

SAN JUAN

Islands

Real Estate Tab

July 2020



**COLDWELL
BANKER**

**SAN JUAN ISLANDS,
INC.**

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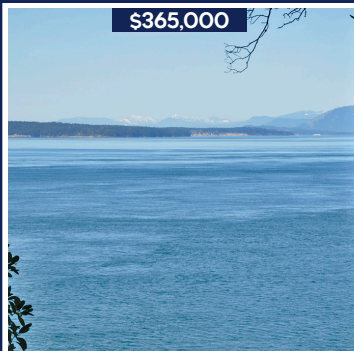
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COLDWELL BANKER

SAN JUAN ISLANDS, INC.

105 SPRING STREET
Friday Harbor, Washington 98250



\$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. Seller financing. **#1429181**



\$2,745,000

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**



\$1,645,000

CABIN ON 116± WOODED ACRES

1-bedroom cabin with a wood cook/heating stove, new roof in 2008, pond, meadow, fruit trees, 2 outbuildings, dug well, numerous trails, and accessed by a county maintained road. Two parcels: 39.5 ac are zoned R-5 and 76.5 ac are zoned R-20. **#1506863**

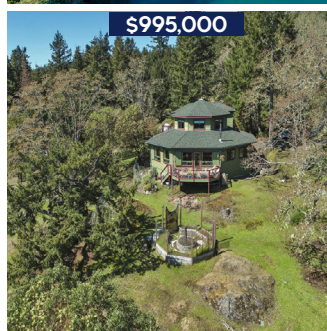


\$895,000

PENDING

WATER VIEW LOT

Over 1.1 acres of south west 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**



\$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**



\$1,295,000

PENDING

WATERFRONT HOME

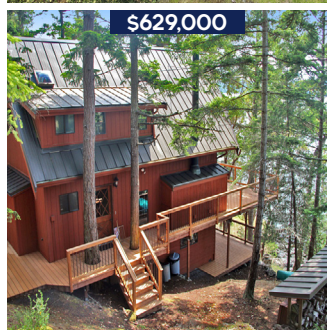
On Brown Island with views of Mt. Baker, open floorplan, gourmet kitchen, and large deck. 2nd building with 2 bed/1 bath. 3rd building with private office, shop, and wine storage. year round caretaker team, community marina, pool and workout center. **#1589504**



\$739,000

WATER AND 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**



\$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**

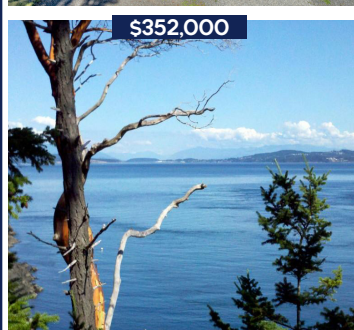


\$795,000

PENDING

HOME ON LAKEFRONT ACREAGE

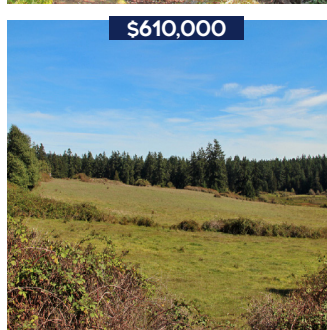
Older home with 2665± sf, 3 bed/3 bath, unfinished daylight basement with a finished bonus room, 2300± sf outbuilding with RV garage, shop, 8± acres, over 650 ft of shoreline on a 13 acre lake, meadow, orchard, fenced gardens, hen house, and more! **#1617866**



\$352,000

WATERFRONT ACREAGE DECATUR ISLAND

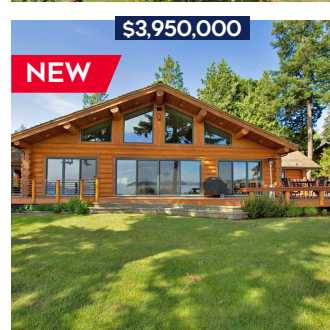
3± acres, 280'± of high bank beachfront, southeast exposure, power, telephone, road to the property line, and a well will be provided. Island amenities: public roads, airstrip, and commercial passenger vessels. **#448234**



\$610,000

LARGE ACREAGE

64± acres of heritage land about 3.5 miles from town with southern slopes, mixed elevations, open pasture, beautiful woods, and a large pond. **#546451**



\$3,950,000

NEW

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 w/ gravel beach, stunning views, on approx. 5 acres. Being sold furnished. **#1618333**



\$3,950,000

WATERFRONT AND 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**



\$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**



\$945,000

LARGE ACREAGE

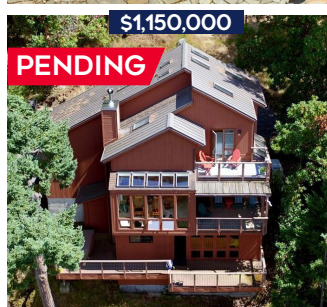
80± acres of heritage farm land about 3.5 miles from town with a southern slope, mix of trees & meadows, fairly level fenced pasture, and distant Olympic Mtns view. Good access road. **#546378**



\$229,500

10 ACRES

Very nice dividable parcel in a private, but not too rural, area with beautiful mossy rocks, many varieties of wildflowers, nice trees, and level areas, as well as a lower elevation wooded area in the northeast corner. **#1296720**



\$1,150,000

PENDING

WESTSIDE WATERFRONT

2634±sf, kitchen remodel with custom maple cabinets, remodeled bathrooms with heated floor, 1gig fiber optic internet, desalinated water, and a vacation rental permit. **#1411494**



\$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**



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YOUR INFORMATION SOURCE



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SELF DIRECTED RETIREMENT ACCOUNTS FOR REAL ESTATE

Do you realize that you may use all or a portion of your retirement funds to invest in real estate? Retirement accounts are basically Trust accounts for your benefit when you retire. In the 1970s, the IRS approved real estate as an investment option you can purchase with your IRA or a 401 (K).

You may also obtain a non-recourse real estate loan that is granted to your self-directed IRA which will increase your purchasing power. Typically, the lender will loan up to 50% loan to value on a 3, 5 or 7 year adjustable rate mortgage. Today's rates are around 4.5%-5.5%. There are several lenders that offer this very unique product. See link below. <https://www.pensco.com/individual-investors/the-pensco-marketplace/non-recourse-lenders/>

This is an incredible tool for investors and real estate has historically been a good investment. Most individuals currently hold stocks, bonds or mutual funds in their IRA accounts, which can be sold to purchase a real estate investment. You can defer the tax on the gain from the sale of the stocks as they are not removed from your IRA account. Please be sure to check with your account manager regarding any fee or charges related to the sale of your current IRA investments.

As with stocks, you can buy and sell real estate within the IRA account and defer your tax payment on the gain.

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Please email me for hard copy or electronic full version.



BROWN ISLAND WATERFRONT
Within a 5 minute boat ride to Friday Harbor. The lot offers views of San Juan Channel, Mt Baker, ferry, seaplanes and boating traffic. The lot is .53 of an acre with 163 feet of frontage, town water, fiber, power and phone in the road. Full time caretakers on island.

#1428542 \$418,000



WESTCOTT BAY WATERFRONT
The lot is .52 of an acre with 97 feet of medium bank frontage. Stairs to the beach, fire pit, and safe moorage. The home offers 3 bedrooms, a bonus room, 3 baths, open floor plan with large picture windows towards the bay with the master on the main level. Vacation rental permit.

#1607841 \$1,075,000



EXCEPTIONAL WATERFRONT HOME
1.4 acres with 196 ft of frontage near Roche Harbor. The home offers a spacious covered porch with 4 bedrooms, 3.5 bathrooms. Guests will enjoy the 1 bedroom, 1 bath guest house with a full kitchen. The detached garage with shop area.

#1586245 \$3,595,000



WATER VIEW CONDOMINIUM
In town offering beautiful views of Friday Harbor, ferries, seaplanes and boating traffic. The remodeled unit features a great room design open to the kitchen, 2 bedrooms and 2 baths. Furnishings are included. Small complex of 4 units with storage and parking.

#1585453 \$485,000



WESTSIDE VIEW HOME
The home sits on .67 of an acre with 130 ft of waterfront. The property offers Mitchell Point water and fiber. Built for entertaining with open floor plan featuring a great room and many custom features including hardwood floors, vaulted ceilings w/skylights.

#1561034 \$1,750,000



BROWN ISLAND WATERFRONT
Views of San Juan Channel, seaplanes and boating traffic. The lot is .64 of an acre with 162 feet of frontage, town water, fiber, power and phone. The home has 2 bed / 2baths. The HOA has made this the most convenient outer island to own property on. Full time caretakers on island.

#1580343 \$725,000



CATTLE POINT WATER VIEW LOT
Surrounded by National Park with miles of trails, beaches and the lighthouse. This 1.24 acre lot has a community beach and water, power and fiber in the street. An architectural home brochure was completed by BellCraft Architects of Seattle includes an adaptable schematic design.

#1582738 \$187,000



WESCOTT BAY WATERFRONT
1779 sf, with great room design for living, kitchen and dining area. Home has 2 bedrooms plus bonus room and rec room, 3 baths, attached 1 car garage. The lot is .48 of an acre with access to the beach, spacious sunny decks that are great for entertaining plus a nice yard.

#1605429 \$949,000



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