

SAN JUAN ISLANDS

REAL ESTATE TAB | OCTOBER 2024

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~ and more ~



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ISLANDS, INC.**

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UPDATE TO OUR INTERNET CONNECTION

Rock Island has been busy for the last 10 years installing the base infrastructure for our fiber and other internet connection options throughout the County.

As a REALTOR, I can state that internet reliability is discussed as part of every real estate transaction. Now more than ever, Islanders, as well as newcomers need to be connected and they desire their families to visit and, of course, the children and grand kids must have their devices.

There are several avenues for consumers to obtain Internet service in our County and they include the following:

- **Dialup.** Internet through the Century Tel telephone lines, which is very slow service. Basically obsolete.
- **DSL.** Internet through Century Tel telephone lines and the level of service depends on your distance from the central office; 0.5 to 2 megabits per second is typical, but they will sell you 10 which a few people on San Juan do receive. The service is inconsistent and dependent on well-maintained copper lines and the most unfortunate event is you must work with a non-local office of Century Tel. Either Rock Island or The Computer Place can also provide the DSL service using the Century Tel telephone line, which is what I recommend, if DSL is your only option.
- **Starlink.** This service requires exposure to the northwest with minimal tree interference. There is no local representative from Starlink to assist you, but they do have an app. You can use your phone to check the connectivity at the installation spot you have in mind. Starlink sends you the kit with the antenna, router and wire and then you buy extra mesh units if you need to spread the connection to distant areas on your property. Starlink gives you a free 30-day trial to make sure that their connectivity functions at your property. We installed ours on our garage roof and it works well. We hired a roofer to mount the antenna as neither of us is qualified to be up on the roof at this time in our lives. Our download is approximately 80 and our upload is 15. We can process everything we need to.
- **Other Satellite Service.** Internet through a satellite connection. The level of service can be up to 25 megabits but the delays in signal are significant and high data costs are an issue.
- **LTE from Rock Island.** Rock Island partnered with T-Mobile to build 40 cell sites in the County

with 13 on San Juan. Service speed is 10-25 megabits for \$80 per month. They have a seasonal rate for this service of \$59 if you do not live here full time. T-Mobile really stepped up as compared to Verizon and AT&T who only have 2-4 towers in the County.

Further, Rock has been addressing the slowdowns that were occurring by updating the 5G network and increasing the capacity. Now more than ever, with many of us working out of the home, these upgrades were very timely.

- **Fiber Optic from Rock Island** - Internet service with 30-1,000 megabits per second; the gold standard. Reliable and scalable. \$80-\$180 per month based on the speed you select. They have seasonal rates for this service starting at \$55.

In addition, Rock Island has access to Federal Grants that are intended to provide fiber to the more remote locations in our County which normally would cost the consumer Tens of Thousands of dollars, not affordable to most, other than via this program. It is the goal of our government to provide everyone with internet connectivity.

- **In town Internet.** You have numerous options in town and depending on your needs, you should check with Rock Island.

How do we get it?

Visit the Rock Island website or email fiber@Rockisland.com to see if your property or the property you intend to purchase is within a service area. Rock Island has installed fiber to the majority of the main roads and in the various towns throughout the County, but it is the homeowners or subdivision homeowner association's responsibility to arrange for the fiber to be installed in the side roads and to the actual residences. The "middle and last mile" as it is known in the industry.

<https://rockisland.com/fiber/>

To continue reading
Update to Our Internet Connection
please visit our website:

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



REDUCED
WATERFRONT HOME WITH DOCK AT THE CAPE
\$2,650,000 - LISTING ID 2207273



NEW
WEST SIDE WATERFRONT HOME
\$2,350,000 - LISTING ID 2291467



NEW
HOME ON ACREAGE WITH LAKE ACCESS
\$1,030,000 - LISTING ID 2291228



ROCHE HARBOR CONDOMINIUM
\$699,000 - LISTING ID 2132058



BACK ON MARKET
ROCHE HARBOR WATER VIEW TOWNHOME
\$2,060,000 - LISTING ID 2222331



REDUCED
CHARMING HOME NEAR TOWN
\$649,000 - LISTING ID 2279299



REDUCED
DISTANT WATER VIEW ACREAGE
\$399,000 - LISTING ID 2260103



WATERFRONT CABIN ON ACREAGE
\$3,800,000 - LISTING ID 2255443



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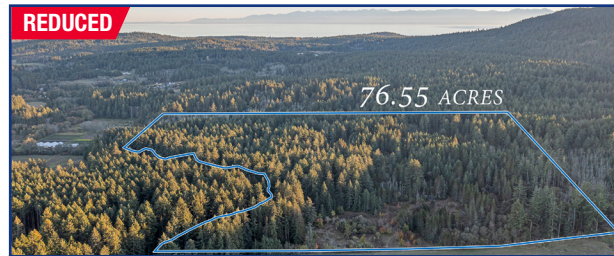
REDUCED



Listed for \$977,000 | Listing ID 2277345

Approx. 20 acres can be divided into 2 parcels, & adjacent to Mt Grant Land Bank property with private gated entrance. Nestled above a spring fed small private lake, this Northwest cedar cabin offers one bedroom, loft, bathroom with shower, sited among towering trees and teeming with wildlife. Two insulated Texmo shops on slab, with 220 power.

REDUCED



Listed for \$1,497,000 | 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.

NEW



Listed for \$449,500 | Listing ID 2277604

Spectacular view acreage, with a fabulous view, overlooking Mt Baker, Canadian and Cascade ranges, San Juan Valley with Zylstra Lake, Mt Constitution, Turtleback Mt, and outer islands. A magical madrona forest is sure to delight! Amazing wildflower display in Spring. Water, power, phone, cute Cedar Sunshed and 4 bedroom septic permit included.



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.

NEW



Listed for \$259,500 | Listing ID 2298769

Affordable living in this cute and tidy 2 bedroom 1 3/4 bath home minutes from Friday Harbor. Located in the popular OAKS Manufactured Home Park. Many upgrades include being newly painted interior, updated primary bath with step-in shower, newer appliances, newer flooring in baths and kitchen. 2 car carport, storage shed, driveway.



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

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.



Listed for \$5,950,000 | Listing ID 2255473

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, 10 ft ceilings, central vac, fiber internet, and more!



Listed for \$775,000 | Listing ID 2264487

Cannery Village Condo with two bedrooms, two baths, living room with wood-burning fireplace, & covered deck with views overlooking Friday Harbor to Brown Island. Quietly located below street level with easy access to covered assigned carport. Easy walk to the ferry terminal, town amenities, & coffee shops right around the corner. Sold Turnkey!



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

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.



Listed for \$1,895,000 | Listing ID 2246794

Large acreage with lots of possibilities, featuring an upscale tiny house, fully furnished, with all the bells and whistles including 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, and fenced garden.



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REDUCED



Listed for \$1,795,000 | Listing ID 2268688

Sited on the shore of a rare, no-bank, walk-out gravel beach, this beautifully remodeled 2-bdrm, 2-bath home has expansive views of San Juan Channel & Lopez Island, overlooking approximately 135+/- ft of cove beach. Over 1200 acres of National Parklands with walking trails nearby, the neighborhood offers a community beach, marina & seasonal pool.

REDUCED



Listed for \$1,395,000 | Listing ID 2217084

Sitting right at the water's edge, offering open & awe-inspiring views of the San Juan Channel & surrounding islands, this home is the true definition of waterfront living! Enjoy your front-row seat to picturesque marine wildlife & boating activities. Includes two 2-story cabins for imaginative use. A great price for San Juan Island waterfront living!

REDUCED



Listed for \$890,000 | Listing ID 2227672

Level, sun-filled 5-acre parcel, with a charming & spacious 3-bedroom home, 1700+ sf TEXMO shop with a large, finished space for a studio or office & two adorable cabin studios for other creative uses. Entertainment-sized patio overlooking the pond, loafing shed & fencing for livestock. Plenty of space & options in this sunny location!



Listed for \$908,000 | Listing ID 2286863

A Rare Opportunity! Convenient to all town amenities, this property offers 3 separate self-contained spaces. One remodeled 2-story main unit & two 1-bdrm/1-bath units, offering flexible living arrangements to suit various needs. Whether you're looking for a primary residence, an investment opportunity, or an island retreat, this fits the bill!



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