

# SAN JUAN ISLANDS

REAL ESTATE TAB | SEPTEMBER 2023

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~ and more ~



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**SAN JUAN  
ISLANDS, INC.**



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



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YOUR INFORMATION SOURCE



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## BUYING PROPERTY IN THE SAN JUANS

### 1. Select an Agent to Represent You

As you may be aware, all of the brokerage firms on San Juan Island are members of the Northwest Multiple Listing Service; therefore, any of the agents can assist you with any of the properties listed with Coldwell Banker San Juan Islands or other brokerage firms. One of the first steps in purchasing real estate on San Juan is to select an agent to represent you. Ideally you should select ONE agent that you feel will provide you with the level of customer service that you require.

It is important for you to understand the Law of Real Estate Agency. The State law allows for three types of agency representation:

- **Buyer's representation** is when the agent is representing the buyer and intends to obtain property at the lowest possible sales price for the buyer.
- **Seller's representation** is when the agent has a listing with the seller and is attempting to obtain the highest possible sales price for the seller.
- **Dual agency** is when the agent shows a buyer one of their own listings and the buyer decides to purchase it. In the case of dual agency, the agent represents the seller as well as the buyer and negotiates the best possible outcome for both.

### 2. Determine Your Source of Funds

- Cash at Closing
- Institutional Financing
- Seller Financing
- 1031 Tax Exchange

If you intend to finance your purchase, it is prudent to meet with your lender and determine the maximum loan amount you are qualified for. This amount, coupled with the cash you have allocated, will determine the maximum sales price. You also need to determine your closing cost for the purchase as that fits into the equation as well. We have numerous lenders that are active with financing in the islands if you are interested.

### 3. Closing Costs for a Purchase Transaction

Normal buyer's closing costs on a cash transaction include 1% Conservation Area Real Estate Excise Tax or commonly known as the Land Bank Tax. Further, approximately .5% for the Affordable Housing Excise Tax, half of the escrow fee, prorations of real estate taxes, utilities, and HOA dues, recording fees, notary charges and your hazard insurance for the home. If you are using a lender, you will receive a Good Faith Estimate from them after you make loan application. Their fees are abundant and too numerous to list in this article.

These closing costs add up and are notable so be sure to be prepared.

### 4. Determine the Type of Property You Desire to Purchase

One of the best ways to do this is to develop a list of your desired property features, and a list that details how you intend to use the property. Then prioritize those lists. For example, when I am working with a waterfront purchaser, I obtain the following information:

- Is beach access required or is high bank OK?
- Do you have a boat? Do you plan to buy a boat?
- Bay protection or west side open with current?
- Bay view or expansive wide-open view?
- Do you want to be near crabbing and clamming?
- Do you want to see the whales, boat traffic and/or sunsets?
- Amount of trees, direction of sun exposure and amount of privacy?

To continue reading  
**Buying Property in the San Juans**

please visit our website:

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



**GAS STATION BUSINESS**  
\$800,000 - MLS #1808687



**SAN JUAN VALLEY VIEW HOME**  
\$699,000 - MLS #2026337



**WATER VIEW ACREAGE**  
\$649,000 - MLS #2047971



**ROCHE HARBOR INVESTMENT OPPORTUNITY**  
\$745,000 - MLS #2132058



**VIEW LOT - READY TO BUILD**  
\$329,000 - MLS #2046800



**AFFORDABLE HOME IN TOWN**  
\$433,000 - MLS #2156523



**WESTSIDE WATER VIEW HOME**  
\$1,100,000 - MLS #2151825





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## COLDWELL BANKER

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**NEW**



**NEWLY UPDATED HOME | MLS #2159302 | \$735,000**

Newly updated with approximately 1300 sf, 2 bedrooms, 3 bathrooms, sunny and bright due to extensive windows and skylights, and new: whole-house water filter, free-standing propane stove, washer and dryer, exterior paint, roof, outdoor hot tub, and fenced garden. Newer siding and an approved 3-bedroom septic system. Located on a dead-end street within walking distance to town or to Jackson's Beach featuring a 70-acre waterfront park with about 4000 feet of shoreline.

**PENDING**



**BEACHFRONT HOME | MLS #2157195 | \$2,395,000**

Medium-low bank beachfront manufactured home recently updated with approximately 1400 sf, 2 bedrooms, 2 baths, an office, beautiful views across famed Roche Harbor past Henry and Pearl Islands, extensive decking, and a shop with a carport. Includes one quarter interest in a deep-water dock, a heavy duty permitted mooring buoy, and a 4-bedroom septic system. Approximately 0.79 acre and 190 ft of waterfront.



**WATER VIEW ACREAGE | MLS #2151035 | \$985,000**

Rare opportunity near Roche Harbor. Spectacular parcel, nearly 5 acres, ideally located for both privacy & easy access. Southwest-facing water views, open meadow, and woods, with water, power, phone, and a 4-bedroom septic design. High speed fiber in road. All day sun on a quiet cove. Easy walk or bike ride to the Roche Harbor airstrip, marina, shops, and restaurants.

**NEW**



**CUSTOM HOME ON ACREAGE | MLS #2160102 | \$2,495,000**

Made just for you! 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 w/walk-in cooler, Starlink internet, 46 solar panels with bank of huge batteries, automated large back-up generator, 2000 gallons of underground propane storage, large fruit and nut orchard, commercial garden including mature blueberry and raspberry bushes plus a greenhouse and large chicken run, and a 2 acre lake. A commercial opportunity and/or completely self-sustaining if needed or desired.

**REDUCED**



**WATERFRONT ESTATE | MLS #1977734 | \$4,950,000**

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-bdrm septic allows for in-house or detached office/bdrms. 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. Gift yourself the generational experience of this lease-hold property with 70 years remaining. What would a \$5M yacht be worth in 10 or 20 years?



**INVESTMENT OPPORTUNITY | MLS #2144497 | \$4,000,000**

Great investment opportunity! Island treasure Pelindaba's expanding success encourages the owner to sell the underlying assets of the land and improvements subject to a long-term renewable lease to expand operations and pay down debt. Land value: 19+ acres as 3 parcels (4th parcel possible) with beautiful territorial views and developed fields of lavender = \$1,000,000. Improvements with estimated values: 15,000 sf manufacturing/office building x \$300/sf = \$4.5M, 1500 sf store facility x \$250/sf = \$375K, and 430 sf 1 bed/1 bath cottage x \$350/sf = \$150K. For an approximate total of \$6,025,000. The offering price is \$4M with 6% return subject to a 10-year renewable NNN lease adjusted every 5 years based on CPI.



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**PENDING**



**Listed for \$925,000 | Listing ID #2156345**

Follow a tree-lined country road to this welcoming home amidst an open meadow in the Lake Edna Estates. This well cared for 2 bedroom, 1.5 bath Craftsman style home, about 3 miles from town, combines elegance with efficiency---French doors, wide planked pine floors, Low-E wood windows, air filtration system, tankless water heater, insulated interior walls & ceilings, induction stove, and SS appliances. Separate studio/office, heated storage, & 16X12 Tuff shed. Accentuating the property are the floral gardens & custom-built cedar fenced garden with raised beds & stone-scaped area for relaxing or dining. Whether you enter through the charming kitchen or French doors to the living room, this light filled home invites you to come and stay.



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