

SAN JUAN ISLANDS

REAL ESTATE TAB | JULY 2024

In this Issue:

ARTICLES:

REMODELING IN THE
SAN JUAN ISLANDS

REAL ESTATE FOR SALE:

Rare Waterfront Acreage
Custom Home on Large Acreage
Luxury Waterfront Estate
Forever Water and Mountain View Estate
- and more -



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



MERRI ANN SIMONSON
360.317.8668
simonson@sanjuanislands.com

SIMONSON & ZAMBROVITZ

YOUR INFORMATION SOURCE



TERRI ZAMBROVITZ
360.375.5015
terriz@sanjuanislands.com



REMODELING IN THE SAN JUAN ISLANDS

While showing property I am often asked if the home could be renovated and/or increased in size as the lot is perfect, but the home is too small or too dated for the prospective buyer.

As I have said numerous times, it is still more cost effective to buy existing and remodel than it is to build new construction. With mid-priced new homes, the cost is \$500-750 per square foot, and it is 24 months before you can walk over the threshold. High-end priced homes will be \$1,000 + per square foot.

If you are buying a home that you intend to remodel, your feasibility study should include some of these items. These tests and research should be done prior to closing so you know that your intended remodel can actually be approved.

GENERAL CONTRACTORS

It is important to interview several contractors as you are looking for one that is compatible with your communication style, has the time, work force and service providers in place for the size of your remodel. Checking references is very important. We do not have a functioning Angie's list in San Juan County, but your real estate agent, neighbors, lumber yard or acquaintances should be a good starting point. Insist on a legal contract between the parties with procedures for change orders, punch list items, warranty, and cost overruns. Many of the contractors on the island will not generate a bid on a remodel due to the complexity and unknowns, therefore they offer time and materials contracts.

Your contractor should walk through the home prior to closing with you to ensure that your ideas can be accomplished within your budget and time allocation. Typically, it is not possible for the contractor's inspection to be invasive, i.e., removing siding or sheet rock, unless you have arranged for it in the purchase agreement.

BUDGET

Your budget is very important. As mentioned above, you will most likely not get a guaranteed bid and cost overruns and change orders are part of the life of a remodel. You need to build in a contingency fund on a remodel as there are many unknown and unexpected items. One rule of thumb I have used is, budget x 2. An example is one contractor friend of mine went out to replace windows on a home, he ended up having to replace the entire wall on the front of the home due to wet rot. The problem was not detectable until the siding was removed.

Basically, you can do anything you want to change a home, it just depends on how much money you want to allocate for the project.

SEPTIC SYSTEMS

Add a Bedroom:

The first issue is the size of the current septic. To add a bedroom, the septic must be adequate in size for the number of bedrooms existing and proposed. To increase the size of your septic is not as easy as it used to be in the old days. You will need a perc test and the soil conditions must comply with current regulations, not the rules in place when the system was installed. Systems must have replacement reserve areas that must also meet current regulations for the number of bedrooms. The existing system must be non-failing. To evidence non-failing to the County, the on-site sewage system inspection forms must be submitted for past years.

The designer will perc the area that they believe is qualified for the expansion and then have San Juan County Health department out to inspect the perc holes. (Typically 3 holes) The designer will then create the drawing for the additional lateral line for the increased sewage flow and then apply for the permit. The health department and a few other departments, will all review the application and, if all is in order, issue a permit. Those permits are good for 5 years. They take about 8 weeks to process after the designer has submitted the package to the Health Department.

If the system is old or no permits are of record, an "after-the-fact" permit must be applied for with the "as built" created by the inspector or designer for the submission. The owner must expose the ends of each lateral to verify length and layout, dig a test hole adjacent to the drain field and two holes in another location for the possible reserve area.

Often it is best to upgrade the entire system to one of the pre-treatment type systems such as a Whitewater...

To continue reading
Remodeling in the San Juan Islands
please visit our website:
<https://www.sanjuanislandslifestyle.com/blog>



REDUCED
WATERFRONT HOME WITH SHARED DOCK
\$2,850,000 - MLS #2207273



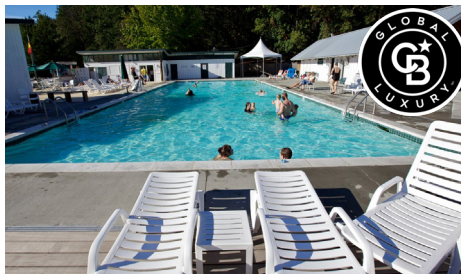
NEW
RARE WATERFRONT ACREAGE
\$3,800,000 - MLS #2255443



REDUCED
ROCHE HARBOR VIEW CONDOMINIUM
\$699,000 - MLS #2132058



WATER VIEW TOWN HOME
\$2,060,000 - MLS #2222331



NEW
WATER VIEW HOME
\$3,500,000 - MLS #2255521





Nancy Young
Managing Real Estate Broker
Global Luxury Specialist
(360) 317-1755
nancy@sanjuanislands.com
www.buysanjuanrealestate.com

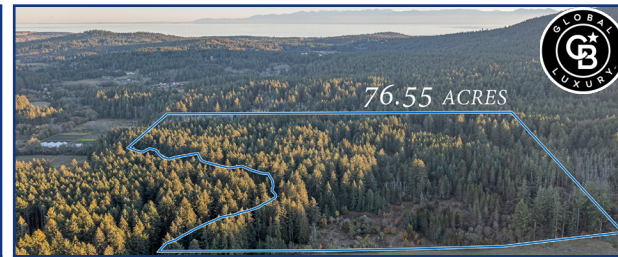
105 Spring Street, P.O. Box 100, Friday Harbor, Washington 98250
Office: (360) 378-2101 · Toll Free: (800) 451-9054

VACATION RENTAL



Listed for \$1,299,000 | Listing ID #2240088

3 bedroom, 2 ½ bath custom home is approx. 2270 SF with spacious kitchen, newer appliances, ample storage, and inviting covered decks to sit and watch nature and the world slowly go by. Unique cord wood walls and shingle siding. +/- 7.99 acres, flower lined pond, old growth cedar forest with trails, cozy writers' studio, & fenced organic garden.



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

An incredible opportunity to own 76 plus acres of pristine and wild property, this is a delightful mix of orchards from an old farmstead, ponds, a year round stream, waterfall and numerous walking/riding trails grace the property. Towering trees abound in this peaceful verdant forest. End of the road location and borders preservation land.

SOLD



Listing Sold for \$1,035,000

Easy living in this charming 2200 +/- SF single level NW home on 2 +/- acres. Thoughtful and flowing floor plan offers 2 bedrooms, 2 baths, and office. Beautiful bamboo floors, amazing gourmet's kitchen with eating bar, great room and fireplace. Over 1000 sf of new easy care decking for relaxing gatherings. Solar panels for energy saving.



Listed for \$650,000 | Listing ID #2230817

Front row seat from this West Side waterfront parcel! Spectacular views of breaching whales, bald eagles, sunsets, and boating activity. Located in a fabulous neighborhood, a paved road leads to this parcel, nestled on the shore of Haro Strait. Here is the opportunity to build your oceanfront dream home on the highly-coveted West Side.



Listed for \$1,499,000 | Listing ID #2231100

At the end of a meandering, paved tree lined road lies a special water view property situated just above a deep-water community dock. Down a path, a brief walk away, is your dedicated 35-foot slip allowing easy access out to Spieden Channel. This partially cleared, gently sloped, .57-acre property has electrical and Spieden Community water on site.



LAURA BOULTON
www.lauraboulton.com

Real Estate Broker
(360) 298 2347
laura@sanjuanislands.com



COLDWELL BANKER

SAN JUAN ISLANDS, INC.

NEW



LUXURY WATERFRONT ESTATE | MLS #2255472 | \$14,950,000

Perched at the water's edge on the coveted southwest shores of San Juan Island. Showcasing exquisite craftsmanship throughout. The great room, with a soaring ceiling and floor to ceiling river rock fireplace, flows to a stone patio overlooking Haro Strait and the Olympic Mountains. The main floor primary suite affords spectacular water and mountain views. The lower level features a home theater, water view guest suite, workshop with stainless steel countertops, and a large laundry room with a dog wash station. 1165 sf guest cottage, two 3-car garages, a 4-bay service garage, and landscaping serviced with a smart water system. State-of-the-art D-Salinization water system. 3.2 acres and 368 ft of shoreline. Being sold Turn-key!

NEW



FOREVER WATER VIEW ESTATE | MLS #2255473 | \$5,950,000

Incredible forever water and mountain views from this south-sloping hillside setting offering all-day sun!! Beautifully designed custom home with 4069 sf, 2 primary bedrooms, 6 total bathrooms, separate guest suite, separate rec room or studio, exercise room with cork flooring, 3 propane fireplaces, Loewen's StormForce Series impact-rated windows, 10 ft ceilings, central vac, on-demand hot water, fiber optic internet, solar panels, extensive lpe wood deck, brick paver driveway, 858 sf guest house, 1008 sf 3-bay garage, Tesla power walls, private well and community water, fenced garden with concrete raised beds and upscale shed, 6.79 acres, and beach rights. Attention to every small detail is evident throughout this entire development.

PENDING



CAPE COD WITH BEACH | MLS #2219709 | \$2,695,000

Excellent quality east-facing Cape Cod with a low-bank gravel and sand beach at Cape San Juan with 2557 sf, 3 bedrooms, 3.5 baths, newly updated kitchen, with Cambria quartz countertops, and bathrooms, many built-ins, two propane fireplaces, Brazilian Koa flooring, beautiful custom curved staircase, extensive storage, large Evergreen decks, oversized detached 2-car garage with office and multiple storage areas, washed aggregate driveway, low maintenance mature landscaping, and a small fenced garden area. Great attention to detail, stunning and very interesting views, and a wide variety of marine life including whales, seals, and sea lions, and SJ Channel is kind of like a river that runs both ways so there is always engaging marine life.



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, & back-up generator.

REDUCED



TINY HOME ON 17+ ACRES | MLS #2246794 | \$1,550,000

Large acreage with lots of possibilities, featuring an upscale tiny house, fully furnished, with granite counters, a microwave drawer, free-standing propane heat stove, skylights, solar, security system, mini-split, and a sunroom. Great views of the water and Waldron Island, outdoor hot tub with an auto-retractable awning, deer fenced garden, RV parking, diesel generator, and security cameras throughout property.



2 STORY CRAFTSMAN HOME | MLS #2175308 | \$1,200,000

Discover the epitome of island living in this meticulously crafted home on a corner lot. Built in 2002, it has undergone 2 extensive additions and remodels, resulting in a seamless blend of modern luxury and timeless charm offering versatile living with a large primary suite with an adjacent elevator and bonus room, open-concept living areas flow effortlessly onto decks and covered patio, and attached two-car garage.



105 Spring Street, PO Box 100, Friday Harbor, WA 98250 | 360.378.2101 | property@sanjuanislands.com