

SAN JUAN

Islands

REAL ESTATE TAB

September 2022



**COLDWELL
BANKER**

SAN JUAN ISLANDS,
INC.

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Serene Paradise - Perfect for Retreat Center

Opportunity to Own a 39 Acre Farm

~ and more ~

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SAN JUAN COUNTY WATERFRONT PARCELS

If you own a waterfront parcel in the County, or hope to purchase one, I have detailed below some items to take into consideration. Historically, waterfront parcels were the most coveted investment in the islands but, due to ever changing regulations, they are now the most confusing parcels to develop. For REALTORS they can be a challenge to sell due to our inability to give buyers concrete answers to their questions while on site.

IMPORTANT CONSIDERATIONS

Timing

Once you purchase a waterfront lot it is prudent to move forward with your plans as soon as possible as the regulations in the future may change and what you had hoped to build at the time of acquisition may not be approved in the future. The County has said they will never render a parcel unbuildable, but regulations may restrict the size of residence and will dictate the location of where you can build on the lot.

Residential Pre Application (RPA)

This is a conceptual approval of the footprint for the residence under the rules that exist at the time of review. While the RPA report is non-binding on the County, constructive reliance can be used for planning your new home including the home site, setback, tree removal, the location for the driveway, well and septic, if applicable. This is a valuable tool to utilize upfront so that your design team and contractor have solid direction from the County early in the process.

Unfortunately, the RPA process is now taking up to 6-9 months to get approval from the County due to shortages and turnover of staff and lingering COVID issues. In the past, we were able to obtain an approval within our typical 30-45 day feasibility study as contained in the contract, now we can only get the buyer confidence but nothing in written form from the County.

Your designer or architect may process the RPA for you as part of their service. If not, you can hire

a land use consultant. The cost to process the RPA with a land use consultant is around \$2300-\$5000 which includes County fees. It varies based on the complexity of the lot.

As an RPA is not binding, and in light of constant regulation changes, one should only be used for near term planning. To bind or vest your project under the current rules, a complete permit application must be submitted to the County. Once the application is deemed complete, that becomes the effective date prescribing which version of the regulations shall apply.

Shoreline Setbacks

This is a difficult topic to address. The Critical Areas Ordinance (CAO) was approved in 2013 and significantly altered the setback regulations by placing the majority of the shorelines in the County into a Critical Areas designation. Basically, a very simple definition of the current setback regulation impact includes there being a "no touch zone" in the first 35 feet from the shoreline, although a 5-foot trail to the beach is permitted. Only dead, dying, and dangerous trees may be removed in the area located behind the first 35 feet to a total of 110 feet from the shoreline. It is possible to clear some of the brush for view and fire protection in the 110 foot zone with an arborist report. You should count on around 100-110 feet back for a water quality buffer on a lot that is under 1 acre. If the lot has slope, you may be closer to 150 feet back.

In addition to the CAO regulations impacting shoreline properties, the Shoreline Master Program was updated in 2018. The Shoreline Master Program dictates land use within 200 feet of the shoreline.

To continue reading

San Juan County Waterfront Parcels

please visit our website:

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

NEW LISTING



INTER-HARBOR WATERFRONT HOME
\$875,000 - MLS #1974364



SECLUDED WATERFRONT HOME ON ACREAGE
\$2,950,000 - MLS #1783855



SERENE WATERFRONT HOME ON GARRISON BAY
\$1,500,000 - MLS #1787607



THRIVING LOCAL BUSINESS FOR SALE
\$875,000 - MLS #1808687

SOLD



SUNNY WATER VIEW HOME
SOLD FOR \$665,000 - MLS #1970156



REDUCED

EXPANSIVE WEST-FACING ACREAGE
\$449,000 - MLS #1910098



REDUCED

LEVEL ENTRY WATERFRONT CONDO
\$775,000 - MLS #1939053



PRICE CHANGE

SUNNY 5-ACRE EQUESTRIAN ESTATE
\$875,000 - MLS #1941271



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NEW



SERENE PARADISE RETREAT CENTER ON 20 ACRES

This serene paradise has been used as a Buddhist retreat center on 20 acres graced with madrona, native fir trees, and rocky outcroppings. The main building has a beautiful hand-painted meditation room, a suite with living room, guest rooms, a caretaker's apartment, large kitchen, hardwood floor and tile floors, and a full wrap-around deck. Groomed paths meander to multiple sleeping huts, tent platforms, and cozy yurts for gatherings...

\$1,850,000

MLS #1995115



OPPORTUNITY TO OWN A BEAUTIFUL 39 ACRE FARM

An exceptionally rare opportunity to own a real 39-acre farm in 2 parcels including a wonderful old-world farmhouse, a magnificent barn with many attributes including a previously approved milk station, 6 horse stalls, an animal washing station with hot and cold water, living area with a kitchen for ranch hands to have meals from, shop, huge hay loft, and large office. There is a very nice 1 bed/1 bath cabin, a large pond for swimming or other recreation...

\$2,250,000

MLS #1950257



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LOCATED IN GREAT NEIGHBORHOOD NEAR TOWN

The approach is a lovely long driveway featuring a nice lawn and fenced garden area private front yard fenced in with flowers and lovely plants. This 2,745 sq. ft home offers 3 bedrooms and 1.5 baths living room with views off of the large deck of the property. Living room with fireplace, dining room, laundry room with an extra bonus-family room, and large storage area. Large 2-car garage shop. Town water 3 bedroom septic, all corners are marked...

\$750,000

MLS #1967187



ARCHITECTURAL MASTERPIECE ON THE WESTSIDE

Floor-to-ceiling glass windows & doors. This 3627 sq. ft. home is located on two tax parcels totaling 15.22 acres on the west side of SJ Island offering incredible water & mountain views that will make you go WOW! Features a multi-tiered waterfall & koi-pond upon approaching the front door, a doggie shower, a greenhouse, poured glass fireplace mantle, and a lit-up onyx counter sink in the guest bath. Permit in place and plans available for guest home...

\$4,500,000

MLS #1910195



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WEST SIDE WATERFRONT ESTATE

Once-in-a-lifetime experience of a truly magnificent 2 Acre West Side Waterfront Estate on a south and west-facing point with 946 ft of medium-low bank shoreline. Enjoy an intimate connection with the whales swimming along the shoreline! Exquisite home with approx. 3450 sf, two 600 sf detached living spaces, a 1248 sf shop-exercise-office, treehouse, wonderful landscaping, desalinization plant, 30,000 gallons of water storage, 2 deer-fenced gardens, greenhouse, and chicken run. The value of the land is discounted 30% to \$2.1M due to a 99-year leasehold with 72 years remaining and the improvements most likely could not be replaced for less than \$4.5M.

MLS #1977734 / \$6,450,000



NEW

OUTSTANDING NW CRAFTSMAN HOME

Outstanding opportunity far under replacement value: A 2-Story NW Craftsman Home with 4,125 sf, 3 bdrm, 3 ba, living room, filtered water view, good sun, & .52 acre. Several additions to the house make the floorplan a little unconventional but also provides great spaces for home office, homeschooling, & hobbies. The first-class elevator is a major asset for the short & long term and having a 2-car attached garage, a detached heated 3-car garage/shop, & a greenhouse. Access is through a magnificent 1200-acre National Park with 5 miles of accessible shoreline. Paved roads, a community pool & beachfront.

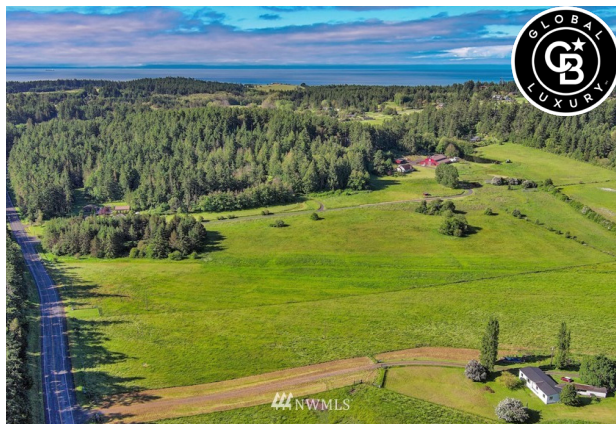
MLS #1985818 / \$1,180,000



WATER VIEW ACREAGE

Spectacular views across masses of water to many islands, plus big views of Mt Baker, on approx. 6.4 acres, including half interest in a well, a 4-bedroom septic permit, 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 an elevator leading to a second story that accesses the moss covered peak. The property is adjacent to 1200 acres of privately held property that has historically allowed people to hike and ride horses on old logging roads leading to and around the Briggs Lake water shed for Roche Harbor.

MLS #1959918 / \$895,000



BEAUTIFUL FARM

An exceptionally rare opportunity to own a real 39-acre farm in 2 parcels including a wonderful old-world farmhouse, a magnificent barn with many attributes including a previously approved milk station, 6 horse stalls, animal washing station with hot and cold water, living area with a kitchen for ranch hands to have meals from, shop, huge hay loft, and large office. There is a very nice 1 bed/1 bath cabin, a large pond for swimming or other recreation, a large greenhouse, chicken coop, fenced pastures, and some wooded areas.

MLS #1950257 / \$2,250,000



WATER VIEW HOME ON ACREAGE

An incredible Northwest Contemporary home with approx. 3975 sf, 3 bed/3.5 bath, featuring breathtaking views across San Juan Channel to multiple islands, channels, and bays, as well as Mt. Baker and much of the Cascade Range, a home theater, new and extensive decking, recently painted, many new windows, and massive basement storage. On approx. 4.48 acres, enjoy a quiet setting away from roads, delightful walking paths throughout the property, and a large bricked circular driveway.

MLS #1913615 / \$2,895,000



HOME NEAR TOWN

Bright and sunny west-facing home with territorial views of the beautiful SJC Land Bank property. Extensive remodel throughout just completed. 1616 sf, 3 bed/2 bath, large great room with vaulted ceiling and wood stove, new exterior paint in 2020, new roof in 2019, a 4-car garage (782 sf), a garage/shop/storage (928 sf) wired throughout with 220v, just over an acre, and close to town.

MLS #1922375 / \$799,000



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