



COLDWELL BANKER

SAN JUAN
ISLANDS, INC.

Price Reductions

June 2026





2623 PEAR POINT ROAD, FRIDAY HARBOR, WA 98250

Listed for \$5,150,000 · **Reduced \$250,000** · Listing ID 2477851

2 Bedrooms · 2 Full and 1 Partial Bathrooms · 3,966 Sq Ft · ± 2.25 Acres



Striking contemporary waterfront retreat on Pear Point. The property offers 2.25 acres with 166+/- feet of rocky shoreline with sweeping marine views and privacy, just minutes to town. Exceptional views from every room and hardwood floors throughout. Stunning glass and steel construction with a wall of windows that showcase expansive light and sunrise views of the Channel, Mt Baker, and the other islands. Designed by architect Vasso Demetriou, the home blends modern design with the natural beauty of the San Juan Islands. The multi-level main residence features 2 bedrooms and 2.25 bathrooms. The media room and stunning office both have open views and fireplaces. The office features a built-in sliding wall bookcase. Living space, dining area and kitchen open to large decks that take advantage of views and center around a fireplace. The home features radiant heat, efficiently powered by a geothermal heating system. Convenient state-of-the-art remote control of the lighting, entertainment and security system. There is additional living space that provides flexibility for homeowners or guests with a game room, bedroom, bathroom, and private deck. Access to the guest living space is via connected deck or private garage entry. Nicely finished 3-car windowed garage. The Town of Friday Harbor has ferry and seaplane service and boat moorage, airport, shops, and other amenities. It is a rare opportunity to own a distinctive waterfront estate in an exceptional island location.



5 NELSON TRAIL, HENRY ISLAND, WA 98250

Listed for \$2,249,000 · **Reduced \$201,000** · Listing ID 2499486

3 Bedrooms · 2 Full Bathrooms · 1,976 Sq Ft · ± 3.18 Acres



A rare opportunity to experience the coveted Henry Island lifestyle—just minutes from Roche Harbor—this exceptional turnkey retreat offers privacy, comfort, and stunning natural beauty. The beautifully remodeled main residence features 3 bedrooms, a loft, and 2 baths, anchored by a custom gourmet kitchen and expansive ironwood decks—perfect for entertaining or unwinding in a serene island setting. A separate, fully updated 1,100 sq ft guest cottage includes 1 bedroom, a loft, and 1.5 baths, providing ideal accommodations for guests or extended stays. Both homes come furnished for your convenience. Set on a picturesque, treed property, the offering includes access to a waterfront common area, two spaces on a deep-water dock, and one deep water registered mooring buoy. Fully equipped with power, septic, water, and road access, the property blends convenience with seclusion. Enjoy sweeping views toward Roche Harbor and ever-changing boating activity, all while being just a short boat ride away from its marina, dining, and amenities. Relax with premium outdoor features, including an infrared sauna and hot tub. This rare two-lot package also includes a second lot with water and power in place, plus a viewing platform—offering future potential or added privacy. Perfect for island living, entertaining, or multi-generational use, this unique compound also includes a 2020 Polaris Ranger Crew 1000 EPS for exploring all that Henry Island has to offer.



247 AFTERGLOW DRIVE, FRIDAY HARBOR, WA 98250

Listed for \$1,850,000 · **Reduced \$145,000** · Listing ID 2498455

4 Bedrooms · 1 Full and 3 Partial Bathrooms · 3,200 Sq Ft · ± 0.53 of an Acre



Stunning 4 bedroom, 3.5 bath home in premium location with protected Roche Harbor Marina views. Designed for both comfort and entertaining the spacious layout features an open-concept living area, expansive windows, 7-speaker surround system, 10-ft ceilings throughout the main floor, a propane fireplace, and a 3-car garage. The gourmet kitchen anchors the heart of the home featuring granite counters, a farmhouse sink, and custom cabinetry. The primary suite offers a soaking tub, 3-person steam room, and deck access to the hot tub overlooking the marina. Short walk to airstrip and resort amenities, plus from your yard you can access a popular foot path that leads directly to the resort. Make this your private front-row seat to all the activities Roche Harbor has to offer, including July 4th fireworks.



30 SMUGGLERS ROWE, HENRY ISLAND, WA 98250

Listed for \$1,249,000 · **Reduced \$250,000** · Listing ID 2452158

4 Bedrooms · 3 Partial Bathrooms · 1,838 Sq Ft · ± 1.99 Acres



Nestled on nearly 2 acres on Big Henry Island's west side, this Northwest Contemporary waterfront estate offers sweeping views of the Salish Sea and Canadian Gulf Islands. Accessible by private boat or seaplane, and just minutes from Roche Harbor, this Alan Liddle–designed home blends modern elegance with rustic charm. Vaulted, wood-beamed ceilings frame stunning island vistas. Enjoy 200± feet of private waterfront with a buoy and a 30' boat slip. Separate guest quarters include a full kitchen and bunk room. Experience the ultimate Northwest island lifestyle — serene, secluded, and perfect for fishing, beachcombing, and coastal adventure.



NORDKAPP LANE, FRIDAY HARBOR, WA 98250

Listed for \$421,000 · **Reduced \$14,000** · Listing ID 2387732

Vacant Land · ± 5.03 Acres



This stunning 5+/- acres offers a front-row seat to nature's finest performance—panoramic valley views paired with the majestic snow-capped presence of Mt. Baker. Dotted with madrona and fir trees, this property is as striking as it is serene. Whether you are envisioning a retreat surrounded by natural beauty, or simply a peaceful escape, this land offers a perfect canvas with all the right views in all the right places. A true gem on San Juan Island! To make the development process easier this lovely property includes power and metered water to the lot line and the property has been evaluated for the installation of a septic system. Just waiting for you to bring your dreams!



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