor resort & marina! This turnkey vacation rental is the perfect island getaway. Stairs down the medium back shore & to the beach lead to your private dock! Updated & full of charm, this popular rental has 2 adjacent cabins integrated into island living! Fiber optic. By appt.



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Lopez Waterfront Estate
Listed for \$2,375,000 | MLS #2052230

Exceptional waterfront estate with protected moorage in Fisherman's Bay. Private & stately on stunning walk out beach. 3950 sqft. home & two adjacent additional building lots. 4 beds, 3.5 baths, elegantly designed including gourmet eat-in kitchen, great room, luxury appliances & finishes. Main floor entertaining space with seamless flow onto generous patio, filled with natural light & active bay views. Expansive decks for entertaining friends and indoor/outdoor living.

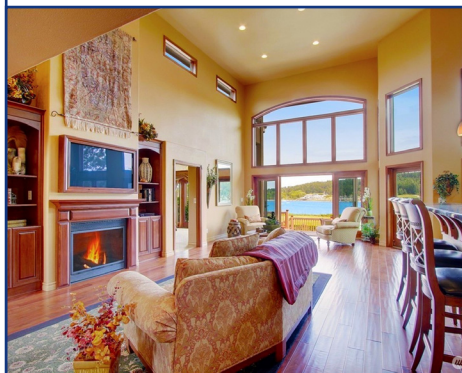


NEW



Eagle Point Water View Home on Acreage
Listed for \$1,979,000 | MLS #2134321

Exceptional waterfront estate with protected moorage in Fisherman's Bay. Private & stately on stunning walk out beach. 3950 sqft. home & two adjacent additional building lots. 4 beds, 3.5 baths, elegantly designed including gourmet eat-in kitchen, great room, luxury appliances & finishes. Main floor entertaining space with seamless flow onto generous patio, filled with natural light & active bay views. Expansive decks for entertaining friends and indoor/outdoor living.



West Side View Home on Acreage
Listed for \$1,195,000 | MLS #2052234

Coveted views of Mt Baker and the Olympics abound through the floor to ceiling windows in this northwest inspired home sited on 5 pastoral acres. Easy, cozy, and relaxed living in the 2 bed/2 bath house with an open & inviting floor plan full of natural light. In addition to a sizable 3 car garage with workshop and half bath, the property features extensive lawns, pastures and mature trees. A truly peaceful haven, just minutes to Friday Harbor.



Stuart Island Waterfront Cabin
Listed for \$850,000 | MLS #2046214

Architecturally designed custom 1 bedroom, 1 bath waterfront cabin on Stuart Island. 116' of walk out beach with stunning views of the cascades, Mount Baker front and center. Great care was taken in designing the home filled with ambient light, cozy and comfortable spaces, high quality construction. Marvelous deck for entertaining, bright solarium sitting room and separate writer's studio with outdoor shower. A quintessential island retreat.

Stuart Island Waterfront Cottage
Listed for \$745,000 | MLS #2052249

Delightful Stuart Island waterfront cabin steps away from beach. Exposed custom-hewn local timber; an ideal spot to create island memories. Open living space from kitchen to dining area, family room to reading nook. Large primary bdrm, inviting loft space for guests--all enjoying expansive, stunning marine views to Mt Baker & the Canadian Rockies. Entertain on the generous deck, barbecue in the fire pit, stargaze from pebble beach. Great access with community dock.



Level Westside Acreage
Listed for \$625,000 | MLS #1989168

Remarkable sunny and secluded westside 6+ acre parcel. Gently rolling, level land with a diverse mix of trees and meadows providing many options for garden and home sites. No CCR's. Highly desired infrastructure including well (10gpm), power, phone, RV plug-ins and conduit for fiber currently in place. The parcel is surrounded by large acreage properties which creates a beautiful and quiet ambiance, yet close to town.

REDUCED

Roche Harbor Heights Lot
Listed for \$495,000 | MLS #1912159

Outstanding Roche Harbor Heights lot, south facing and superb sun exposure. Beautifully treed, with lovely, filtered views of the harbor. Immediate access to Roche Harbor Resort tennis courts, marina, pool, restaurants, shops, sculpture garden and airstrip. This location provides a perfect balance of privacy, yet convenient accessibility to all the incredible Roche Harbor amenities.





NEW

Listed for \$7,500,000 | MLS #2127184
 Lisa Turnure | Broker at Coldwell Banker Bain
 lisa.turnure@cbrealty.com | (206) 919-6605
 Lisa Brooks | Real Estate Broker
 lisabrooks@sanjuanislands.com | (425) 985-1770

Iconic Friday Harbor Estate with Stunning Views
 Modern 8 acre estate, open one-level living, walls of windows, chef's kitchen. Terrace for summer parties, fire table. Luxurious primary suite with ferry views. Media room. Waterfront home with private dock. Ultimate island living & entertaining!



PENDING

Listed for \$3,995,000 | MLS #2065268
 Lisa Turnure | Broker at Coldwell Banker Bain
 lisa.turnure@cbrealty.com | (206) 919-6605
 Lisa Brooks | Real Estate Broker
 lisabrooks@sanjuanislands.com | (425) 985-1770

Spectacular Eagle Cove Waterfront
 5ac, 792ft wtf. Views of Haro Strait, Olympic Mts & Victoria. Open floor plan. Stunning views from kitchen, dining, great rm & primary ste. Lrg deck for watching sunsets, whales & eagles soaring. Close to local beach Eagle Cove. Minutes from FH.



NEW

Listed for \$1,495,000 | MLS #2132097
 Kelly Snow | Real Estate Broker
 kelly@sanjuanislands.com | (360) 317-6072

Dreamy Farmhouse on 10 Acres with Pond
 Follow a quiet country lane to this almost-new 3 bdrm contemporary farmhouse overlooking 10 sunny acres in a hidden valley, with private pond, fenced garden, surrounded by lush flowerbeds. Light and bright home with desirable finishes including fir floors, concrete countertops, and subway tiles. Fiber installed.



Listed for \$895,000 | MLS #2052036
 Kelly Snow | Real Estate Broker
 kelly@sanjuanislands.com | (360) 317-6072

3 Bdrm Home with Fenced Yard and Lg Shop
 Spacious 3 bdrm 3 bath home with 960 sf shop/garage and greenhouse on almost one acre beautiful landscaped lot. Added bonus is deeded access to nearby sandy community beach. Home has cozy pine paneled walls and ceiling, lg kitchen and dining room, main floor master with ensuite bath. Den downstairs plus bedroom with 3/4 bath.



NEW

Listed for \$1,095,000 | MLS #2133916
 Maryellen Foster | Real Estate Broker
 mfoster@sanjuanislands.com | (360) 378-7825

San Juan Valley Northwest Home on Acreage
 NW style home on 6.69 with beautiful views of San Juan Valley, Straits of Juan de Fuca, and Olympic Mountains. Open living and dining area with E/S/W panorama, utility/mud room, fiber, 1/2 guest bath, primary bedroom with full bath. 100 Leland Cypress trees provide privacy. Daylight basement partially finished. Loft with bedroom and studio.



NEW

Listed for \$1,050,000 | MLS #2133072
 Maryellen Foster | Real Estate Broker
 mfoster@sanjuanislands.com | (360) 378-7825

Spectacular Views
 Spectacular views from property and 2 bedroom, 1 bath house. Lg garage and shop space, garden shed, raised beds. Gardens, fruit trees, and sprawling deck need TLC. Magical sunny spot w/ privacy and views forever. Conservation easement on approx. 6.4 ac w/ 2.2 ac within the "structures area". This property is not to be missed.



NEW

Listed for \$770,000 | MLS #2134434
 Tanner Buck | Real Estate Broker
 tanner@sanjuanislands.com | (360) 472-0910

Countryside Paradise Home on 11.5+ Acres
 3 bed-2 bath home w/attached garage on over 11.5 acres of beautiful agricultural land adjacent to San Juan County Land Bank property. This large parcel is conveniently located between Roche Harbor Resort & the town of Friday Harbor & may be the perfect spot for a small-town farm stand. The home is supplied by a 30+ gpm private well.



REDUCED

Listed for \$479,000 | MLS #1909333
 Monica Van Appel-Percich | Real Estate Broker
 monicavap@sanjuanislands.com | (360) 298-0549

Brand New Finished Home on San Juan Island
 One of five newly constructed homes, this home offers a bedroom & bath on the main floor w/the primary bedroom (with walk-in closet), additional bedroom, full bath & spacious laundry room on the upper floor. Features include S.S. appliances, vaulted ceilings, durable laminate flooring & high speed fiber optic internet-ready for installation.



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