

SAN JUAN ISLANDS

REAL ESTATE TAB | SEPTEMBER 2024



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THE IMPORTANCE OF MAINTAINING YOUR HOME SYSTEMS

I'm sure you've heard the expression that "they don't make it like they used to". That truly applies to appliances and home systems and their components more than ever.

That is why it is so important that you maintain your systems and monitor their functions. As we are in a remote location, it is difficult to make arrangements for a service provider to repair anything and monitoring will help you anticipate that a service appointment is in your near future.

Owning a home is a significant investment that requires regular maintenance to ensure its systems function efficiently and last as long as possible. Key home systems, including the furnace, septic and well systems, and various appliances, play crucial roles in the comfort, safety, and value of your home. This article shares with you the maintenance schedule of these systems and provides insights into their typical life expectancies.

Heating and Cooling System Maintenance

Whether you have a furnace, heat pump, mini split, electric units, radiant heat or a wood or propane heat stove, it is integral to your home's heating and/or cooling system. Regular maintenance is essential to ensure it operates efficiently, safely, and without interruption. Neglecting any of the heating/cooling systems upkeep can lead to higher energy bills, unexpected breakdowns, and potentially hazardous situations, such as carbon monoxide leaks.

Maintenance Tips

- **Annual Inspections:** Schedule professional inspections and tune-ups annually before the heating season. Ask the service provider to attach the service history card to the appliance. Clean out the chimneys every other year subject to your amount of use.
- **Filter Replacement:** Replace filters every 1-3 months to maintain airflow and efficiency.
- **Clean Components:** Keep the blower motor, flame sensor, and burners clean to ensure optimal performance. Have a professional inspection of your propane heat stove annually.

Life Expectancy

A well-maintained heating unit typically lasts between 15-20 years. Factors such as usage patterns, local climate, and maintenance frequency can influence its lifespan.

Septic System Maintenance

A septic system processes and disposes of household wastewater. Proper maintenance prevents system failures, which can lead to costly repairs, environmental contamination, and health hazards.

Maintenance Tips

- **Regular Inspection:** In accordance with San Juan County regulations, your septic system must be inspected. Subject to the type of system, the rules require inspections every 1-3 years, and one must be processed prior to the sale of the home.
- **Regular Pumping:** Pump the septic tank when your inspector recommends it. Pumping removes the sludge and prevents blockages. If you pump too often, you will kill the bacteria in the system, and it will not function as well.
- **Water Conservation:** Use water efficiently to reduce the load on the septic system.
- **Avoid Hazardous Chemicals:** Avoid flushing chemicals that can disrupt the bacterial balance in the tank.
- **Avoid Washing Machine Lint:** **Install a Washing machine lint filter and clean it at least once a month. I was shocked and appalled at how much lint was being sent to our septic system from our washer. Due to lint and a 30-year-old system, our lateral lines failed last year, and repair was required.** In very small print on the washing machine manual, it will recommend that if you are on a septic system, you must have a lint filter installed as it is not included on the unit.
- **Avoid Vegetation on the Lateral Lines:** Be sure to remove deep rooted plants that are near your lateral lines or tanks. Over time, roots can become very problematic.

To continue reading
The Importance of Maintaining Your Home Systems

please visit our website:

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

REDUCED



WATERFRONT HOME WITH DOCK AT THE CAPE
\$2,695,000 - LISTING ID 2207273



ROCHE HARBOR INVESTMENT OPPORTUNITY
\$699,000 - LISTING ID 2132058



ROCHE HARBOR VIEW TOWNHOME
\$2,060,000 - LISTING ID 2222331

NEW



CHARMING HOME NEAR TOWN
\$660,000 - 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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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 \$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 \$875,000 | 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 \$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.



Listed for \$2,950,000 | 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. The possibilities are many, including but not limited to, Retail Sales, Professional Services, Indoor Entertainment, & Transient Accommodations. Water, sewer, & power available.



SAN JUAN ISLAND LIVING TEAM

Dedication. Integrity. Knowledge.

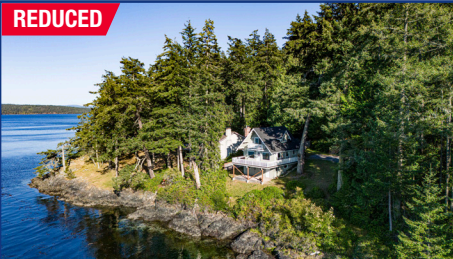
With over 65 combined years of island living, we are committed to helping our clients realize their real estate goals.

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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.

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!

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 triplex has marine views from two of the units. One remodeled 2-bdrm/1-bath 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 triplex fits the bill! Excellent rental history.



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Listed for \$977,000 | Listing ID 2277345

Once a productive farm, now a cozy cabin awaits you on this private magical land, at the end of the road. Approx. 20 acres can be divided into 2 parcels, & adjacent to Mt Grant Land Bank property with private gated entrance.



Listed for \$999,000 | Listing ID 2280549

Discover an incredible property spanning over 10 acres of picturesque land. Delight in breathtaking views of Mt. Baker, San Juan Valley, & the Madrona forest from many locations on the land. Lots 4 & 5 of Prospect Mtn.



Listed for \$1,499,000 | Listing ID 2231100

At the end of a meandering, paved tree lined road lies a special water view property situated just above a deep-water community dock. Your dedicated 35-foot slip allows easy access out to Spieden Channel.



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REDUCED



Listed for \$1,099,000 | Listing ID 2256168

This great home sits on almost 7 sunny & private acres. Just over 2900 sq ft with 2 bedrooms, den, 2 baths. Awesome decks that make you feel like you are in at treehouse. Small wildlife pond with running creek, fenced garden space & outbuildings including shop space. Fruit trees & berry bushes. Granite countertops in kitchen, hardwood floors with tiled entry way with in floor radiant heat. Mostly finished daylight basement set up for rec room. Primary bedroom with full bath & in floor radiant heat, walk in closet & door to deck.

REDUCED



Listed for \$450,000 | Listing ID 2236127

Cute and cozy Cannery Village Condo with two bedrooms, two bathrooms and living room with a fireplace. Tucked away and super private this is a perfect little getaway to come home to and is not to be missed. There are 2 community owned decks on the waterfront with BBQ's with great views of the Port of Friday Harbor, ferry landing, Brown Island and all the action in the harbor. Conveniently located in the heart of downtown Friday Harbor. Short walk to the ferry terminal and town amenities. A must see!



COLDWELL BANKER

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