

SAN JUAN Islands

SEPTEMBER 2020

ARTICLE:
Corner Stakes and
Purchasing Property

REAL ESTATE FOR SALE:

*Waterfront Home with Guest House
and Gravel Beach*

Ready to Build 5.2 Acre Lot on Lopez

Craftsman Charmer

Westside Water View Home

~ and more ~

Real Estate Tab



PATOS ISLAND LIGHTHOUSE



**COLDWELL
BANKER**

SAN JUAN ISLANDS,
INC.

Monica Bennett
PHOTOGRAPHY

105 SPRING STREET / PO BOX 100
Friday Harbor, Washington 98250
(360) 378 2101 // info@sanjuanislands.com

*The Most Trusted Real Estate Broker in the
San Juan Islands - Since 1960*



Merri Ann Simonson
 (360) 317 8668
 simonson@sanjuanislands.com

◆ YOUR INFORMATION SOURCE ◆



Terri Zambrovitz
 (360) 375 5015
 terriz@sanjuanislands.com



CORNER STAKES AND PURCHASING PROPERTY

Corner stakes or monuments are one of the most important components of purchasing real estate, I have learned this over 25 years of selling real estate on San Juan. For the properties that transacted years ago, corner monuments were not a big issue; of course, nor was a water source, or a septic permit or archaeological areas. Times have changed in our rural area and the buyer must know what they are purchasing before they close.

Monuments go missing over the years because a tree might fall on them, a car runs them over, a neighbor might remove or relocate them and if they were wood, they rot. Of course, cows and horses love to scratch their chins on them. Surveyors mark a date and their firm name on each monument and are required to record the survey if any new monuments must be set.

To make an informed purchase decision on any type of real estate purchase, even improved, they must know the property's boundaries. Within every contract I write I include that the seller is required to show buyer the monument locations and further agrees to hire a surveyor to mark any missing monuments. Many sellers strike this provision due to the added costs, but then I recommend to my buyer to hire the surveyor to find the corners.

In some cases, we have found that the corners were set improperly originally. This is typically due to improvements in equipment with GPS and/or errors made back in the 1960's and 1970's when many of our subdivisions were platted.

To continue reading **CORNER STAKES AND PURCHASING PROPERTY** please visit my site: www.sanjuanislandslifestyle.com/blog



BROWN ISLAND WATERFRONT LOT
 \$418,000 | MLS #1428542



SPORTSMAN LAKE 3 BED / 2 BATH HOME
 \$698,000 | MLS #1634719



ARMADAE WATERFRONT HOME W/GUEST HOUSE
 \$3,595,000 | MLS #1586245



WATER VIEW CONDO IN TOWN
 \$450,000 | MLS #1585453



GARRISON BAY WATERFRONT HOME WITH DOCK
 \$720,000 | MLS #1486456



BROWN ISLAND WATERFRONT HOME
 \$695,000 | MLS #1580343



WATER & VALLEY VIEW HOME / GUEST HOUSE & GUEST APT
 \$2,900,000 | MLS #1563904



WATERFRONT HOME W/GUEST HOUSE & GRAVEL BEACH
 \$2,850,000 | MLS #1644512



WATER VIEW HOME NEAR TOWN
 \$834,500 | MLS #1463354



HOME ON ACREAGE WITH GUEST HOUSE
 \$710,000 | MLS #1566173



BROWN ISLAND WATERFRONT HOME ON 2 LOTS
 \$750,000 | MLS #1439923



VRBO CONDO IN TOWN
 \$399,000 | MLS #1621024

105 SPRING STREET
PO BOX 100
Friday Harbor
Washington 98250

www.SanJuanIslands.com



DEBRA SULLIVAN
Broker

(360) 317 8753

debra@sanjuanislands.com



KELLY SNOW
Broker

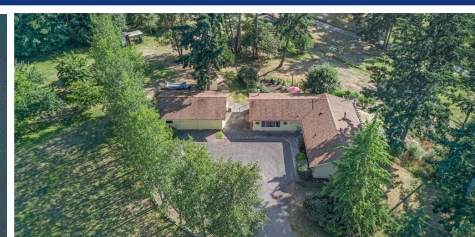
(360) 317 6072

kelly@sanjuanislands.com



READY TO BUILD 5.2 AC LOT ON LOPEZ
Beautifully wooded and peaceful 5.2 acres, ready to build your dream home with community water, 3 bdrm septic permit, and community cove beach. Mostly level property, several possible building sites, and spaces for gardens. High Speed Internet.

\$199,000 | MLS #1616099



PICTURESQUE HOME ON 8.1 ACRES
Live your country dream in this 1,820 sf home on 8.1 rare, private acres in 2 tax parcels, walking distance to Friday Harbor. Each tax parcel has own driveway and well. Open sunny property is partially fenced, with outbuildings, garden, orchard, det. garage with shop.

\$699,000 | MLS #1636813



STUNNING HOME WITH WATER VIEWS
Custom built 3,920± sq ft home with granite, marble & coral tile throughout. Theatre and game room, custom full bar with walnut cabinets, glass staircase, stainless steel deck railings, coffered ceilings, two master suites, hot tub, and a large deck to soak in the views!

\$1,399,000 | MLS #1100132



A NATURE LOVERS SANCTUARY
Beautifully wooded and peaceful 5.2 acres, ready to build your dream home with community water, 3 bdrm septic permit, and community cove beach. Mostly level property, several possible building sites, and spaces for gardens. High Speed Internet.

\$685,000 | MLS #1636123



BUSINESS OPPORTUNITY
Why The Toy Box is so special—25 years of generational customers watching kids grow up. Testimonials from kids who come back as adults to express their joy in coming here. Long standing business relationships-relating to other local businesses.

\$40,000 | MLS #1374782



INVESTMENT OPPORTUNITY
Located within walking distance of ferry landing in the heart of the business district. Views of the Harbor, indoor and outside dining. Investment opportunity as it is currently leased to the Market Chef Restaurant and Deli-top eatery in town for over 15 years.

\$425,000 | MLS #1261118



NANCY YOUNG
Managing Broker

(360) 317 1755

nancy@sanjuanislands.com

COLDWELL BANKER | SAN JUAN ISLANDS, INC.

105 Spring Street • Friday Harbor, Washington 98250

to view more of my listings, please visit:

www.BuySanJuanRealEstate.com



PICTURESQUE LOT CLOSE TO TOWN
Nice lot with towering fir and cedar trees. Approximately .60 of an acre, gently sloping. Installed septic. Water, power, phone. Walking distance to community waterfront lot, and near to Friday Harbor but secluded feeling.

\$165,000 | MLS #1647548



5 ACRES OF OLD GROWTH
Doug fir and madrona trees grace the property with a mix of rocky knolls. Natural building site with drive partly roughed in. Partial view of Mt. Baker, water, power and phone.

\$267,000 | MLS #1383847



CRAFTSMAN CHARMER
Dramatic Mt Baker and Valley views from this sunny Cape Cod charmer. 2 bedroom, 2 ½ baths, office, den, huge workman's shop, art studio. Garage and carport. Beautifully landscaped. Over 1.3 acres, with paved road access and near town. By appt only.

\$730,000 | MLS #1649290



WESTSIDE WATER VIEW
Lovely custom light filled home has hardwood and tile flooring with in-floor heat, 2bed/2 bath, office, play room, rec room with wine cellar. Westerly views of straits and Vancouver Island, close to Limekiln State Park.

\$679,000 | MLS #1496244



PRIVATE AND SECLUDED
3 bed /1.75 bath, oak floors, concrete counter tops, lovely maple, ash, fir and magnolia trees. Detached studio, 2 large professional shops all situated on 9.5 acres.

\$765,000 | MLS #1501167



ROCHE HARBOR WATER VIEW LOT
World class Roche Harbor Resort & Marina core lot, w/harbor views. Water & sewer hookups paid for. Resort amenities: common area beaches, pool, & tennis. Hike, bike, boat, & fishing. Design elements for construction apply.

\$227,000 | MLS #1572336



5 ACRE VIEW LOT
Spectacular views of San Juan Valley, Zylstra Lake, & Mt Baker. Beautiful towering old growth doug fir & madrona grace the property in a mix of rocky knolls. Natural building site with drive partly roughed in. Water power phone available.

\$347,000 | MLS #1379971

\$995,000

WATER VIEW HOME ON ACREAGE

3779±sf, 3 bed/2 bath, southwest-facing home with large decks, outstanding views, raised bed gardens, fruit trees, a yurt, and magnificent oak trees and old growth evergreens, on 9.9± acres. **#1569040**

\$3,950,000

WATERFRONT & DOCK DECATUR ISLAND

79± acres, 2000'± wf, beach, protected bay, private deep-water T dock with 90' float, 10 buildable lots, installed water system, power & telephone to each lot, metal building, short boat ride from Anacortes. **#262118**

\$352,000

WATERFRONT ACREAGE DECATUR ISLAND

3± acres, 280'± of high bank beachfront, southeast exposure, power, telephone, road to the property line, and a well will be provided. Island amenities: public roads, airstrip, and commercial passenger vessels. **#448234**

\$365,000

WEST SIDE WATERFRONT LOT

100'± high bank waterfront with outstanding views & whale watching, survey, community water, 4-bedroom septic design, and end of road privacy. Fiber optic available. **#1429181**

\$2,495,000

NEW WATERFRONT HOME WITH DOCK

2774± sf, 3 bed/3.5 bath, in-floor radiant heat, electric blinds, fiber optic, oversized 2-car garage, enough clearing to create good solar exposure for gardens, and a top-notch shared deep water protected dock with a 40 ft float. 2.4± acres. **#1587145**

\$995,000

SOUTH FACING WATERFRONT

On Kanaka Bay with 1.44± acres, community water, installed 5-bedroom septic system, common waterfront access onto False Bay, all day sun, and views across the Straits to the Olympic Mountains, Whidbey Island, and even Mt. Rainier. **#1640933**

\$739,000

WATER & MOUNTAIN VIEW HOME

3784± sf, 3 bed/4 bath, great room, huge family room, large decks, new upgrades including new paint on the exterior and much of the interior, 2-car garage, greenhouse, and west-facing with beautiful sunsets. 1± acre. **#1331961**

\$895,000

WATER VIEW LOT

Over 1.1 acres of southwest facing lawn with installed septic, utilities, driveway, and existing old foundation, plus 4.75 acres of common area that includes a pond, a tennis court, and approximately 1600 feet of shoreline. Near Roche Harbor. **#1537100**

\$3,250,000

SOUTH FACING WATERFRONT HOME

On White Point with 2950± sf, 3 bed/3 bath, cherry flooring, large sun deck, Roche Harbor Water and a drilled well, dingy dock, sport court, fruit trees, bricked parking area, and asphalt driveway on 3.15± acres with 320± ft of medium bank shoreline. **#1611881**

\$3,950,000

BEACHFRONT HOME ON ACREAGE

Contemporary log home with 2970± sf and 2 bed/3 bath, 600± sf 1 bed/1 bath guest house above a detached 3 car garage, detached 2 car garage, 40 ft on a community dock, 270± ft wf, gravel beach, stunning views, on approx. 5 acres. Being sold furnished. **#1618333**

\$1,195,000

BEACHFRONT COTTAGE

Charming remodel with 2 bedrooms, a media room with a queen Murphy bed, 2.5 baths, covered outside space for entertaining, very sunny, steps to the beach, a shared well, across from the Golf-Tennis Club, and just a couple of miles to Town. **#1635928**

\$629,000

WATERFRONT HOME CENTER ISLAND

West-facing with 1824± sf, 2 bed/2 bath, decks on both levels, a newer metal roof. 0.52± acres with 120'± shoreline. Center Island amenities: clubhouse, marina, gravel airstrip, boat launch, boat storage, and beachfront. **#1168859**

\$575,000

SUNNY HOME

1883± sf with 4 bed/3 bath, first floor master, new appliances in kitchen, reverse osmosis drinking water system, newly installed heat pump with AC, new carpet upstairs, large decks, shed, greenhouse, fenced garden, on 1.2± acres. Fiber optic available. **#1639113**

\$3,295,000

AFTERGLOW WATERFRONT HOME

Charming 2843± sf, 3 bed/3 bath seaside cottage ideally sited on Afterglow Beach with the patio extending right to the water's edge, spectacular western views across Haro Strait, and a gorgeous view down the long beach. **#1503785**

\$995,000

HOME NEAR TOWN

Updated home with 3291± sf, 3 bed/3 bath, little view of Griffin Bay, privacy fencing, grass yard, landscaping, fruit trees, and a deer fenced garden on a sunny 0.59± acre lot. Being sold turn-key with a vacation rental permit. **#1618262**

PENDING

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REDUCED



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