

# SAN JUAN ISLANDS

REAL ESTATE TAB | JUNE 2025

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SAN JUAN ISLAND  
NEIGHBORHOODS

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West Side Waterfront Parcel

Waterfront Estate Overlooking Haro Strait

~ and more ~



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**MERRI ANN SIMONSON**  
360.317.8668  
simonson@sanjuanislands.com

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**TERRI ZAMBROVITZ**  
360.375.5015  
terriz@sanjuanislands.com



## SAN JUAN ISLAND NEIGHBORHOODS

### General Island Information

Welcome to our San Juan Islands Neighborhoods. This publication will give you a good introduction to different areas on San Juan Island as well as some specific neighborhood amenities, features, and rules of most of the neighborhoods on San Juan Island.

### Internet Connectivity

Fiber internet with speeds up to 200mb is expanding on the island and is installed on the main arterials, including Roche Harbor Road, West Valley Road, Cattle Point Road, Beaverton Valley Road, San Juan Valley Road, Bailer Hill Road, Douglas and most of Westside Road. It has also been installed in many neighborhoods, which are considered the "middle mile" and may only need to be brought to property which is considered the "last mile." Rockisland.com features a map where you can enter an address and learn if fiber is available or near by a specific property address.

LTE is available in some areas with speeds up to 25mb. DSL in the phonline will provide around 2-4mb and is always available. Rockisland.com features a map where you can enter an address and learn if LTE is available or near by a specific property address.

Satellite is available if you have line of sight from the property. Enhancements by the various service providers are in process. Starlink satellite is currently being installed with very good results but new users must be on a wait list.

### Vacation Rentals

Vacation rental permits are not available for properties on the Town of Friday Harbor water system and are also restricted in some plat CC&Rs. The exception to the Town Water restriction is commercially zoned properties are allowed to be a vacation rental.

Currently there are a limited number of vacation rental permits allowed County wide on San Juan Island, Orcas Island and Lopez Island. The limitations were set at the current levels in 2022 and at this point they are at the maximum number of available permits. In the future, when properties with current permits cancel or expire, those permits will be on a lottery system annually. If you are looking for a vacation rental investment, it is best to purchase property that has an existing active vacation rental permit.

### RV or Tiny Homes

Some acreage parcels will allow RV's or Tiny Homes. Generally, properties over 5 acres that are not part of a subdivision will allow for them depending on the neighborhood CC&R's. In some plats you can have RV's or a

trailer during the construction of homes only. For 5+ acre parcels, a tiny home can be considered a guest home if the size, location and installation conditions meet the permit requirements.

### Home Owner's Associations (HOA)

If a neighborhood has common features such as private roads, moorage, community water systems, etc, it is likely some sort of assessment is required. Each HOA sets their budget annually and adjusts the amounts due from the property owners accordingly.

### Docks and Mooring Buoys

Historically, with waterfront parcels, a permit for a mooring buoy could be obtained if you are not placing it in the channel or interfering with an existing buoy. The cost was around \$8,500 and the process took about 1 year. Buoys were encouraged as anchorage is much more likely to damage eel grass beds. When a property is sold, typically a registered mooring buoy is transferred as well. Currently, all new mooring buoy permits are on hold at the State/Corps of Engineering level pending the various tribe approval.

Docks are very difficult to obtain. If for some reason you are able to obtain a dock, the process takes about 2-years and they must be shared with adjacent property owners. The cost of permitting, legal fees and installation is around \$400,000-\$800,000. If you need a dock; buy existing. Further, on the island we have numerous public moorage facilities and a few private ones. The Port of Friday Harbor, Jensen's, Shipyard Cove, Roche Harbor and Snug Harbor are all public facilities.

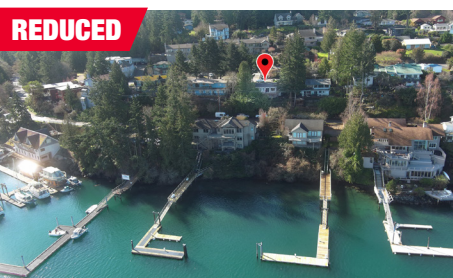
### Western Neighborhoods

Properties can have expansive views of Haro Strait, Vancouver Island, Canadian Gulf Islands, Olympic Mountains, boating and freight traffic. The areas offer a mix of inland parcels, some with water views plus low, medium and high bank waterfront properties. Many properties have good sun exposure and can also experience a little more wind and weather exposure.

Highlights - Lime Kiln State Park and Preservation Trust area, San Juan County Park and Snug Harbor.

To continue reading  
**San Juan Island Neighborhoods**  
please visit our website:

[www.sanjuanislandslifestyle.com/blog](http://www.sanjuanislandslifestyle.com/blog)



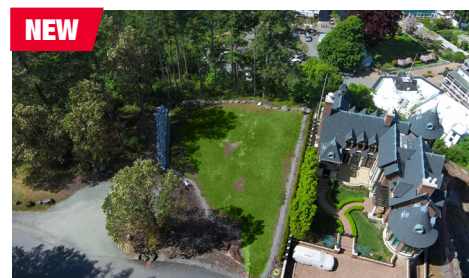
**IN TOWN WATER VIEW HOME**  
\$695,000 - LISTING ID 2344372



**WEST SIDE WATERFRONT HOME**  
\$3,350,000 - LISTING ID 2344313



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



**ROCHE HOBOR RESORT VIEW PARCEL**  
\$2,300,000 - LISTING ID 2375230



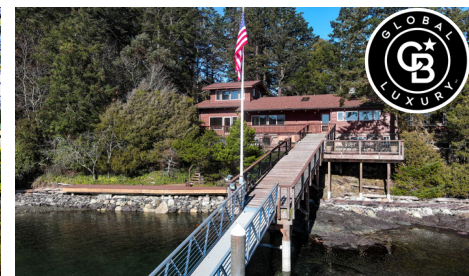
**WATERFRONT HOME**  
\$1,660,000 - LISTING ID 2344389



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



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



**BROWN ISLAND WATERFRONT HOME WITH DOCK**  
\$1,965,000 - LISTING ID 2333272





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

**Monica Van Appel-Percich**, Managing Broker  
(360) 298-0549 • (360) 378-2101 x 258  
[monicavap@sanjuanislands.com](mailto:monicavap@sanjuanislands.com)

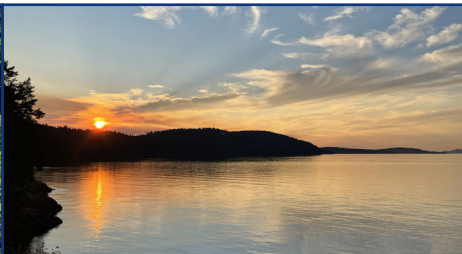
**Jeannette Choe**, Real Estate Broker  
(360) 375-3488 • (360) 378-2101 x 225  
[jeannette@sanjuanislands.com](mailto:jeannette@sanjuanislands.com)

**Pamela Williams**, Real Estate Broker  
(360) 472-1818 • (360) 378-2101 x 239  
[pamela@sanjuanislands.com](mailto:pamela@sanjuanislands.com)

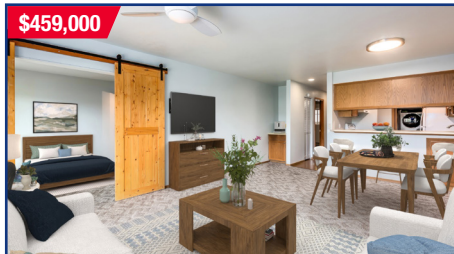
**\$1,199,000**



**Affordable Waterfront Living at Point Caution • Listing ID 2336250**



**\$459,000**



**Great Location in Town • Listing ID 2330843**

**\$895,000**



**In Town Home with 3 Units • Listing ID 2340675**

**\$815,000**



**Family Home Close to Town • Listing ID 2356560**

**\$199,000**



**Best Price in Town • Listing ID 2383031**

**PENDING - \$935,750**



**Spacious North Forty Home • Listing ID 2353941**

**SOLD FOR \$1,075,000**



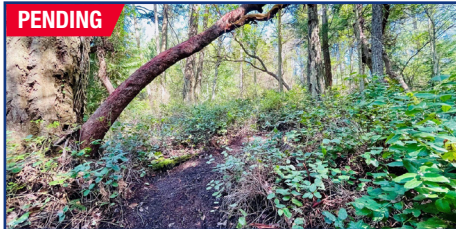
**South End Water View Home**



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

**PENDING**



**Listed for \$175,000 | Listing ID 2355923**

Located in a desirable west side neighborhood, this is one of the last undeveloped parcels in Mitchell Point. Near to Snug Harbor Marina. Beautifully wooded with water system, power, & phone available. ± .59 acre.

**PENDING**



**Listed for \$219,500 | Listing ID 2298769**

Cute & tidy 2 bdrm 1 3/4 bath home located in the OAKS Manufactured Home Park. Newly painted interior, updated primary bath with step-in shower, newer appliances, newer flooring in baths & kitchen.



**Listed for \$599,000 | Listing ID 2230817**

West Side waterfront parcel with views of breaching whales, bald eagles, sunsets, & boating activity. Site plan approved, surveyed, and utilities, on this ready to build lot! Build your oceanfront dream home!





**Laura Boulton**  
Real Estate Broker  
International Diamond Society  
(360) 298-2347  
laura@sanjuanislands.com  
www.lauraboulton.com

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



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

Waterfront overlooking Haro Strait & Olympic Mtns; 3.2 acres & 368 ft of shoreline, great room with floor to ceiling river rock fireplace, main primary suite, home theater, water view guest suite, 1165 sf guest cottage.



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

West-facing Waterfront Home 4031 sf, primary on main floor, living room with wood-burning fireplace, a grill, remodeled kitchen, new roof in 2019, extra deep 3-bay garage with a 1023 sf studio above, +/- 95 ft shoreline.



**Listed for \$2,850,000 | 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.





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SAN JUAN  
ISLANDS, INC.



105 Spring Street, PO Box 100, Friday Harbor, WA 98250 | 360.378.2101 | [property@sanjuanislands.com](mailto:property@sanjuanislands.com)