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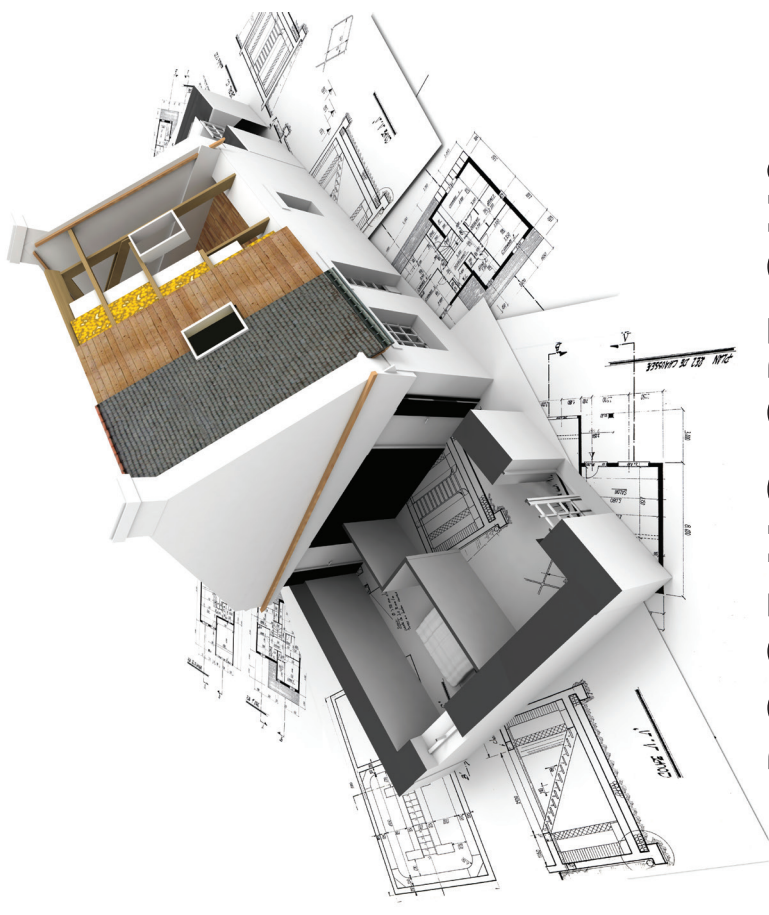
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INSIDE

PORT TOWNSEND | PORT LUDLOW | HOOD CANAL
REAL ESTATE



ROOFING OPTIONS

AUGUST 2019



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 Pro-

tection 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 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.

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.

See LISTINGS, page 5▼

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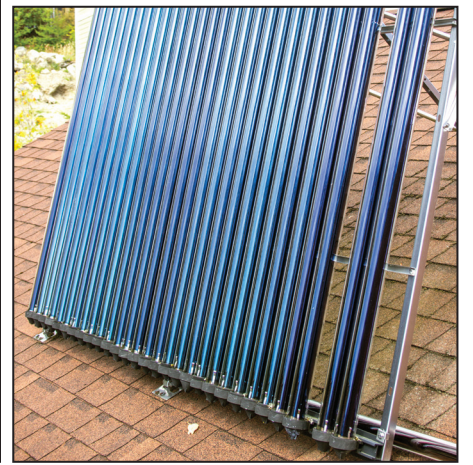
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Kenny Schordine, owner of Solar Hot Water of Port Townsend, makes repairs to a passive solar hot water heating system he installed about eight years ago on top of a Port Townsend home. Each solar tube is surrounded on the outside by a transparent layer of glass. The next layer is a nearly opaque layer of glass. The center is hollow and includes a copper heat pipe through which coolant flows. Heat from the tubing is transferred through piping into a water heater in the garage. *Leader photos by Chris McDaniel*

Hot water with little-to-no electricity

Solar heaters provide efficient service

CHRIS MCDANIEL
CMCDANIEL@PTLEADER.COM

Homeowners who want to reduce their electrical bills in the long run while reducing their carbon footprint may want to consider a solar hot water heater.

There are two types of solar water heating systems available, according to the United States Department of Energy. The first is active, which feature circulating pumps and controls, and the rest are passive, relying on gravity.

Kenny Schordine, owner of Solar Hot Water of Port Townsend, installs solar water heating systems.

“I see the payback coming back during the first hot shower,” he said.

Schoridine recently showed how a passive system he installed at a local home works. The Leader is not identifying the homeowner because the systems contain a large quantity of copper, which have become a hot ticket item for thieves.

“I did it partly to reduce my bill, but more to reduce my electricity usage,” the homeowner said.

Still, the homeowner noted, nothing is perfect. Carbon is released into the atmosphere while manufacturing and shipping

the equipment to its intended destination.

The system Schordine installed about eight years ago on the roof above the homeowner’s garage cost about \$8,000 to install.

“It is almost impossible for me to go under that price,” Schordine said.

While a large investment up front, the systems generally pay for themselves within about seven years and enjoy life spans of up to 25 years with proper maintenance, Schordine said.

“I try to get Kenny to come by every year or two and check the coolant levels,” the homeowner said. “I had to fix one or two tiny pipe leaks and the original demand heater died, but they have really improved the technology on those.”

The homeowner said they have seen a noticeable difference in their energy bill since installing the system.

“When you are talking about free hot water, you are only talking about half of the water being actually free,” Schordine said. “The rest of it is just augmented.”

That is because the solar system generally only works well on a sunny day. That means there is a need for an on-demand heater in

the cloudy winter months, the homeowner said.

“There are some real tricks to them, and you do not want to look at your electric meter while the on-demand heater is running. It will scare the death out of you. There are four 7000 watt heaters in that thing. It sucks a lot of electricity when it is running, but the minute the water stops so does the heater.”

“I see the payback coming back during the first hot shower.”

Kenny Schordine
OWNER OF SOLAR HOT WATER
OF PORT TOWNSEND

The on-demand heater is only needed on cloudy days, and ensures the water is heated up to a desired temperature.

“If I am drawing hot water to the sink, it is making hot water on the way to the sink. It is

See SOLAR HEATING, page 11 ▼



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JEFFERSON COUNTY REAL ESTATE STATISTICS

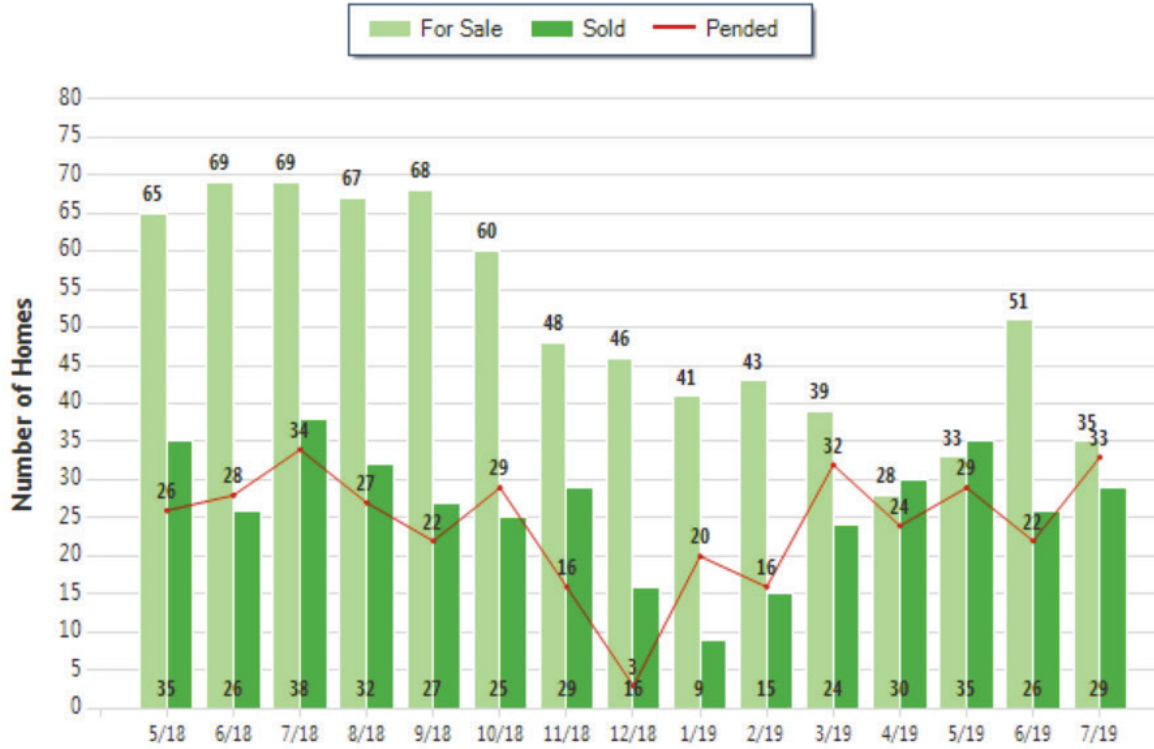
All below stats are for all Jefferson Co. – Single Family Residences & Condos



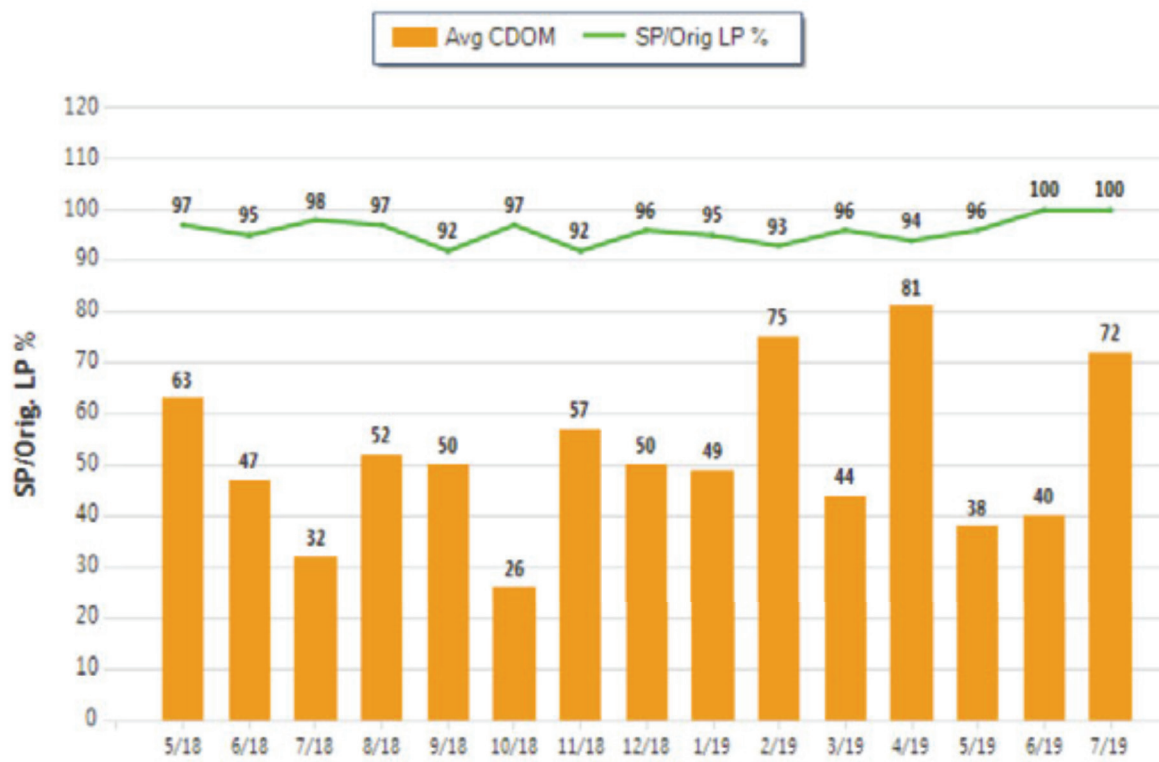
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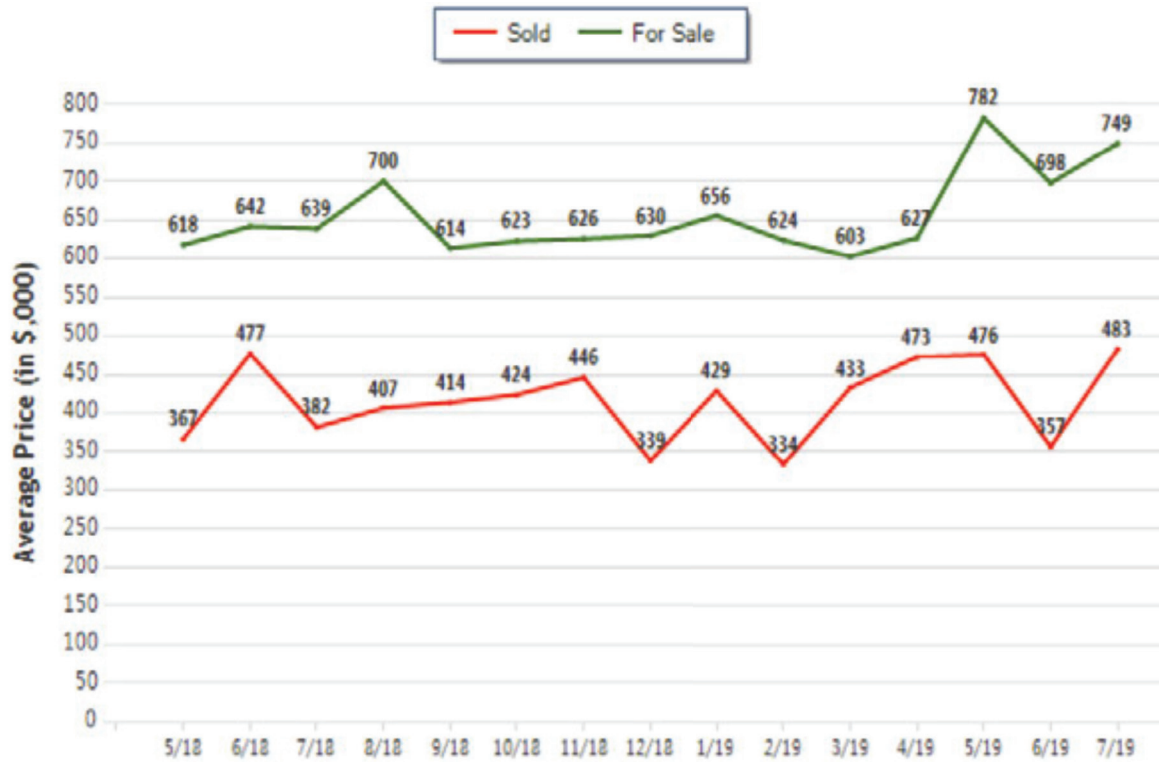
For Sale/Sold/Pending



Days On Market – Sold/List Price%



Average Price For Sale and Sold



LISTINGS

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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.

LEVEL LOT

Level lot on sunny area in central Port Townsend location. Corner lot surrounded by a unopened right-a-way and city owned property to provide privacy. Sewer, water and electric are close. Located on quiet, dead end street. Easy access to Port Townsend's non-motorized trail system. Affordable building site. MLS#1494399, \$75,000. Steven Kraght, John L. Scott PT, 360-301-6484.

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 Pen-

insula. 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, outbuild-

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

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ing, 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, 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 slop 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.

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.

See LISTINGS, page 8▼



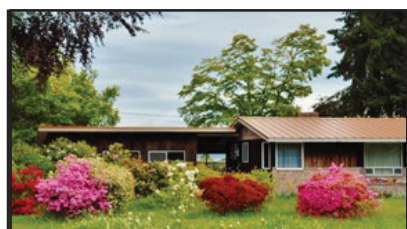
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ENJOY RURAL LIVING IN BRINNON
Roughly 8 Acres of Hood Canal Waterfront, with 3 Bedroom 1 bath home, garage and large metal building. Concrete walkways and breezeway. Established landscaping throughout.
#1460101 \$535,000



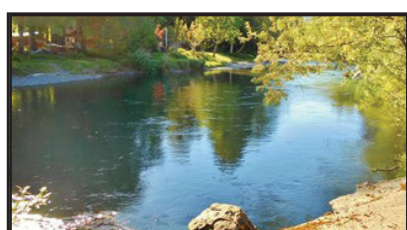
BLACK POINT HOME
2 Bedroom, 1 Bath Home on Black Point near Pleasant Harbor. Short walk or drive to the Community Beach on Hood Canal. Two nice lots, mostly level, large yard. Additional RV hook up.
#1424995 \$213,000



2 LARGE LOTS at SNOW CREEK RANCH
Approximately 1 1/2 Acres with access to Crocker Lake. Great location for commute to larger towns. Select tree removal could result in View of Crocker Lake, access area to the Creek.
#1478438 \$55,500



ACRE+ WITH WOODS, VERY PRIVATE
Water on site and electricity nearby. Gated entrance. Nicely cleared for camping or development. Close to Olympic National Park, State beaches and boat launches.
#1459400 \$39,900



DUCKABUSH RIVER FRONTAGE
3 lots in Olympic Canal Tracts, over half an acre. 220 ft of river frontage w/cement walkways. Power, Water and Septic. 4 RV Pads with power and water at each. Storage shed and well house.
#1455106 \$169,000



140 ACRES MOUNTAIN & VALLEY VIEWS
Beautiful property in the Dosewallips Valley. Selectively logged with fresh driveways and clearings. Zoned in 20 Acre density, may be ideal for multiple owners.
#1107461 \$675,000 (ATR)

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

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LISTINGS

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GORGEOUS 4 ACRE PARCEL

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

MELWOOD TERRACE

Beautiful double lot in desirable Melwood terrace ready to build with most of the hard work done. 3 bedroom 2000 sq. ft house plans and septic design are ready to resubmit. Water taps, electric, and foundations are already there for both lots. You can choose to build this lovely open floor plan home or adapt the daylight basement foundation to your own design. Either way you'll be miles ahead of starting from scratch. Close to shopping, dining, and recreation. Seller financing considered. MLS#1483575, \$75,000. Dan Colvin, John L. Scott PT, 360-774-0082.

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 water tap paid/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 unstoppable 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.

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

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 PT. MLS#1269120, \$89,500. Terry McHugh, John L Scott PT, (360)385-4115.

WATERFRONT RESIDENTIAL

DABOB BAY



MLS #1458924

Fabulous and exceptionally rare west facing waterfront estate on pristine Dabob Bay that encompasses 16+ acs, 840'~ of easy access waterfront, 2 homes with over 5,330 sqft. of indoor living space, huge shop and garage. Classic PNW designed main house is open and bright with outstanding, breathtaking views over the entire bay and deep into the Olympic Mtns. The fun, equally fantastic beach house is right on the water with a great deck & super easy access to the secluded beach. 3 sep. tax parcels. MLS #1458924, \$1,295,000. Terry McHugh, John L. Scott PT, 360-301-1763.

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

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.

KALA POINT HOME



MLS #1420509

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 & pantry. Master suite with access to deck. Upstairs guest suite, bonus room, 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, John L. Scott PT, 360-531-4313.

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.

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.

PORT TOWNSEND RESIDENTIAL

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.

See LISTINGS, page 9▼

LISTINGS

PORT TOWNSEND RESIDENTIAL

START BUILDING EQUITY!



MLS #1475371

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, John L. Scott PT, 360-643-9555.

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.

VIEWS OF OLYMPIC MOUNTAINS, DISCOVERY BAY & THE STRAITS OF JUAN DE FUCA



MLS #1449270

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](#), \$595,000. Teresa Goldsmith, John L. Scott, 360-385-4115.

TRADITIONAL UPTOWN BUNGALOW

1,718 Sq. Ft., 3 Bedrooms, 1 Bathroom, 1 car detached ga-

rage. 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.

WOODLAND HILLS



MLS #1463922

Picture yourself in a beautiful open design home 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. [MLS#1463922](#), \$835,000. Dan Colvin, John L. Scott PT, 360-774-0082.

PORT LUDLOW RESIDENTIAL

Beautiful turn key North Bay cottage. 2 Bed, 1.75 bath, bamboo floors, stone fireplace in living room. Fully fenced backyard 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

1979 DOUBLEWIDE MANUFACTURED HOME

Situated on 9 spacious lots on over a 1/2 acre on a dead end street. Detached garage/workshop. [MLS#1417848](#), \$199,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980.

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



MLS #1385604

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.

CHARMING VICTORIAN FARMHOUSE

Peek-a-boo view of Puget Sound. Adorned with crown molding throughout the home. Within walking distance to fine dining and shopping. Near Point Defiance Zoo and Point Ruston. 1636 Sq. Ft., 4 Bedrooms, 2 Bathrooms. Newly remodeled. Must see! [MLS#1415126](#), \$380,000. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980 or (360)385-6499.

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.

VIEWS!!!! VIEWS!!!! VIEWS!!!!



MLS #1448268

One of the most amazing views of the Hood canal including Mt. Rainier & the full Cascade mountain range come w/this custom home on private, end of the road, five acres. Detached garage w/carport & guest quarter above. Home features wood floors, quartz counters in kitchen, SS appliances, mini-split heating system, on-demand hot water system. Large, private master suite w/cozy propane fireplace, walk-in closet, shower & soaking tub. Home & garage have easy care metal roofs & home recently painted. [MLS#1448268](#), \$589,000. Steven Kraght, John L. Scott PT, 360-301-6484.



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LISTINGS

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#1484455](#), \$945,000. Richard Hild, John L Scott PT, (360)385-4115.



MLS #1484455

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Types of solar water heating systems:

ACTIVE SOLAR WATER HEATING SYSTEMS

DIRECT CIRCULATION SYSTEMS

Pumps circulate household water through the collectors and into the home. They work well in climates where it rarely freezes.

INDIRECT CIRCULATION SYSTEMS

Pumps circulate a non-freezing, heat-transfer fluid through the collectors and a heat exchanger. This heats the water that then flows into the home. They are popular in climates prone to freezing temperatures.

PASSIVE SOLAR WATER HEATING SYSTEMS

Passive solar water heating systems are typically less expensive than active systems, but they're usually not as efficient. However, passive systems can be more reliable and may last longer. There are two basic types of passive systems:

INTEGRAL COLLECTOR-STORAGE PASSIVE SYSTEMS

These work best in areas where temperatures rarely fall below freezing. They also work well in households with significant daytime and evening hot-water needs.

THERMOSYPHON SYSTEMS

Water flows through the system when warm water rises as cooler water sinks. The collector must be installed below the storage tank so that warm water will rise into the tank. These systems are reliable, but contractors must pay careful attention to the roof design because of the heavy storage tank. They are usually more expensive than integral collector-storage passive systems.

SOURCE: Dept. of Energy

Continued from page 3 ▼



Each solar tube is surrounded on the outside by a transparent layer of glass. Photo by Chris McDaniel

on demand, instantaneous," the homeowner said. "The backup heater will service the house if the tank is full of cold water."

If it is a sunny day, and the electricity goes out, the homeowner still has access to hot water.

The homeowner said when his on demand heater died recently, the solar heater was able to provide all the hot water he needed for about a week and a half because it was in the summer.

HOW IT WORKS

The solar tube array atop the homeowner's roof consists of several tubes sitting in a rack. Each tube is surrounded on the outside by a transparent layer of glass. The next layer is a nearly opaque layer of glass.

The center is hollow and includes a copper heat pipe through which coolant flows.

"Because of the reduced pressure inside the heat pipe, the water turns into steam at about 80 degrees fahrenheit," Schordine said.

The steam circulates from the tubes up into a condenser.

"When the coolant is pumped across the condenser, the steam turns back into liquid water," Schordine said. "It drops to the bottom of the tube so it can boil again. It is brilliantly simple. That cycle continues. It is a no-moving-parts heat pump."

The heat is transferred through tubing into a set of coils in a 60-gallon water heater in the garage.

"This produces hot water that will heat the water that will come out of the tap," the homeowner said. "The coils in this hot water tank are incredibly efficient at heat transfer."



Homes with wood-shake or shingle roofs are much more likely to be destroyed during a wildfire than homes with fire-resistant roofs. Consider replacing wood-shake or shingle roofs with a Class-A fire-resistant type: composition, metal or tile. Photo courtesy <http://www.livingwithfire.info>

ROOFING TIPS

- Tile, metal, and slate roofing materials are more expensive than asphalt or wood shingles. However it may be worthwhile to pay a little more for the added fire protection these materials provide.
- Slate and tile can be much heavier than asphalt shingles or wood shingles.
- If you are considering switching to one of these heavier coverings, your roofing contractor should determine whether the framing of your roof is strong enough to support them.
- If you live in an area where snow loads are a problem, consider switching to a modern standing-seam metal roof, which will usually shed snow more efficiently.

SOURCE: FEMA

Changing roofing materials could reduce fire risk

FROM LEADER STAFF REPORTS

With below-normal rainfall and a widespread drought declaration for the state of Washington, homeowners are probably giving more attention than usual to fire resistant roofing.

More expensive than the average, it may be worth the extra cash to install if it helps to save a home from burning to the ground.

The roof covering of a home constitutes the most vulnerable part of a home because of its large, relatively horizontal surface, according to the University of California Agriculture and Natural Resources. Because sun and rain beat down on a roof, it often requires more maintenance than other portions of a home and typically has a shorter service life than other construction materials used on the outside of homes.

When building a new home, or re-roofing a home, some roofing materials such as asphalt shingles and wood shakes are less resistant to fire than others, ac-

ording to the Federal Emergency Management Agency.

When wildfires and brush fires spread to homes or businesses, it is often because burning branches, leaves or other debris carried by the wind fall on roofs.

A roof of wood or asphalt shingles burns more easily and government safety experts urge homeowners to consider using fire-resistant materials. Existing roofing materials can be replaced with slate, terra cotta or other types of tile, or standing-seam metal roofing, which are all fire resistant, according to FEMA.

However, replacing roofing materials can be difficult and dangerous work and should be left to roofing professionals.

Another issue to consider is fire resistant roofing is more expensive than wood shakes or asphalt shingles.

ESTIMATED COST

If a roofing contractor is hired to replace an existing roof covering, the homeowner can expect to pay about \$4 per square foot of roof area for tile or metal roof-

ing and about \$7 per square foot of roof area for slate, according to FEMA.

For example, a structure measuring 60 feet by 30 feet will have about 1,800 square feet of roof area. For this structure, tile or metal roofing would cost approximately \$7,200 and slate would cost approximately \$12,600.

FIRE RATINGS FOR ROOFS

Fire ratings for roofs provide a measure of the amount of protection. Class A provides the highest protection and Class C the lowest.

At a minimum, unrated roofs, such as an untreated wood shake roof, should be replaced by a rated roof.

Regardless of roof type, it should be kept in good condition and free of combustible debris. This includes keeping rain gutters clean to avoid combustion in the event of a wildfire.

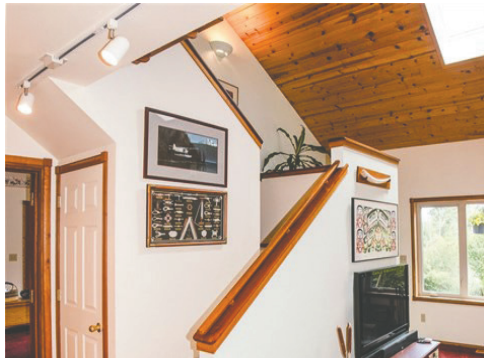
For more tips on how to prevent a fire from consuming your home, visit <http://www.livingwithfire.info/beforethefire/builtzone/index.php#>

Featured



Every attention to lifestyle & enjoyment in this extraordinary home in the western heart of the Chimacum Valley. Custom-milled woodwork from bottom up with oak, cherry, mahogany, ash, pine, fir, teak, and purple heart. Function follows flow with a floor plan and efficiencies that are built with forever in mind. End-of-road location for your future palette and next greatest adventure. This Egg & I Home, Land, Garage/Workshop, "Palapa", Studio, Gardens and abundant nature will not disappoint.

\$649,000 MLS# 1487099 Teren MacLeod

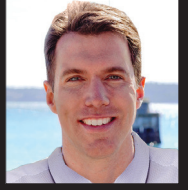


Sweeping views of Hood Canal and Olympic Mountains. Quaint cottage style home on 2 beautiful acres in Shine! This is a very diverse property, offering a little bit of everything. Park like in the front and room to farm in the back. Incredible southern exposure for gardening. A good-sized shop and small 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



CHARLIE ARTHUR
Broker/Owner •360- 531-3357



BRIAN BECKER
360-774-6923



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



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!

\$425,000 MLS# 1394164 Paula Clark



One level home with sunny southern exposure. Three bedroom, one full bath one car garage plus shop area. Hardwood floors. House is in a great location on a quiet street near to Fort Worden State Park. Close to shopping, theater, library and all that Port Townsend has to offer. This home needs some TLC to make it your own.

\$305,000 MLS# 1498382 Terry Smith



MICHAEL CARTER
360-808-4020



PAULA CLARK
360-302-0144



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



Surrounded by stunning forever views of the Olympic & Cascade Mountains, Port Townsend Bay & the Strait, this one is privately located on the bluff overlooking the Ferry & Downtown. A wall of windows frame views from nearly every room. Ensuite Bedrooms. Solid surface floors. Updated Kitchen. Exterior recently painted. Heated glassed in Swim Spa on main level. Ramp access to the house. Basement (448 sq') w/separate access now used for storage but could be perfect for studio/hobby/workshop.

\$776,000 MLS# 1474992 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.

\$625,000 MLS# 1466740 Teren MacLeod



CHRISTINE CRAY
360-301-4213



JOHN EISSINGER
360-301-2378



Fresh and clean! Come see this great 3bd/2ba centrally located on quiet dead-end. Mins from the beach and to parks! Just painted in and out with a great open floor plan. Tons of natural light. Don't miss the vaulted ceilings, wood beams, skylights, stainless appliances, and big garage. Master has en-suite bath and walk in closet. Spacious fenced back yard and patio make for easy entertaining and room to play and garden. Many recent upgrades including a brand-new roof.

\$309,900 MLS# 1452651 Ian Meis



Immaculate, fully renovated 3 bedroom, single level home. En-suite master bedroom & spacious kitchen with plenty of pull-out shelving. Large & landscaped yard & garden with double 2-car garages. One garage has been upgraded & used as an indoor spa & exercise room, with large hot tub, ceramic tile floor, built-in entertainment center & cabinets. French doors lead to a nearly new Trex deck for relaxing or entertaining in a park-like setting. Large, fully fenced back yard.

\$425,000 MLS# 1494666 Terry Smith



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.

\$449,500 MLS# 1481208 Teren MacLeod



TEREN MACLEOD
360-774-1441



IAN MEIS
360-301-6909

KALA POINT WITH A VIEW!

Price Reduction!! Don't miss out on this stunning Kala Point home with partial water view. Architecturally captivating, vaulted ceiling, skylights, walls of windows, beautiful fireplace. Partially fenced 1/3 acre. Relax on upper deck, enjoy your beautiful gardens, walking distance to beach.

\$669,000 MLS# 1410665 Christine Cray

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 MLS# 1475040 Terry Smith

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 MLS# 1312338 Charlie Arthur

BUILD CLOSE TO PORT TOWNSEND!

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

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. Gently sloped. Private beach with parking and access at Adelma Beach. Wooded water-view trails.

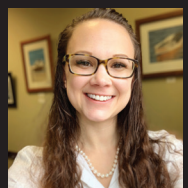
\$135,000 MLS# 1467970 Teren MacLeod



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