

SAN JUAN ISLANDS

REAL ESTATE TAB | JULY 2026



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REAL ESTATE IS BEST
WHEN KEPT LOCAL

REAL ESTATE FOR SALE:

Condominium in Town
Brown Island Home with Dock
Spacious Home with Partial Views of the Straits
~ and more ~

The Most Trusted and Productive Real Estate Brokerage in the San Juan Islands — Since 1960



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REAL ESTATE IS BEST WHEN KEPT LOCAL

Using local real estate brokers and local real estate related service providers is very important when buying or selling real estate. Boots on the ground here brings the level of expertise required. Further, it is similar to buying locally sourced food and shopping to support local retailers and restaurants; any effort in this direction helps to reduce our carbon footprint.

Real estate is one of those industries where it is imperative to use the local experts. There is no better time to start the benefit of using island services than in your initial search for real estate. For all of us that already live here or for those that plan to move here in the near future, this can and should be accomplished.

AND HERE IS WHY

No one understands the importance of using local service providers more than an experienced real estate broker in the San Juan Islands. All the successful brokers ensure that their clients, whether buying or selling, create relationships with the local service providers early in the process. Failure to utilize the local expertise can result in failed sales, unexpected expenses, and delays. Plus, the frustration and disappointment of a poorly processed real estate transaction.

Below I have recapped just some of the issues as it relates to using some off island service providers. I am sure all off island individuals and firms are great in their local markets, but when it comes to the islands, they may be out of their area of expertise.

I recognize that many of our construction and maintenance service providers do come from off island on a regular basis and I deem those as local contractors as they have experience here. Many employ local people at their business.

REAL ESTATE BROKERS

This is a tough issue; I understand that the agent from the city wants to maintain their relationship with their buyer and provide them with the level of customer service that the buyer deserves. Further, the buyer already knows them and trusts their advice. However, it can be extremely risky for the client and their agent to do business in an area that the broker is not familiar with. In fact, RCW 18.65 holds brokers to the standards of a practicing attorney, and that can be difficult to achieve when a broker is out of their area of expertise.

Of the 39 Counties in Washington State, San Juan County has many unique regulations, statutes and ordinances that exist in no other County. In fact, we have created a custom form with our local attorneys that is used in our contracts to address many of these unique issues. However, even with the form, it takes local knowledge to give clients the representation they should have. Many off island brokers may not be familiar with these issues and the result may be legal and practical problems, delays and failed sales.

Further, a broker that lacks connections with the local service providers such as home inspectors, well water testers, septic inspectors, septic designers, surveyors, lenders, title and escrow, may also incur delays in the transaction as they may not know who to contact. They may not understand the logistics of doing business here with our smaller auditor's office, title and escrow offices who do not have the manpower the metropolitan offices enjoy. Even the hours of service at the County are different from the mainland. The broker may also lack knowledge of some of the rural aspects of our market.

How can the Off Island Brokers represent their client properly?

- Do they know that a buyer should obtain a draw down test on all wells that are within 1000 feet of the shoreline in order to obtain a certificate of water availability which is required for a building permit?
- Do they know that we have sensitive areas throughout the County and if there is Indian Midden or other archeological sensitive materials found on the property that it can add thousands of dollars to the cost of construction and potentially long delays for a property owner?
- Do they know that a buyer pays excise tax in San Juan County?
- Do they know who to hire to inspect the dock and /or mooring buoys?
- Do they know that we need a bacterium and San Juan Short water tests for the wells, and who can do that for them?
- Do they understand the regulations and inspections around the Owner Builder Permit process?
- How do they prepare an opinion of value when they have never seen the comparable property sales or neighborhood?
- Do they know that the sellers must have their septic system inspected and pumped, if required, as well as all maintenance components installed prior to a closing?
- Can they guide their client through the flood insurance requirements and/or Letter of Map Amendment...

To continue reading

Real Estate Is Best When Kept Local

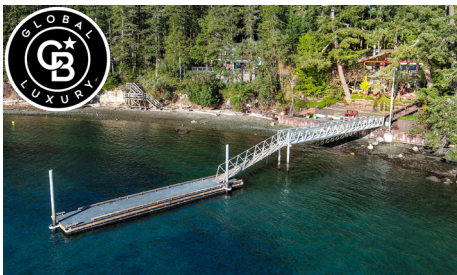
please visit our website:

www.sanjuanislandslifestyle.com/blog

REDUCED



CONDOMINIUM IN TOWN
\$1,210,000 - LISTING ID 2480726



BROWN ISLAND HOME WITH DOCK
\$2,100,000 - LISTING ID 2483494



VALLEY VIEW HOME
\$1,000,000 - LISTING ID 2442781



HANGAR LOT ON CESSNA
\$1,050,000 - LISTING ID 2485601

NEW LISTING



ROCHE HARBOR VIEW LOT
\$1,795,000 - LISTING ID 2534572



THREE BEDROOM CONDOMINIUM
\$1,040,000 - LISTING ID 2486373



THREE BEDROOM HOME
\$945,000 - LISTING ID 2481847



WATERFRONT HOME ON ACREAGE
\$5,150,000 - LISTING ID 2477851





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PENDING



Listed for \$1,095,000 · Listing ID 2532422

Charming single level waterfront home on peaceful Mitchell Bay, off the westside of San Juan Island. Set on 1.1 acres, this 2-bed, 2-bath home offers 1,756 SF and views of the salt water bay and access to shoreline.



Listed for \$1,075,000 · Listing ID 2505360

Immaculate & spacious home with partial views of the Straits, valleys, & sunrises. 3-bed, 3-bath layout supports easy main-floor living. Updated kitchen. Lower level has additional bedroom, bath, and large great room.



Listed for \$549,000 · Listing ID 2497114

Front row seat from this West Side waterfront parcel! Spectacular views of breaching whales, bald eagles, sunsets, and boating activity. Located in a fabulous neighborhood, a paved road leads to this parcel.



Listed for \$1,999,500 · Listing ID 2493219

Understated elegance in this architecturally pleasing 2142 +/- SF Cape Cod beach home. Private setting on over 1 acre, with tranquil and everchanging views into False Bay and your own private beachfront.



Listed for \$479,500 · Listing ID 2524303

Check out this like-new home on San Juan Island! Great layout: 1-bed and bath on the main floor, plus upstairs primary bedroom with a walk-in closet, a third bedroom, a full bathroom, and a roomy laundry area.

