

SAN JUAN ISLANDS

REAL ESTATE TAB | JULY 2025



COLDWELL BANKER
SAN JUAN
ISLANDS, INC.

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REAL ESTATE IS BEST WHEN KEPT LOCAL

REAL ESTATE FOR SALE:

False Bay Waterfront Home

Stunning Waterfront on the West Side

Delightful and Sunny Location Near Town

Incredible Water Views from this +/- 6.7 Acre Estate

~ and more ~

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REAL ESTATE IS BEST WHEN KEPT LOCAL

General Island Information

Using local real estate brokers and local real estate related service providers is very important when buying or selling real estate. Boots on the ground here brings the level of expertise required. Further, it is similar to buying locally sourced food and shopping to support local retailers and restaurants; any effort in this direction helps to reduce our carbon footprint.

Real estate is one of those industries where it is imperative to use the local experts. There is no better time to start the benefit of using island services than in your initial search for real estate. For all of us that already live here or for those that plan to move here in the near future, this can and should be accomplished.

And Here is Why

No one understands the importance of using local service providers more than an experienced real estate broker in the San Juan Islands. All the successful brokers ensure that their clients, whether buying or selling, create relationships with the local service providers early in the process. Failure to utilize the local expertise can result in failed sales, unexpected expenses, and delays. Plus, the frustration and disappointment of a poorly processed real estate transaction.

Below I have recapped just some of the issues as it relates to using some off island service providers. I am sure all off island individuals and firms are great in their local markets, but when it comes to the islands, they may be out of their area of expertise.

I recognize that many of our construction and maintenance service providers do come from off island on a regular basis and I deem those as local contractors as they have experience here. Many employ local people at their business.

Real Estate Brokers

This is a tough issue; I understand that the agent from the city wants to maintain their relationship with their buyer and provide them with the level of customer service that the buyer deserves. Further, the buyer already knows them and trusts their advice. However, it can be extremely risky for the client and their agent to do business in an area that the broker is not familiar with. In fact, RCW 18.65 holds brokers to the standards of a practicing attorney, and that can be difficult to achieve when a broker is out of their area of expertise.

Of the 39 Counties in Washington State, San Juan County has many unique regulations, statutes and ordinances that exist in no other County. In fact, we have created a custom form with our local attorneys that is used in our contracts to address many of these unique issues. However, even with the form, it takes local knowledge to give

clients the representation they should have. Many off island brokers may not be familiar with these issues and the result may be legal and practical problems, delays and failed sales.

Further, a broker that lacks connections with the local service providers such as home inspectors, well water testers, septic inspectors, septic designers, surveyors, lenders, title and escrow, may also incur delays in the transaction as they may not know who to contact. They may not understand the logistics of doing business here with our smaller auditor's office, title and escrow offices who do not have the manpower the metropolitan offices enjoy. The broker may also lack knowledge of some of the rural aspects of our market.

How can the Off Island Brokers represent their client properly?

- Do they know that a buyer should obtain a draw down test on all wells that are within 1000 feet of the shoreline in order to obtain a certificate of water availability which is required for a building permit?
- Do they know that we have sensitive areas throughout the County and if there is Indian Midden or other archeological sensitive materials found on the property that it can add thousands of dollars to the cost of construction and potentially long delays for a property owner?
- Do they know that a buyer pays excise tax in San Juan County?
- Do they know who to hire to inspect the dock and /or mooring buoys?
- Do they know that we need a bacterium and San Juan Short water tests for the wells, and who can do that for them?
- Do they understand the regulations and inspections around the Owner Builder Permit process?
- How do they prepare an opinion of value when they have never seen the comparable property sales or neighborhood?
- Do they know that the sellers must have their septic system inspected and pumped, if required, as well as all maintenance components installed prior to a closing?

To continue reading
Real Estate is Best When Kept Local
please visit our website:
www.sanjuanislandslifestyle.com/blog



HOME WITH POND
\$1,050,000 - LISTING ID 2387122



FALSE BAY WATERFRONT HOME
\$3,500,000 - LISTING ID 2346749



PRIVATE WATERFRONT HOME COMPOUND
\$3,350,000 - LISTING ID 2344313



HOME WITH LARGE SHOP
\$1,050,000 - LISTING ID 2391117



WATERFRONT HOME
\$1,595,000 - LISTING ID 2344389



WATER VIEW CONDO
\$1,495,000 - LISTING ID 2334078



IN TOWN WATER VIEW HOME
\$695,000 - LISTING ID 2344372



HOME NEAR ROCHE HARBOR
\$729,000 - LISTING ID 2367652



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SAN JUAN ISLANDS,
INC.



SAN JUAN ISLAND LIVING TEAM

www.SanJuanIslandLiving.com • Dedication. Integrity. Knowledge.

With over 65 combined years of island living, we are committed to helping our clients realize their real estate goals.

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\$1,895,000



Stunning Waterfront on the West Side • Listing ID 2385214



\$1,199,000



Affordable Waterfront Living • Listing ID 2336250

\$875,000



In Town Home with 3 Units • Listing ID 2340675

\$799,000



Family Home Close to Town • Listing ID 2356560

\$439,000



Great Condo in Town • Listing ID 2330843

\$197,000



Best Price in Town • Listing ID 2383031

SOLD FOR \$912,500



Spacious North Forty Home



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REDUCED



Listed for \$549,000 • Listing ID 2230817

This waterfront parcel has been fully surveyed and includes architectural renderings, topo survey, power, phone and water on +/- .53 acre. Don't miss the chance to make this spectacular west side location yours!

NEW



Listed for \$459,000 • Listing ID 2387035

Affordable and like new, this sunny home offers 2 bedrooms, 1 1/2 baths, and walking distance to town amenities. Great starter or rental! Built in 2020, with open kitchen, living and dining on main level.

NEW



Listed for \$689,500 • Listing ID 2400376

Delightful and sunny location near town offers spacious 3 bedroom 2 bath manufactured home on over 5 acres. Additional building site with utilities offers many possibilities! Pasture area partly fenced.

SOLD



Sold for \$160,000

Nicely wooded lot at Mitchell Point. Paved road to lot edge and good water system, with power and phone available. Over 1/2 acre with filtered water views and close to Snug Harbor. Trail in!

SOLD



Sold for \$213,000

Affordable home with a retro vibe at the beautiful Oaks Home Park. 2 bedrooms, 2 baths, views of park and common areas. Minutes from Friday Harbor. Numerous upgrades to the home.



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Listed for \$5,550,000 • Listing ID 2348523

Incredible views and whale watching! 4517 sf home with 2 primary bedrooms, guest suite, studio, fiber optic, solar panels, 786 sf guest house, 3-bay garage, 2 water sources, garden, 6.7 acres, and beach rights.



Listed for \$2,495,000 • Listing ID 2160102

12 deer-fenced acres with a 3080 sf home, 675 sf log guesthouse with vacation rental permit, 600 sf studio, 140 sf studio, 550 sf detached garage, 3200 sf multipurpose shop, solar panels, garden, and a 2-acre lake.



Listed for \$530,000 • Listing ID 2312216

Great starter home in town with 1288 sf, 3 bed/2 full baths, vaulted ceiling, propane fireplace, 448 sf bonus room as attached unfinished garage conversion, beautiful landscaping front and back with large backyard.



 **COLDWELL BANKER**
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