

# SAN JUAN ISLANDS

REAL ESTATE TAB | MARCH 2024

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Remodeled Classic 1962 Cabin  
~ and more ~



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## WELL WATER QUALITY IMPORTANCE

In San Juan County, where pristine landscapes and rural living are cherished, the reliance on potable well water is quite common. However, this seemingly pure source of water can harbor various elements that pose health risks. Understanding the potential contaminants and their effects is crucial for residents as well as implementing a regular testing schedule and effective filtration system, if needed, becomes paramount in ensuring water safety.

### Types of water sources in the islands include:

- Individual Private wells
- Shared well; 2 households. These systems should have a recorded shared well agreement with easements for maintenance and access. Depending on the volume, individual holding tanks may be required.
- Group B water system; 3-14 households but less than 25 total users. In the late 1990s, the County began managing the approval process for this group of water systems. The County requires that the system have a maintenance agreement, access easements, a protection zone and regular testing with an assigned purveyor. The County requests the purveyor to submit bacteria and nitrate tests annually to remain in "good standing".
- Group A water system; 15 plus households. These systems are larger providers such as Roche Harbor Water or the Town of Friday Harbor. The system's testing reports are reviewed by the State and must comply with the State's requirements for maintenance, testing and notifications.

As stated above, Group A and B water systems are on a regular testing program. For individual or 2 party shared wells, it is up to the property owners to create a regular quality testing schedule. Most owners of individual or 2 party shared wells should be on an annual schedule.

As part of a purchase contract, agents recommend that the buyer have the well tested for quality and quantity prior to the feasibility study expiration.

We typically recommend that a buyer have the proposed purchase property well tested for Bacteria and a San Juan Short. The fee is around \$400, and the process takes about 15-20 days. The service

provider will deliver the water sample to the mainland to Edge Analytical for the laboratory work. The San Juan Short report tests for arsenic, barium, fluorides, sodium, electric conductivity, chloride and nitrates. The County also requires these same two tests plus quantity testing prior to issuance of any new construction building permits.

At a minimum, these two tests should be ordered by property owners on private or 2 party shared wells annually. It is possible to purchase a sample testing kit and take your own sample and deliver it to Edge Analytical but there are some risks. You must ensure that the water sample is taken at the best location in the system and that the sample is submitted to the lab prior to the sample expiration. Some things are best left to the professionals. Agents involved in a transaction should not take the water tests due to the amount of liability.

To continue reading  
**Well Water Quality Importance**

please visit our website:

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



FRIDAY HARBOR BUSINESS  
\$800,000 - MLS #1808687



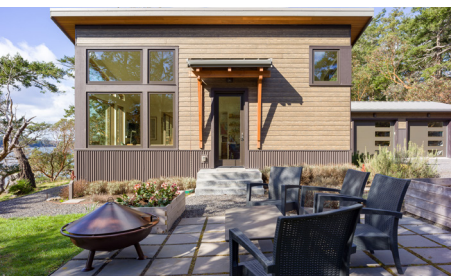
ROCHE HARBOR CONDO  
\$730,000 - MLS #2132058



NEW LISTING



WATERFRONT HOME WITH DOCK  
\$2,995,000 - MLS #2207273







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**WATER VIEW ACREAGE | MLS #2192805 | \$665,000**

Expansive views across masses of water to Yellow Is, Jones Is, Orcas Is, Flat Top Is, Waldron Is, Saturna Is, and even Spieden Island, plus spectacular view of Mt Baker, on approx. 6.34 acres including half interest in a well, a 4-bedroom septic design, utilities close to the building site, a portion of a beautiful pond, and level wooded and steep ground. The ideal building scenario is a garage/shop with a second story that accesses the moss covered peak of the property for expansion of the structure. This property is adjacent to 1200 acres of privately held property that has historically allowed people to hike and ride horses on the old logging roads leading to and around the Briggs Lake water shed for Roche Harbor.



**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 with bank of huge batteries, automated back-up generator, 2000 gallons of underground propane storage, large fruit and nut orchard, commercial garden including mature blueberry and raspberry bushes, a greenhouse, large chicken run, and a 2 acre lake. Commercial opportunity and/or completely self-sustaining if needed or desired.



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

Outstanding opportunity far under replacement value: Two Story NW Craftsman Home with 4125 sf, 3 bedrooms, 3 baths, living room, 2 family rooms, filtered water view, good sun, ham radio setup if interested, and a .52 acres corner lot. The first-class elevator is a major asset and having a 2 car attached garage, a heated detached 3 car garage/shop, RV parking, and greenhouse are yet more tremendous assets. Access is through a magnificent 1200 acre National Park with 5 miles of accessible shoreline. Community amenities: paved roads, outdoor swimming pool, beach, marina, and National Park hiking trails nearby.

**SELLER FINANCING**



**WATERFRONT ESTATE | MLS #1977734 | \$4,696,000**

**SELLER FINANCING AVAILABLE** for 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 system. 1248 sf garage-shop-exercise-office; treehouse; extensive landscaping; 2 fenced gardens, heated greenhouse; chicken run; fresh water is produced via D-sal at a rate of up to 1500 gallons per day with a large storage capacity; 20KW backup generator. This incredible lease-hold property has 70 years remaining.





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**NEW**



**Listed for \$399,000 | Listing ID #2208315**

Beautiful 5 acre lot ready to build your custom dream home in the newly developed Prospect Mountain neighborhood. This wooded acreage offers Cascades, Mt Baker, & valley views. Water, power, & phone!



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

An incredible opportunity to own 76 plus acres of pristine & wild property, this is a delightful mix of orchards from an old farmstead, ponds, a year round stream, waterfall & numerous walking/riding trails.



**Listed for \$1,590,000 | Listing ID #1995115**

This serene paradise has been used as a Buddhist retreat center on 20 acres. Main building, detached art studio, greenhouse, organic garden, sleeping huts, tent platforms, cozy yurts, & offer space for large gatherings.





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**PENDING**



**Remodeled Classic 1962 Cabin | Listed for \$999,500 | Listing ID #2196102**

Subtle exterior with a wow interior! Classic 1962 Panabode cabin has been remodeled and reimagined as an up-to-date, comfortable, and gracious home. Lives like a new house, with all new electrical, plumbing, wood windows, metal roofing, insulation, solar panels, bathrooms, kitchen with new cabinets, quartz countertops, and Bertazzoni range. 805 sf addition includes fabulous master with large ensuite, and walk-in closet with washer/dryer, plus guest suite with separate entrance and private bath. 2+ car garage is heated and wired for EV. Nicely landscaped with new front deck, covered pavilion, and raised bed gardens. Harbor views from deck and house, conveniently located walking distance to Friday Harbor shops, theaters, schools, and ferry.



