

INSIDE

PORT TOWNSEND | PORT LUDLOW | JEFFERSON COUNTY

REAL ESTATE

FIND IT

FIX IT

FLIP IT



JULY 2019

11th ANNUAL E.C.C.F. BREWFFEST 2019

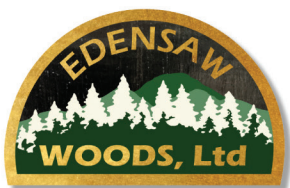


A CHARITY BENEFIT FOR THE EDENSAW COMMUNITY CANCER FOUNDATION.

**JOIN US
SATURDAY
JULY 27th
1:00 - 7:00pm**

**PORT TOWNSEND BREWERY
330 10th STREET
PORT TOWNSEND, WA 98368**

**LIVE AUCTION STARTS
AT 4:00pm**



ALL DONATIONS BENEFIT
PATIENTS WHO RECEIVE ASSISTANCE
FROM THE
EDENSAW COMMUNITY CANCER FOUNDATION



100% OF THE DONATIONS RECEIVED GO TO CANCER PATIENTS IN EAST JEFFERSON COUNTY (ECCF IS A 501 (C)(3) NON-PROFIT CHARITY)

LISTINGS

PORT TOWNSEND LAND

1.7 ACRES ON OTTO STREET

1.7 Acres Zoned light Industrial/Commercial on Otto Street close to Port Townsend city limits. Lots 1-12 Block 20 Phillips Bay View addition. Nice large parcel with tons of possibilities and potential in growing area of Glen Cove. MLS#1255164, \$149,000. Terry McHugh, John L Scott PT, (360)385-4115.

1/2 ACRE IN KALA POINT

This 1/2 + acre parcel offers beauty and privacy in a centralized location within the gated resort-like community of Kala Point. MLS#1137358, \$59,800. Ellen Niemitalo & Steven Kraght, John L Scott PT, (360)385-4115.

10,000 SQ. FT. LOT

Available just 5 miles south of Port Townsend. This lot has an expired septic design and permit from 2003 for a 3 bedroom conventional system. The water tap is installed & power is very accessible, development costs would be very reasonable. Seller financing may be an option. MLS#1280490, \$39,000. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

14+ ACRES OF MIXED USE (M/C)

14 plus acres of Mixed use Commercial (M/C) property in the City of Port Townsend. Paved road access and utilities in the City R/W parcel is just west of new commercial Short Plat south of 1st roundabout. MLS#719760, \$1,495,000. Terry McHugh, John L Scott PT, (360)385-4115.

2.2 ACRES ZONED R111 PROPERTY

2.2 acres of R111 zoning property on the West side of Discovery Road within the city limits. MLS#33818, \$150,000. Terry McHugh, John L Scott PT, (360)385-4115.

3.4 Acres, Two Parcels

Cape George amenities, includes marina, boat launch, exercise room, pool, large workshop, beach. Development is easy as Cape George water is available, electric

in the street and property surveyed. 2nd parcel is across Bay Ridge Road and has nice running/strolling trails and at the top has a nice plateau that would be ideal for artist/writing studio. MLS#1411924, \$135,000. Steve Kraght/Ellen Niemitalo, John L. Scott PT, 360-385-4115.

4 UNDEVELOPED LOTS IN PT

4 undeveloped lots in Port Townsend. Sit back and wait for the utilities to come to these lots located within the city limits. MLS#1348414, \$16,000. Bobbie Nutter, John L Scott PT, (360)385-4115.

4.97 ACRE PARCEL JUST OUTSIDE CITY LIMITS

The land is dry, level from front to back, and has mature trees and lots of sunshine. Territorial views. MLS#1368564, \$251,000. Brian Becker, RE/MAX FIRST, INC., (360)774-6923.

6.2 ACRES ZONE R-2

Brand new parcel: 6.2 acres zoned R-2, possible 43 lots on just built Rainier street. Just off Discovery Road at the proposed Howard Street extension. Water & Sewer mains just installed. The land is ready to be developed. MLS#968397, \$400,000. Terry McHugh, John L Scott PT, (360)385-4115.

7.4 ACRES ZONED R-3

Brand new parcel: 7.4 acres zoned R-3 (multi-family) possible 90+ lots close to where all the action is soon to be taking place with the proposed Howard Street extension and new Roundabout at Discovery & Rainier. MLS#968436, \$600,000. Terry McHugh, John L Scott PT, (360)385-4115.

BEAUTIFUL LOTS IN THE FOREST

Pedestrian trail access only at this point. 600++ feet from any utilities. At the current pace of development, these lots may be usable someday. Call City of PT for development information. No restrictions. No sign. MLS#1292640, \$10,700. Charlie Arthur, RE/MAX FIRST, INC., (360)531-3357.

CAPE GEORGE COLONY PARCEL

Cape George Colony parcel with generous view of Discovery Bay, Olympic Mountains, shipping lanes and Protection Island. Gentle slope of property lends itself to walk-out basement. Marina, boat launch, pool, clubhouse w/large kitchen. MLS#1300541, \$72,500. Steven Kraght, John L Scott PT, (360)385-4115.

Cape George Village

One of the last remaining prime building lots in Cape George Village. Level lot positions itself to take advantage of wide views which include the shipping lanes, Vancouver Island, the San Juan Islands and Protection Island. Good mix of cleared land and trees. Cape George amenities include boat launch, marina, pool, exercise facility, workshop, clubhouse and beach. MLS#1184390, \$87,500. Steve Kraght/Ellen Niemitalo, John L. Scott PT, 360-385-4115.

DESIRABLE BUILDING LOT IN KALA POINT COMMUNITY 0.440 ACRE

Kala Point amenities. CC&Rs. Lot is gently sloped and lightly treed with some evergreens. Backs up to a large parcel. There is an expired septic permit for a 3-bdrm conventional system. MLS#1395042, \$57,000. Terry Smith, RE/MAX FIRST, Inc. (360)301-9698.

DESIRABLE KALA POINT PROPERTY

Looking for a vibrant community in a picturesque part of the world to build your dream home. The property is in Kala Point & a few minutes away from charming Port Townsend. At the end of a cul-de-sac offers plenty of privacy & views. MLS#1256783, \$60,000. Steven Kraght, John L Scott PT, (360)385-4115.

Easy to Build

Flat lot with great sun exposure in Ocean Grove neighborhood. Possible second story mountain views in this neighborhood protected by CC&R's. Features of Ocean Grove include non-motorized trail system, private beach access and RV parking. Community drain fields and

See LISTINGS, page 5▼

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\$305,000
MLS#1483363



2 Bed, 1.75 Bath
60 B N Keel Way, Port Ludlow
\$345,000
MLS#1478353



3 Bed, 2 Bath
123 Oak Shore Drive, Port Townsend
\$479,500
MLS#1422758



1 Bed, .75 Bath
3520 Paradise Bay Road, Port Ludlow
\$350,000
MLS#1422681



3 Bed, 3.25 Bath
181 Condon Lane, Port Ludlow
\$799,000
MLS#1403596



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BEST HOMES

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Turn-key renovations may include updating the kitchen. *Courtesy photo*

Watch for pitfalls when flipping houses

Current market not opportune for investing

LILY HAIGHT
LHAIGHT@PTLEADER.COM

There's nothing as addicting as a good home remodeling reality TV show.

From Fixer Uppers to The Property Brothers, watching a family completely remodel a ramshackle house into a sparkling paradise and then sell it for double the amount all within 40 minutes of the episode, is an enticing and binge-worthy prospect.

But house flipping in real life isn't nearly as easy. And it certainly doesn't take 40 minutes.

"To anyone just looking into flipping a home, it can be fun and rewarding or a nightmare," said Carol Wise, a realtor with Coldwell Banker Best Homes.

House flipping is when a house is bought and quickly resold, or "flipped" for profit. The "flipper" looks for an inexpensive home with cosmetic flaws, updates it for maximum buyer appeal and then sells

"To anyone just looking into flipping a home, it can be fun and rewarding or a nightmare."

Carol Wise
REALTOR
COLDWELL BANKER BEST HOMES

it for a profit.

Flipping a house can be lucrative, but it depends on the timing, the market and the amount of work (and money) that will need to go into the house to make a profit off of it.

The first step to flipping a house is to find a qualified real estate agent who knows the market and can help evaluate the opportunity, Wise said.

But buy a house at the wrong time and the risk might not be worth the reward.

"Not much flipping going on anymore with these prices," said Jim Fox, a realtor with Windermere. "Some folks have gotten lucky, but the prices are so

high."

The lack of inventory and the high price-point for homes makes it an inopportune moment for house flipping, Wise said.

"As a matter of fact, I just convinced an owner to not flip a home opportunity and to keep their property as a rental since the rental market is even worse than the home inventory," she said. "There needs to be affordable housing, and they would make far more money in renting, long term, so it was a win-win."

The current affordable housing crisis, determined a state of emergency by the Board of County Commissioners in Jefferson County, is keeping some builders and investors from flipping houses altogether.

For Michael Levine, a local builder who fixes up homes for affordable rentals, the term "house flipping" can even have a negative connotation.

"To me it implies someone isn't doing the work, they're just getting the check," he said. "I try to fix up homes so that I can have low-price rentals where

See FLIPPING, page 9▼

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see our ad on page 12 or view real estate listings on
www.porttownsendfirst.com



JEFFERSON COUNTY REAL ESTATE STATISTICS

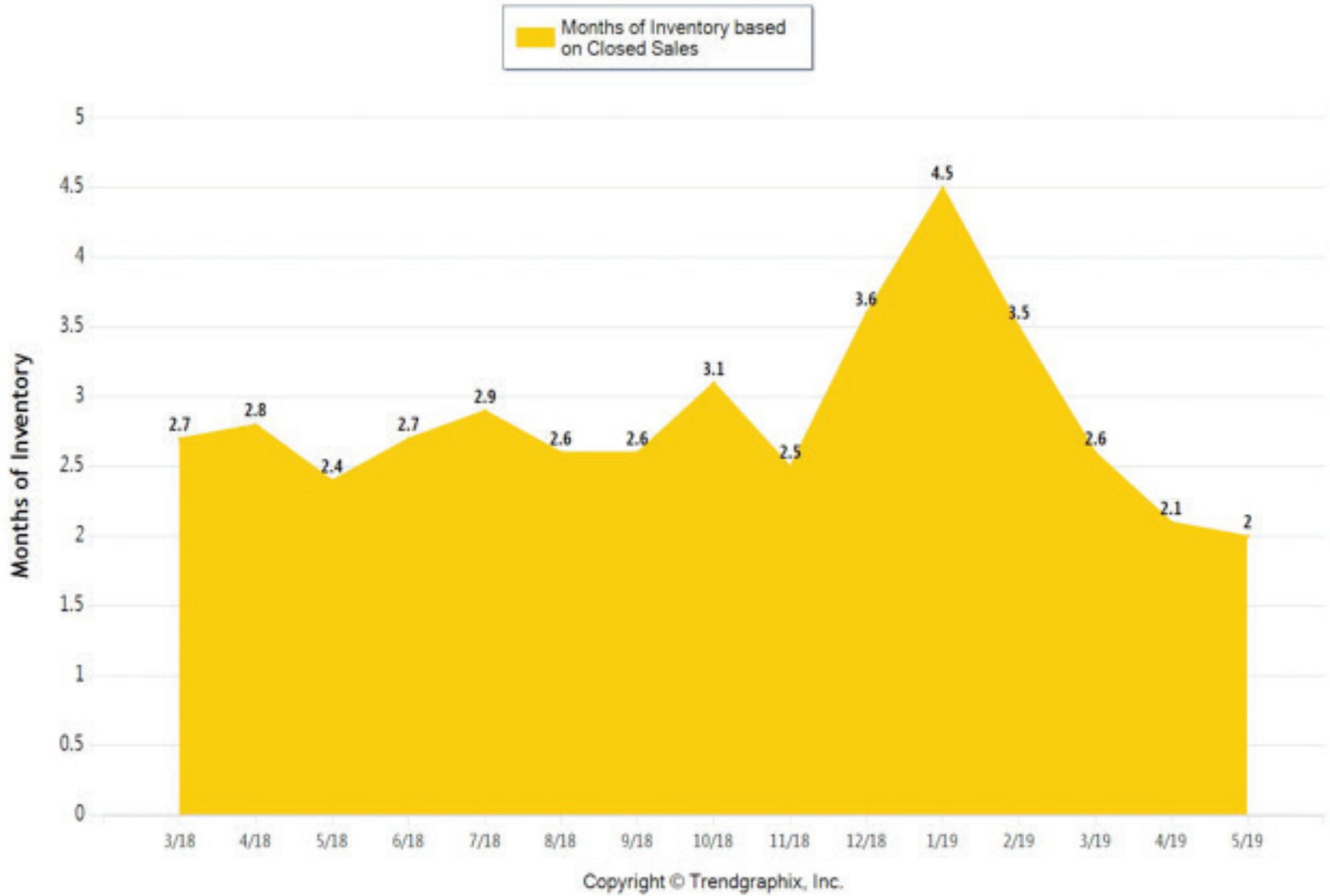
All below stats are for all Jefferson Co. – Single Family Residences & Condos



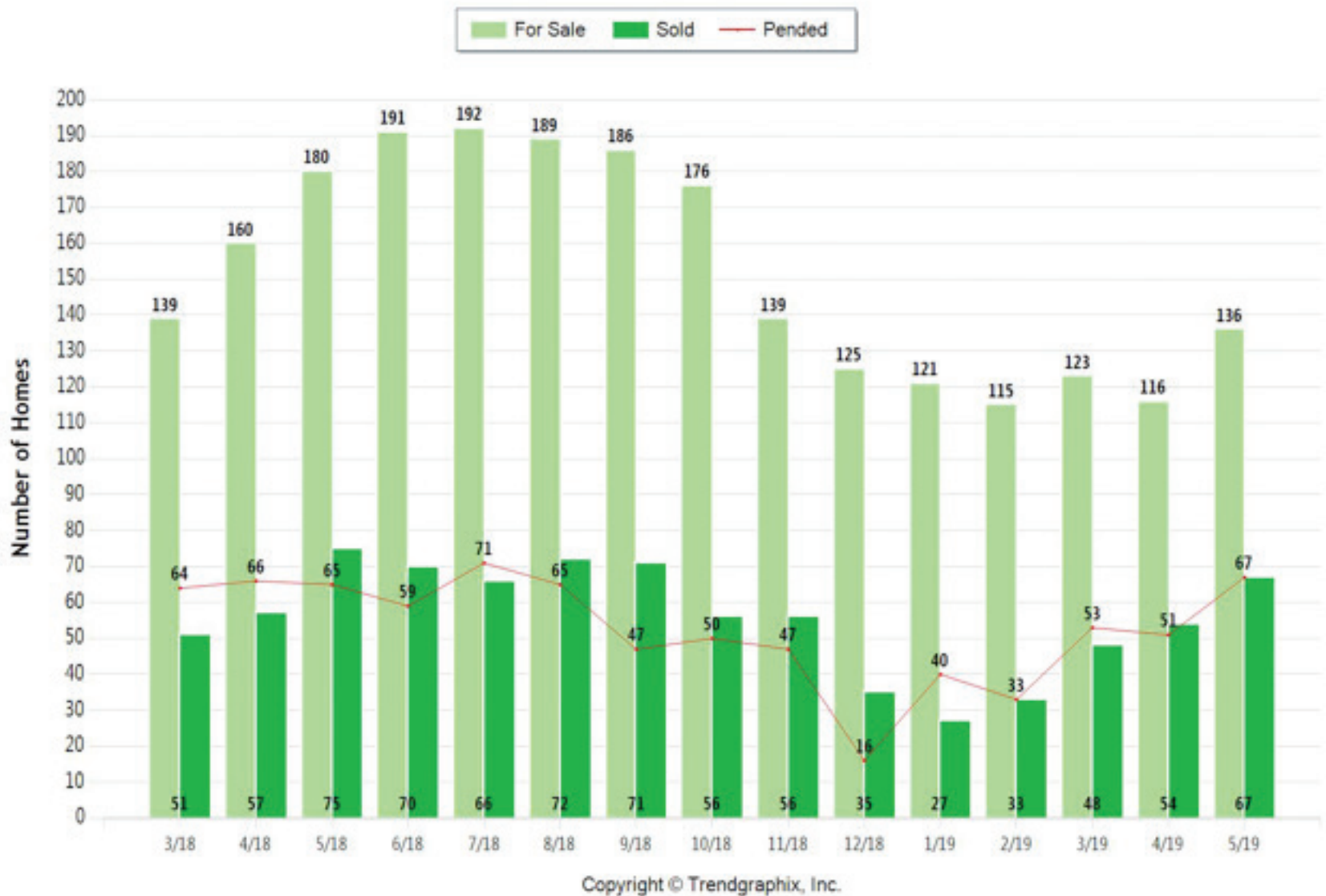
Questions? 360-385-4115



All Jefferson County, Residential/Condo, Months of Inventory



All Jefferson County, Residential/Condo, For Sale/Pending/Sold



LISTINGS

▼ Continued from page 2

public water make this lot ready to go. MLS#1423686, \$47,500. Steve Kraght, John L. Scott PT, 360-385-4115.

Exceptional View

Double lot. This quiet lot is located at the end of a cul-de-sac, 2 blocks from the port in the Victorian Seaport of Port Townsend. Offering sweeping southerly water views over Port Townsend Bay, across to Mystery Bay and Indian Island. Build your dream home here! MLS#1226704, \$240,000. Michael Morrow, John L. Scott PT, 360-385-4115.

GORGEOUS HIGH BANK WATERFRONT

Just minutes from Downtown Port Townsend. 375 Ft of waterfront on 11 plus acres all heavily forested and quite beautiful. Great waterfront building site with its own parcel number and then another site for the barn, shop, garage, etc. The view is 180 degrees from the Olympic Mountains to the Strait of Juan De Fuca and east to Mt. Baker, stunning. MLS#958106, \$520,000. Bill Perka, John L. Scott PT, 360-385-4115.

LIGHT INDUSTRIAL ACREAGE

Just outside city limits of Port Townsend. Will require a septic system. Buyer to investigate permit requirements. Includes 2 tax parcels. Water available. Buyer to verify. 1.742 Acre. MLS#1312338, \$109,900. Charlie Arthur, RE/MAX FIRST, INC., (360)531-3357.

LOVELY NATURAL SETTING

Build your home here. Sunny lot with Madrona and Fir trees. This lot is one of the last in Towne Point. Back of lot is adjacent to large greenbelt with walking trails. Water and sewer in street. Community amenities. CC&Rs. Lot has been surveyed. MLS#1341052, \$38,900. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

OCEAN GROVE DOUBLE PARCEL

Private. Tucked away in highly desirable Ocean Grove w/2 bdrm hook-up allowed to community drainfield. Easy to see - just follow the meandering path. Low fees

in this beautiful community. Access to 200' of community owned Adelma Beach. 0.380 Acre. MLS#1274851, \$67,500. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

OCEAN GROVE ESTATES PROPERTY

Double lot in the peaceful and picturesque neighborhood of Ocean Grove Estates that has a community garden, 28 acre greenbelt with walking trails and private beach access on Discovery Bay at Adelma Beach. Gold course minutes away. MLS#1368870, \$65,000. Lynette Holloway, John L. Scott PT, (360)385-4115.

ONE 24 ACRE PARCEL

One 24 acre parcel on top of the world, will have incredible saltwater views-with tree clearing-stretches the full length of Discovery Bay and Beyond. Front on Hwy 20. Needs road to building site. Some commercial timber. MLS#715033, \$249,500. Bill Perka, John L. Scott PT, (360)385-4115.

PREMIER PROPERTY ON BEAUTIFUL DISCOVERY BAY!

14.5 acres of no bank waterfront with 339 feet of beachfront. A drilled well is already in place, so bring your dream house plans and vision. Private and conveniently located between Discovery Bay and Port Townsend. This parcel is divided by Anderson Lake Road and SR 20. Buyer to verify building restrictions with Jefferson County. 3753 SR 20, Port Townsend. MLS#1392999, \$549,000. Staci Matthes & Holley Carlson, Coldwell Banker Best Homes. (360) 774-1579.

REMARKABLE SW FACING WATERFRONT ACREAGE

Panoramic discovery Bay and Olympic mountain views. Possibly the best parcel available on the Quimper Peninsula. Only parcel in this area with its own beach—that you can get to. MLS#1449489, \$350,000. Bill Perka, John L. Scott PT, 360-385-4115.

RHODY COURT

This development is ready to build on R4 zoned, 3 lots=15,000sft. Designed by architect Ross Chapin, this small pocket neighborhood has all land us permits/entitlements in place: SEPA review; design review; recorded

survey: parking and landscaping plan. Seller has done all the work for this R4 project that requires density of 5 minimum to 9 maximum units that must be attached. Close to store, transportation, Hospital and trails. MLS#1411790, \$295,000. Jan Marquardt, John L. Scott PT, 360-385-4115.

SERENITY AND BEACH LOCATION

The perfect combination of serenity and beach proximity. Nestled in a quiet spot in the desirable North Beach neighborhood only two blocks from the beach and a short jaunt to Fort Worden. Potential for views come explore dreams. MLS#1150153, \$210,000. Ellen Niemitalo, John L. Scott PT, (360)385-4115.

SHY HALF ACRE LOT IN AREA OF QUALITY HOMES

Lot is on the corner of Balsa Lane and Pebble Lane in desirable Maplewood Meadows neighborhood. Septic permit has been applied for. A short distance to Port Townsend and its restaurants, shops, arts and boating communities. Bring your building plans and build your dream home! \$75,890 #1397986. Terry Smith, RE/MAX FIRST, INC., (360)301-4213.

SPACIOUS CITY LOT

Spacious city lot, fully developed on private dead end street. All the utilities are in so easy to begin building. This 80 x 200 lot allows rooms for gardens, outbuilding, furry friends, etc. Surrounded by some nice trees. MLS#1339388, \$145,000. Steven Kraght, John L. Scott PT, (360)385-4115.

SUNNY HALF ACRE

Right in Port Townsend in a lovely location above a pastoral valley. Gently sloping private lot but still close to Uptown, Fort Worden and historic Downtown. Buyer advised to verify utility requirements with the City. MLS#1101907, \$149,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

THE BEST OF THE NORTHWEST

Kala Point lot in a planned gated community, with paved roads, indoor/outdoor swimming pool, work out room, club house, quarter mile of beach, playground, See LISTINGS, page 6▼

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Located in the middle of nearly five level acres with lots of garden space and just minutes from Port Townsend. Solar PV, rain water catchment, heated bathroom floor, surround sound, sun room, central vac, 3 car garage, recirculating hot water, Jacuzzi tub, extra insulation and a detached studio are just some of the amenities. Almost 3 acres are fenced and gated at both ends of a large U shaped driveway. Pick apples, pears, cherries & blueberries.

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LISTINGS

▼Continued from page 5

barbeque area at the beach, boat ramp and dock, tennis courts, trails through the woods and at the lagoon. This lot has southern exposure and is backed up to woodland Hills a 5 acre each parcel development and ready for your dream home. MLS#1408701, \$109,000. Teresa Goldsmith, John L. Scott PT, 360-385-4115.

VACANT LAND IN SOUGHT AFTER TACOMA ADDITION

Almost an acre on top of the world in Port Townsend's Tacoma Addition. Near fairgrounds. This is an entire block with utilities within 500 feet. Access at this time is by walking trails. Peaceful. MLS#1423553, \$90,000. Tim Horvath, RE/MAX FIRST, INC.

WATER AND MOUNTAIN VIEWS CAPE GEORGE

Southwest corner lot with water and Mountain view. Lot is level for a single story home with a slight slope to the west for good drainage. Have your garage entry on outside of the street and your front door on the other street. Cape George amenities include Marina, beaches, indoor pool, workout room, community club house, community workshop, beach playground, Pickle ball, bocce and Petanque courts. MLS#1282937, \$67,500. Lyr Hersey, John L. Scott PT, 360-385-4115.

PORT LUDLOW LAND

BUILD YOUR DREAM HOME IN PORT LUDLOW

North Bay building lot. 0.280 Acre. Lot backs up to greenbelt. Enjoy all North Bay amenities. Community beach. Close to golf, marina, and restaurants. MLS#1287731, \$34,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

EAST FACING WATERFRONT PROPERTY ON HOOD CANAL

.82 acre high bank heavily treed waterfront. Survey on file. MLS#1386458. \$28,000. Tim Horvath, REMAX FIRST, INC. (360)531-0980.

GENTLY SLOPED LOT IN PORT LUDLOW

Nicely treed lot on dead end cul-de-sac. Community amenities to include The Beach Club, indoor pool, outdoor pool, workout room, community beach, boat

launch, clubhouse and much more. Water and power in the street. Far enough away from sewer that septic possible, buyer to verify all utilities. MLS#1313059, \$22,900. Ian Meis, RE/MAX FIRST, INC., (360)301-6909.

NICE LARGE BUILDING LOT

Nice large building lot with a few trees, gently sloped, in a neighborhood of nice homes. Several spots to build this lot has community water and sewer available. Pot Ludlow amenities pools, several hiking trails, gold course, marina. MLS#39679 \$46,500. Steven Kraght, John L Scott PT, (360)385-4115.

VACANT LAND IN SOUGHT AFTER BRIDGEHAVEN COMMUNITY

Build your dream home on this .450 acre land, with views of the Hood Canal. Enjoy the use of the Club house, Beach and Marina. MLS#1428213. \$49,950. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980 or (360)385-6499.

TRI-AREA LAND

4 ACRES WITH GREAT VIEWS

4 acres parcel with great access and views out to Oak Bay and the Cascade Mountains. Minutes to shopping, Marina, State and County Parks. This parcel was cleared for views and homesite within the last 7 years. MLS#1109928, \$135,000. Terry McHugh, John L Scott PT, (360) 385-4115.

AWESOME 4 ACRE PARCEL

Awesome 4 acre parcel adjacent to Pope Resources commercial forestlands. Private with views to the North all the way to Port Townsend. Cleared driveway and Building site with PUD water and Power on King Fisher at driveway entrance. MLS#1229190, \$162,500. Terry McHugh, John L Scott PT, (360)385-4115.

Awesome 4 Acres

Parcel adjacent to pope resources commercial forest lands. Private with view to the North all the way to Port Townsend. Cleared driveway and building site with PUD water and power. MLS#1229190, \$162,500. Terry McHugh, John L. Scott PT, 360-385-4115.

BEST PARCEL IN OAK HILL

One of the very BEST parcels in Oak Hills. This one has it all: End of road privacy, Cleared building site and driveway, Paved road access, Great view of the Bay all the way to Port Townsend. Private and secluded yet close to town. MLS#1229187, \$169,000. Terry McHugh, John L Scott PT, (360)385-4115.

COMMERCIAL PROPERTY PT HADLOCK

Commerical Location in Port Hadlock. Zoned RVC with lots of uses: Co-housing, far worker housing, assisted living, cottage industry, automotive service & repair, B & B Breakfast, nurseries, etc. Become part of a growing community. MLS#1219358, \$275,000. Teresa Goldsmith, John L Scott PT, (360)385-4115.

FABULOUS 4 ACRE PARCEL

Fabulous 4 acre Parcel with outstanding marine views right in Oak Hills with Power and Water close to the building site. Level and partially cleared with site evaluation complete. MLS#1229198, \$135,000. Terry McHugh, John L Scott PT, (360)385-4115.

FABULOUS WATER/MOUNTAIN PARCEL

Fabulous sunny, water and mountain view parcel with a sweet building site at Oak Hills. Two tax parcels, partially cleared, nice large trees. paved county road access and a really sweet view over Oak Bay into Cascade Mountains. MLS#1282164, \$175,000. Terry McHugh, John L Scott PT, (360) 385-4115.

FIVE (5) LOTS BORDERING PROSPECT AVE. POWER & WATER NEARBY

Possible to vacate streets on three sides allowing more space for building and septic. Buyer to verify. Owner may carry note. MLS#1414541, \$20,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980 or (360)385-6499.

GORGEOUS 4 ACRE PARCEL

Gorgeous 4 acre parcel in Oak Hills with unstoppable views of Port Townsend Bay. Nice large build-

See LISTINGS, page 8▼



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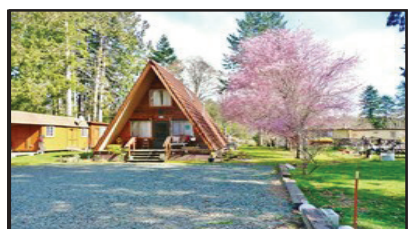
Jeri Jacobson
Broker



WEST FACING WATERFRONT ACREAGE WITH SMALL RUSTIC CABIN

Propane refrigerator, cook stove and free standing wood stove. New porch and foundation footings, metal roof. Open up a view and restore the beach access.

#1464070 \$115,000



RIVERFRONT CABIN

A-frame Cabin with 75 feet of No Bank river frontage on the Duckabush River. Cozy and well built. Large lot, nearly 1/3 acre with fire pit and seating area along with a large back deck facing the river.

#1431281 \$165,000



LUXURY CAMPING CABIN IN THE OLYMPIC CANAL TRACTS - BRINNON

2 bedrooms with lofts. Indoor living room w/ propane heater. Electricity to building, stove & refrigerator. Lot, fully fenced. So Much More...

#1471763 \$69,900



CANAL VIEW CABIN

Outstanding view of Hood Canal and the Duckabush River. Recently restored with a new deck from the upper loft & new windows. (680 sq. ft.) 2 lots for picnic space, nice getaway spot.

#1442796 \$152,500



2 LOTS AT FISHERMAN'S HARBOR

Partially cleared with some big trees for shade, water and power available along road, need to pay hook up fee. Bring your camper or build a cabin. Quiet area.

#1471478 \$45,000



5 WOODED ACRES WITH HOOD CANAL VIEW

Quiet, peaceful, private. Power and phone are in at the road. Walkers Ck. runs through the lower part of property. Close to Pleasant Harbor Marina and Olympic National Park.

#1466307 \$89,000

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from left: Jimmy Scarborough, Senior Electrical Engineer; Jake Swan & Russ Miller, Staking Engineers

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LISTINGS

▼Continued from page 6

ing site cleared at the top with easy access on graded driveway. This one backs up to Pope Resources forestland for awesome privacy. MLS#1229192, \$167,500. Terry McHugh, John L Scott PT, (360)385-4115.

GORGEOUS 4 ACRE PARCEL

Parcel at the corner of Graceland and Kingfisher. Building site is cleared at the top with easy access on graded driveway. This parcel backs up to Pope Resources forest lands for awesome privacy. PUD water and power on Kingfisher. MLS#1229192, \$167,500. Terry McHugh, John L. Scott PT, 360-385-4115.

MARROWSTONE LAND

DREAM WATERFRONT ACREAGE

Dream waterfront acreage; wonderful combination of pasture, large douglas fir trees and arguably the best waterfront view property on Marrowstone Island. 11 acres with 450' of low bank waterfront with an almost new set of stairs. MLS#1186051, \$1,050,000. Terry McHugh, John L Scott PT, (360)385-4115.

FABULOUSLY RARE 10 ACRES

Fabulously rare 10 acres w/220' low bank waterfront on the south end of Marrowstone Island. This incredible large parcel is a prime piece of historic old homestead farm mostly pastureland with a nice patch of large timber. MLS#1186001, \$1,050,000. Terry McHugh, John L Scott PT, (360)385-4115.

MARROWSTONE ISLAND BEAUTY

Nearly 3/4 acre low bank waterfront overlooks Mystery Bay and your own Tidelands. Surrounded by noble Cedar trees and magnificent bay and mountain views - it's tranquil and peaceful. End of road privacy. SPAAD completed. Three bedroom septic system approved. MLS#1281645, \$238,000. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

MARROWSTONE ISLAND WATERFRONT

Gorgeous West facing Marrowstone Island Waterfront with endless views of the Olympics and front & center views of Kilisut Harbor. Great 5 acre parcel with towering beautiful conifers, PUD watertapped/meter installed. MLS#1189952, \$450,000. Terry McHugh, John L Scott PT, (360)385-4115.

VIEWS OF OLYMPICS AND THE BAY

Spectacular West facing Marrowstone waterfront with un-stoppable views of the Olympics and the Bay all the way to Port Townsend. Towering Fir & Cedar trees cover most of the property. Very private & pristine parcel. MLS#1187130, \$475,000. Terry McHugh, John L Scott PT, (360)385-4115.

OUT OF AREA LAND

TWO 5 ACRE PARCELS IN QUILCENE

2-Five acre parcels at the end of Lakeness Rd. with water view potential. Both parcels have the BPA power lines running through the eastern portion. Both parcels are very private for a great get away and off road run. MLS#956885, \$69,000. Terry McHugh, John L Scott PT, (360)385-4115.

WATERFRONT LAND

131 FEET OF LOW BANK WATERFRONT ON BRIDGEHAVEN'S PROTECTED INNER CANAL

Enjoy all Bridgehaven community has to offer. This property will need its own septic system. Seller will consider carrying a note in Deed of Trust. 0.350 Acre. MLS#1407979, \$38,000. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980, (360)385-6499.

880 FEET OF FISHERMAN'S HARBOR WATERFRONT IN COYLE

Fish in your own tidelands. Two building permits with septic designs already approved. Approximately 20 acres with plenty of space to build and recreate. Easy access with graveled roads. Wildlife, views and more. MLS#1337541, \$889,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980.

BECKETT POINT VIEW PARCEL

Amazing unobstructed views of Discovery Bay, Diamond Point, Protection Island, the Olympic Mts., and the Strait of Juan de Fuca. Enjoy crabbing, shrimping, and fishing. Community boat launch. CCR's protect your investment. Land is leased by the Fisherman's Club. Sewer reservation fee will be paid by seller. MLS#799009,

\$38,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

EDGE OF THE WORLD YET 50 MINUTES TO PORT TOWNSEND

263 feet of waterfront at the mouth of Fishermans Harbor. Private, secluded, and gorgeous. Build your dream home here or use as recreational property. 5 acres. MLS#1390680, \$195,000. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980.

COMMERCIAL

ACCESSIBLE COMMERCIAL PROPERTY

In Port Hadlock. Entrepreneurs look no further! Enjoy a terrific Port Hadlock location and build a successful business here. Easy entry off Chimacum Road with sidewalks and curbs. This commercial property is a rare find and investment in your future and the Tri-Area commercial district. Buyer to verify building restrictions with the county. MLS#1185613, \$136,000. Staci Matthes, CB Best Homes, (360)774-1579

GREAT LOCATION UPTOWN

Great location Uptown and Commercially zoned. Permitted uses in the C111 zone are banks, medical, health clubs, museum, theaters, apartments, multifamily, apparel, grocery stores, antique sales just to name a few. The land is the value. MLS#923576, \$389,000. Teresa Goldsmith, John L Scott PT, (360)385-4115.

SWEETEST SHOP IN PORT TOWNSEND

The sweetest little shop in Port Townsend. Petals flower shop sits in the middle of the uptown district in the cutest building in town. Petals is truly a great, small and easily managed business and a great way to work in P/T. MLS#1269120, \$89,500. Terry McHugh, John L Scott PT, (360)385-4115.

WATERFRONT RESIDENTIAL

SPACIOUS STUNNING AND ELEGANT VIEW HOME

Perfect landscape and meticulous quality, endless views and so much more. 11,876 Sq. Ft., 4 bedrooms, 6.5 bathrooms. 2.850 Acres. Many custom features including a chef's kitchen, wine cellar, butler's pantry, 2 guest homes. Gated entry. Four car garage. MLS#1322278, \$2,750,000. Ian Meis, RE/MAX FIRST, INC., (360)301-6909.

PORT TOWNSEND RESIDENTIAL

BEAUTIFUL UNIQUE CUSTOM BUILT KALA POINT HOME

3 bedroom, 2.25 bathroom, 1,952 sq. ft. home on .510 acre. Property backs up to Fort Townsend State Park. Secluded from street. Light and bright. All Kala Point amenities. MLS#1370059, \$588,888. John Eissinger, RE/MAX FIRST, INC., (360)301-2378.

CAPE GEORGE CRAFTSMAN!

3 bedroom, 2 bath home with open floor plan, large kitchen and deck to enjoy the territorial view, this home has so much to offer, including its proximity to the golf course, walking trails and beaches. Radiant floor heating, a bedroom and bath on the main floor, and spacious master suite and third bedroom on the second floor. The basement also has in-floor heat and could be used as shop/garage or finish it for extra living space or a great hobby room. MLS#1251186, \$339,000. Staci Matthes, CB Best Homes, (360)774-1579.

CENTRALLY LOCATED PORT TOWNSEND HOME

Large double lot. 1560 sq. ft. home. 4 bedrooms, 2 bathrooms. 0.230 acre. Garden space. Nice studio nestled around back. MLS#1361230, \$410,000. Ian Meis, REMAX FIRST, INC., (360)301-6099.

CUSTOM CONTEMPORARY HOME NEAR FORT WORDEN

Sleek design greets you as you enter wall of windows facing peek-a-boo view provides sense of space. Features include wide plank fir floors, walk in shower, designed for a second story roof top garden. MLS#1398001, \$425,000. Steve Kraght, John L Scott PT, (360)385-4115.

EASY LIVING IN THIS "SMART" KALA POINT HOME

Architecturally dreamy & set up to turn on lights, irrigate landscape & check most systems via an app! Live in style. Kala Point amenities. MLS#1410665, \$699,000. Christine Cray and Paula Clark, RE/MAX FIRST, INC. (360)301-4213 or (360)385-6499.

ELEGANT MODERN NORTH BEACH HOME

Sweeping views of the straits and Mt. Baker. Perfect mixture of indoor/outdoor comforts. Fully remodeled inside and out. Open concept living. This is a "must see". MLS#1417689, \$649,900. Ian Meis, RE/MAX FIRST, INC., (360)301-6909.

GORGEOUS EQUESTRIAN COMPOUND!

5 Acres. Main house - 2426 sq. ft., 3 bdrm, 2 bath, 2 car detached garage, 1200 sq. ft. 2 bdrm, 2 bath ADU with covered porch and attached garage. Large shop. Four horse stalls, fenced arena, and hay storage. Lovely landscaping. Apple orchard. Rental income possibilities. MLS#1121961, \$729,999. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

HOME ON QUIET ROAD IN A SECLUDED PART OF PORT TOWNSEND

1512 Sq. Ft. home. 2 car garage with club house with loft. MLS#1415120, \$205,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980 or (360)385-6499.

LOVELY CAPE GEORGE HOME

Location and style. This home offers an open design and room to expand. Cape George amenities. 1,409 Sq. Ft., 3 bedrooms, 1.75 bathrooms. MLS#1414249, \$339,000. Ian Meis, RE/MAX FIRST, INC. (360)385-6499 or 360-301-6909.

PRIVATE PORT TOWNSEND LOCATION ON 5 PRISTINE ACRES WITH VIEWS

Modern day farmhouse w/the "Magnolia" vibe. Generous rooms, soaring ceilings and amenities designed for comfort. 2,959 sq. ft., 3 bedrooms, 2.5 bathrooms. MLS#1392152, \$739,000. Paula Clark, RE/MAX FIRST, INC. (360)302-0144.

RARE OFFERING: FRONT ROW CONDO IN SEAVIEW COURT

Front row seats for the best show in town. Rare offering of a front row condominium in the Seaview Court Association. Sweeping shipping lane views come with this well kept condo. Two bedrooms and two bathrooms with a two car garage with pull down storage, two large decks and storage shed. MLS#1395892, \$460,000. Steven Kraght & Ellen Niemitalo, John L Scott PT, (360)385-4115.

SUNNY LEVEL 1.72 ACRE JUST OUTSIDE OF PORT TOWNSEND

Home was in process of being remodeled but was not finished. Property includes a barn and a garage/shop that needs some TLC. Property is being sold "as is". Septic system has been inspected. MLS#1414802, \$150,000. Terry Smith, RE/MAX FIRST, INC. (360)301-9698 or (360)385-6499.

SUPER CLEAN MOVE-IN-READY HOME

Three bedroom, 2 bath home sitting on large corner lot. Great location. Lots of new upgrades. Spacious yard. Covered porch. Extended parking. Convenient to trails, grocery, etc. MLS#1422994, \$309,900. Ian Meis, RE/MAX FIRST, INC. (360)301-6909 or (360)385-6499.

TRADITIONAL UPTOWN BUNGALOW

1,718 Sq. Ft., 3 Bedrooms, 1 Bathroom, 1 car detached garage. Hardwood floors. Secluded. Landscaped for privacy. Outbuilding for storage. Light and bright. MLS#1353348, \$365,000. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

Views of Olympic Mountains, Discovery Bay & the Straits of Juan De Fuca

Quality everywhere you look. Home has been designed for easy maintenance inside and out. Vaulted ceilings and window wall bring the outside in. Plenty of wildlife watching from the trex deck. Whales, deer, eagles and heron abound. Granite counters, stainless steel appliances, Viking propane stove, travertine floors, hardie plank siding, metal roof, skylights, community beach and boat ramp. MLS#1449270, \$635,000. Teresa Goldsmith, John L. Scott, 360-385-4115.

Waterfront Condominium

Let your mind sail away on Port Townsend Bay as you gaze upon unobstructed views from this top floor end unit condo. Enjoy the ferry, Cascade Mountains, Olympic Mountains, adjacent islands and Salish Sea wildlife from every vantage point. Grill out on the water side south facing deck or stroll downtown for some music and cuisine. Brand new SS appliances. MLS# 1438759, \$598,000. David Wald, John L. Scott PT, 360-385-4115.

See LISTINGS, page 10▼

Flipping: House flipping isn't for everyone but some

▼Continued from page 3

people can actually afford to live.”

While Levine is still able to make a profit on rentals, he said he prefers providing people with affordable places to live, instead of flipping a house and selling it at a much higher price.

Still, flipping a house can be an enticing prospect for someone looking to make money.

House flipping isn't for everybody, Wise said. Having a background in carpentry or plumbing is extremely helpful, as doing the work yourself can save money.

“I watch those who do flip homes in the area and they either do the work themselves, have a team of contractors or workers ready to go in, do the work, pay the price and provide a lovely home for the market,” Wise said. “Again, they know exactly what they are doing, it is penciled out, and it improves the neighborhoods.”

Beyond watching the market and consulting with a Realtor, Wise advised going to the city or county planning department to be sure there are no obstacles to the permitting of the house.

“Have a qualified Contractor go through the home thoroughly to determine the hard costs to rehab the home and add 20 percent for anything missing,” Wise said. “If you have to pay the going rate for all repairs this isn't for you.”

The major pitfall to house flipping, beside not knowing the market, is not having experience, Wise said.

It's not as easy to buy and flip like you see on TV, she said.



Local experts recommend hiring a qualified contractor to help determine the hard costs of flipping a house. Carol Wise, Coldwell Banker Best Homes, said outside of not knowing the market, a major pitfall is not having experience when flipping a home. *Courtesy photo*

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NARPM

LISTINGS

▼Continued from page 8

PORT TOWNSEND RESIDENTIAL

Start building equity!

Great opportunity in a superb, quiet location in PT close to shopping, schools, trails & marina. Featuring rebuilt walls in bedrooms w/ new sheet rock & new insulation. Bathroom includes new plumbing, insulation, & wiring. Easy to install a wood/pellet stove to heat entire home. Two rear decks. Fruit trees, including plum, cherry & apple. Large, flat fenced backyard. 1-car garage/workshop offers many possibilities. Bring your plans & ideas to remodel this classic PT home! MLS #1475371 \$225,000 Joelle Boyce 360-643-9555

KALA Point home

This welcoming home in beautiful Kala Point offers main floor single-level living + space upstairs for hobbies & guests. Living room features vaulted ceiling, gleaming hardwood floors, wood burning fireplace. Comfortable family room adjoins kitchen w/butler's pantry. Master suite with access to deck. Upstairs guest suite, bonus rm, loft bedroom & office. Endless storage. Large deck, beautifully landscaped private back yard w/garden shed. Amenities include private beach, pool, tennis & more. MLS # 1420509 \$520,000 Ellen Niemitalo 360-531-4313

PORT LUDLOW RESIDENTIAL

Beautiful turn key North Bay cottage. 2 Bed, 1.75 bath, bamboo floors, stone fireplace in living room. Fully fenced back yard with mature landscape. Detached carport with shop HOA neighborhood includes boat launch, marina, clubhouse, tennis course, golf course, and pool. Broker, Mike Carter. MLS#1483212. \$274,900. Port Ludlow, WA.

TRI-AREA RESIDENTIAL

GORGEOUS EVER-CHANGING VIEWS

From this custom home designed to capture valley and mt. views. Large windows keep this lovely home bathed in natural light. Open floor plan. Guest apartment features full kitchen and washer/dryer hookups. All this on 5 acres close to Port Townsend and the Hood Canal Bridge. 3,613 sq. ft. 3 bedrooms, 2.75 bathrooms. MLS#1286612, \$650,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

GREAT INVESTMENT OPPORTUNITY

Great investment opportunity. Possible seller financing. Cute fixer cabin & mobile with tenants. - Let's go see! MLS#1385604, \$169,500. Susan Stenger, John L Scott PT, (360)385-4115

It's all here - and then some! 1990 customized home and gardens on 5+ private sunny acres in the heart of Chimacum Valley off Egg & I Road, extraordinary barn and pastures, insulated shop with bays and office, tractor barn, livestock areas, woods, privacy and sun. All powered by a PV-solar system! It does not get any better than this. Call for an appointment or more information. This is NW country lifestyle at its very best. Broker, Teren MacLeod. MLS#1481208. \$449,500. Chimacum, WA.

TWO STORY CEDAR HOME ON 5 ACRES

Partly finished 1800 sq. ft. shop with a second story. Shared well. Private and quiet. 3 bedrooms, 2 bathrooms. Deck, outbuildings, RV parking, barn. MLS#1415081, \$375,000. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980 or (360)385-6499.

Unique Opportunity

Cabin on Rhody Drive. Just behind is a mobile home. Both homes are fixers. Home rents for \$500-\$600 mobile home rents for \$450. Additional lot included that has utilities but cannot be developed and sold separately. MLS#1385604, \$169,000. Susan Stenger, John L. Scott PT, 360-385-4115.

HOOD CANAL RESIDENTIAL

ONE OF THE BEST VIEWS IN THE COYLE

Community Beach and boat launch. 1,120 Sq. Ft., 3 bedrooms, 1 bath. 2.4 acres. High bank waterfront. View of Hood Canal. Secluded. Garage and detached shop. MLS#1333698, \$359,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980.

MARROWSTONE RESIDENTIAL

PUGET SOUND & MOUNTAIN VIEWS

Exquisite design home takes in Puget Sound & Mount Baker to Mount Rainier views. Chief's kitchen looks out on the same spectacular view & is designed to be part of the central entertaining area with toasty propane fireplace. Shop/Studio + storage. MLS#1362513, \$945,000. Richard Hild, John L Scott PT, (360)385-4115.

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Featured



Timeless masterpiece sitting on just over 3/4 of an acre! This home is 2470 s/f, main level living with an open floor plan. Just needing your cosmetic touches. Quality of craftsmanship throughout this home built for entertaining and quality of life. Sitting on a very private lot, quiet, tranquil and peaceful. Kala Point is one of the most beautiful communities on the Olympic Peninsula.
\$699,000 MLS# 1468393 Christine Cray

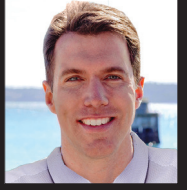
Sold!



Beautiful home with view of the water & Indian Island. Vaulted ceilings, large living room, remodeled open kitchen, & fireplace with wide-angle views. Bathrooms have been remodeled. Finished downstairs with bedroom and possible 1/2 bathroom. Pond in the back, large private deck, 4 bay garage, detached rv garage.
\$425,000 MLS# 1438895 Brian Becker



CHARLIE ARTHUR
Broker/Owner -360-531-3357



BRIAN BECKER
360-774-6923



MICHAEL CARTER
360-808-4020



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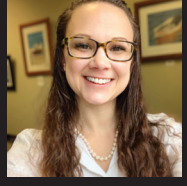
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TERRY SMITH
360-301-9698



ERINN WARD
Office Coordinator



Sweeping views of Hood Canal and Olympic Mountains. Quaint cottage style home on 2 beautiful acres in Shine! A very diverse property, with a little bit of everything. Park like in the front and room to farm with southern exposure in the back. A good-sized shop and small barn for hobbies and livestock. Watch the sunset from the enclosed sunroom year round. Nice open design with eat in kitchen and wood burning stove. **\$549,900 MLS# 1471025 Ian Meis**



Double private parcel in desirable Ocean Grove, w/2-bedroom hook-up allowed to community drain field. Low fees - \$20 per year per lot. Includes access to 200' of community-owned Adema Beach, private trails and secure RV/boat storage. DNR land across the street guarantees privacy. Minutes to Port Townsend for shopping, galleries, & restaurants. **\$67,500 MLS# 1274851 Terry Smith**



Ready to build - Two parcels equaling .42 acre in Ocean Grove community. Partial Discovery Bay and full, broad Olympic mountain views. 4 BR septic assessment paid (2 on each parcel) for connection to community drain-field. One water assessment paid with ability to add. Gently sloped. Private beach with parking and access at Adema Beach. Wooded water-view trails.
\$135,000 MLS# 1467970 Teren MacLeod



Sweetly maintained single level property on 1/2 acre just outside of Port Townsend. Gated and fully fenced for privacy with plenty of room for animals and gardens. Great Room Plan opens to a large wrap around Deck. 800 sq. ft. ADU to use for Guests/Studio/Mother-in-Law/Vacation Rental completes this amazing and unique property! **\$449,000 MLS# 1394164 Paula Clark**



South-facing end-of-road retreat. Quality home minutes to Fort Worden beaches & Uptown shops. Great floorplan flow with wide half-stairs to landings between levels. Oak flooring, fir-clad windows & lofted fir ceilings. Custom built-ins create craftsman feel. Solarium & Studio. Garden sanctuary with paths, fruit trees and PNW plantings on fully deer-fenced extra large lot. **\$675,000 MLS# 1466740 Teren MacLeod**

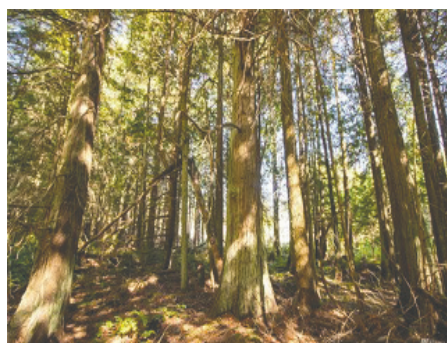


Turn-key ready home in great neighborhood close to everything Port Townsend has to offer! Open floor plan makes for great flow in this 3 bed/2 baths, single level home that offers great use of space indoors and out. Kitchen has upgraded counters. Master has attached bath and walk-in closet. Be sure to check out the fully fenced back yard and fire pit ready for the summer fun!
\$299,900 MLS# 1439004 Ian Meis

Sold!



Enjoy the great views of Admiralty Bay, the Olympic Mountains and Kah Tai Lagoon from this top floor condominium. 2-bedroom 1 bath unit in a well-maintained complex. Convenient Uptown location Full size washer and dryer in unit.
\$183,900 MLS# 1434229 Michael Carter



This 4.97-acre parcel is located just minutes from downtown but located just outside city limits providing more privacy and less regulation. The lot has great drainage, is level and has lots of sunlight making an ideal place to build with minimal development costs. 328' x 646' in dimension.
\$251,000 MLS# 1368564 Brian Becker



225 feet of low bank waterfront! Views of Hood Canal and Cascade Mountains. This sale includes 2 tax parcels, each with 2-bedroom (4 total) reservations on community drain field. Power and community water are in the street. Multiple possible building sites depending on size and siting of home.
\$139,900 MLS# 1447675 Ian Meis

BEAUTIFUL SUNNY LOT

Sunny, partial view, level lot with views of the Olympic Mountains and Discovery Bay. Enjoy the beautiful sunsets from this west facing lot. Community amenities included. 10-minute drive to Port Townsend and all it has to offer. Bring your building plans!
\$59,000 Terry Smith MLS# 1475040

LIGHT INDUSTRIAL ACREAGE

Just outside the city limits of Port Townsend. On the water view side of Otto Street to the South of 192 N. Otto St. 130' Frontage on Otto St. and over 75883 square feet of land. Will require a septic system, buyer to investigate permit requirements. Includes 2 tax parcels. Water available.
\$79,900 Charlie Arthur MLS# 1312338

MARROWSTONE ISLAND PROPERTY

This Beauty is located on the Olympic Peninsula's Marrowstone Island. Nearly 3/4 Acre Low Bank Waterfront overlooks Mystery Bay and your own Tidelands. Surrounded by noble Cedar trees and magnificent views of the Bay and Mountains - it's tranquil and it's peaceful - the perfect place to listen to nature's sweet sounds, launch the kayak and dig for oysters and clams on your tidelands. End of the road privacy.
\$238,000 Christine Cray MLS#1449121

WONDERFUL VIEWS...

...of Mats Mats Bay and Cascade Mountains!! Lot 9 in Sunrise Cove. 9 acre cul-de-sac property, located on Oak Bay Rd. between Port Hadlock and Port Ludlow. This is a wonderful small community with 19 home sites. 3 Bedroom expired septic permit (Advantex AX20 System). Underground utilities, CCR's with PROTECTED VIEW.
\$125,000 Paula Clark MLS# 1453339

STUNNING AND ELEGANT!

This spacious home leaves nothing desired. Beyond the gates you will enter a world of perfect landscape and meticulous quality. Endless views of the sound backed by the Cascade Mountains. Two guest homes offer many possibilities. To see it will take your breath away.
\$2,750,000 Ian Meis 1322278

KALA POINT BUILDING LOT

Nice building lot in the desirable Kala Point Community. Lot is gently sloped and lightly treed with some nice evergreens. Backs up to a large parcel. There is an expired septic permit for a 3-bedroom conventional system. Kala Point amenities included.
\$57,000 Terry Smith MLS# 1395042



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