

# INSIDE

PORT TOWNSEND | PORT LUDLOW | HOOD CANAL

## REAL ESTATE



AGING IN PLACE

SEPTEMBER 2019



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## 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, \$125,000. 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, \$56,900. 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.

#### 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.

#### 4.97 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.

#### ALREADY PLATTED LOTS - JUST OUTSIDE CITY LIMITS

Commercial grade timber covered old lots and blocks [Salem Add.] - 8 blocks of property-total 98 lots - 11.25 ac - lots only - 15.35 ac - with unvacated ROW's - zoned Residential - good soils - public water available - small housing project - home business sites - surrounded by unopened county ROW's=could be vacated to gain some square footage - use your imagination. MLS#1477930, Bill Perka, John L. Scott PT, 360-531-2310, \$349,000.

#### 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, \$58,745. 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.

#### CORNER OF DISCOVERY AND JACOB MILLER ROADS JUST OUTSIDE CITY LIMITS

Alder covered old lots and blocks [Irving Park] - 2 blocks of property-total 20 lots-just above A-Plus Rental yard-zoned Residential but excellent prospect for re-zone to commercial/light industrial-small housing project-home business sites-surrounded by unopened county ROW's-could be vacated to gain some square footage-use your imagination. MLS#1477019, Bill Perka, John L. Scott PT, 360-531-2310, \$199,000.

#### 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.

#### 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.

See LISTINGS, page 5▼

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Top left: Jack and Carolyn Salmon appreciate that their front porch faces the neighboring house in Quimper Village. *Leader photos by Kirk Boxleitner*

## How Quimper Village allows its residents to age in place Community connections, ease of access keys to elderly living

KIRK BOXLEITNER  
KBOXLEITNER@PTLEADER.COM

When it comes to homes that allow residents to age in place, the residents of Quimper Village have some insights they're happy to share.

The senior living condominium community in Port Townsend has 43 residents living in 28 households, according to founding member Carolyn Salmon, who lives there with her husband and fellow member Jack.

"At least one member of the household has to be 55 years or older, although I don't think we've had anyone younger than that living here," Carolyn Salmon said. "Still, just in case grandparents need to be the ones who raise their grandchildren, there is that provision."

Although Quimper Village opened in October of 2017, it was the result of a three-year development process that saw its

members work with architects, contractors and other consultants to help create a living space that addresses the needs of older residents, both in the fine details and on the larger scale.

As far as the Salmons are concerned, the most important aspect of Quimper Village is that it involves its residents in each others' lives.

"The way the houses are laid out, you have people near and close to you, whom you see on a daily basis," Carolyn Salmon said. "When we lived in Cape George, I could stand in my living room and watch people backing their cars in and out of their driveways all day without actually seeing any people."

The Salmons worried about the relative isolation of living in communities such as

Cape George, which lack public transportation stops and they feared could lead to them becoming isolated even from their neighbors.

"Here, there's always someone ready to pick you up and take you either shopping or to medical appointments," Carolyn Salmon said.

"And if you're going to someplace like Silverdale, you let the other folks in the community know, so you can pick up things they need," Jack Salmon said.

The Salmons laughingly agreed with the description of their Quimper Village neighbors as "roommates who live in separate houses," noting that loneliness is often reported as one of the most frequent problems facing older people.

To that end, the Salmons credit the lay-

See QUIMPER VILLAGE, page 9 ▼

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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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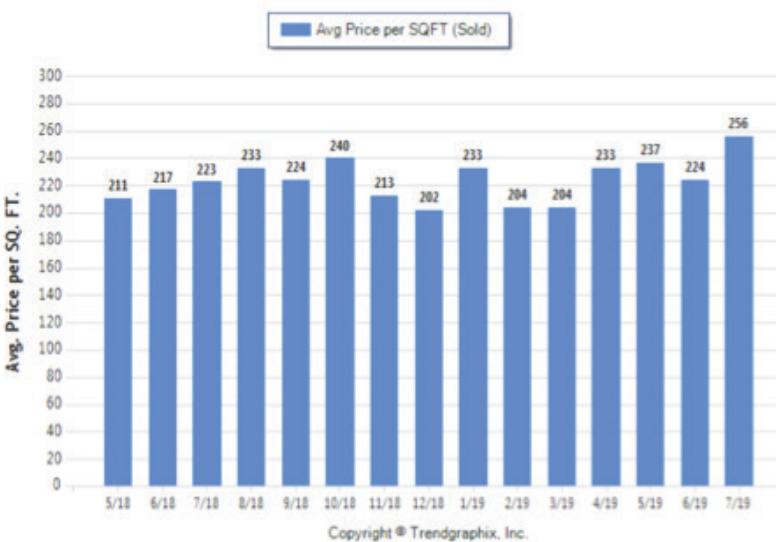


## FOR SALES/SOLD/PENDING (SINGLE FAMILY HOMES & CONDOS FOR JEFF CO.)



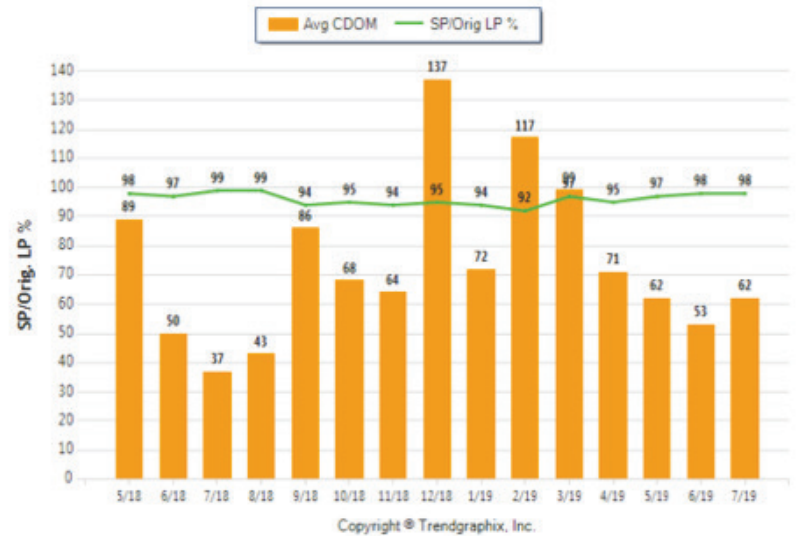
Home Closed in July 2019: 61 units. Down 7.6% compared to last year.

## AVERAGE PRICE PER SQUARE FOOT



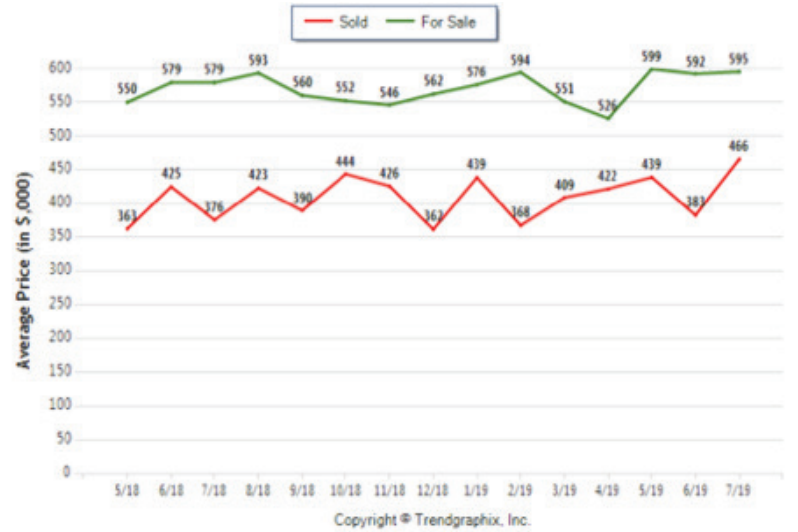
Average Sold Price per Square Footage in July 2019: \$256 Up 14.8% compared to last year.

## AVERAGE DAYS ON MARKET & SELL PRICE VS ORIGINAL LIST PRICE %



Sold/Original List Price % in July 2019: 98% Down 1% compared to last year.

## AVERAGE PRICE PER SALES VS SOLD



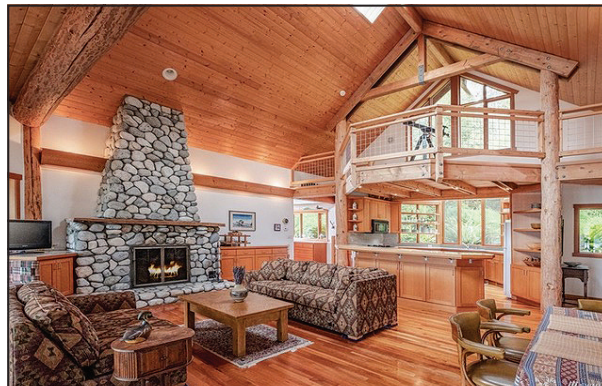
Average For Sale Price (in thousand) in July 2019: \$595 Up 2.8% compared to last year.

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## REAL ESTATE

### Port Townsend

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West facing Marrowstone Island Waterfront. Architecturally designed, exquisitely maintained 2 bedroom, 2 bath home with a waterview greatroom featuring a cozy Rumford fireplace. Features clear vertical grain fir trim, waterview chef's kitchen and accessible-waterfront. Enjoy the spacious deck overlooking quiet & restful Killisut Harbor. On 5 acres with a large 48 X 38 garage/shop. Easy access stairs to water's edge deck with kayak/canoe storage. Tidelands. The perfect private weekend retreat or year around home.

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**2219 W. Sims Way, Port Townsend 360-385-4115 800-869-7834**

# LISTINGS

▼ Continued from page 2

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.

## JUST OUTSIDE OF CITY LIMITS

3 Tax parcels [about 1/2 ac] fronting on Discovery Rd. and Larry Scott Trail-surrounded by unopened county ROW's—could be vacated to gain some square footage—use your imagination—potential small home site. MLS#1478027, Bill Perka, John L. Scott PT, 360-531-2310, \$39,000.

## 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 Adelpa 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 Adelpa 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=15,000sqft. 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, 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.

## VACANT LAND PORT TOWNSEND

R3 Multi Family Lots (4) in town with water/sewer/power access at/in street. R3 zoning is Min 5 to Max 8 dwellings on this 20,000 sft parcel. Boundary survey completed; Wetland Biologist has completed an "Assessment" on NW Lot. Follow up Wetland delineation/Buffer identification will still need to be done. Lot has some trees with Salal brush, paths cut in. Consult with City planners for further requirements. MLS#1502290, Jan Marquardt, John L. Scott PT, 360-301-4611, \$149,000.

## 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 onside 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.

## WATER FRONT VACANT LAND

11.4 acs., 450+' of West Facing Waterfront! This gorgeous large parcel truly feels special from the moment you drive through the old growth trees and enter the manicured clearing that overlooks beautiful, pristine Discovery Bay. Features include: Gated entry on private road with only 3 parcels, High bank waterfront including tidelands and a rugged trail to the beach, PUD power and water on site, large clearing prepared for homesite and yard/gardens, large mature Fir and Cedar trees. MLS#1469948, Terry McHugh, John L. Scott PT, 360-301-1763, \$720,000.

## WATER FRONT VACANT LAND

West Facing 11.7 acs. w/ 468' of waterfront on Discovery Bay incl. Tidelands. Stunning western views over the bay into the Mtns from a gorgeous parcel with power & water on site. Large manicured cleared area ready for your home and gardens. Gated entry on a private road with only 3 parcels. Mature Fir & Cedar trees frame the property providing large parcel privacy. Big waterfront parcels like this close to Port Townsend will soon be very rare. MLS#1470520, Terry McHugh, John L. Scott PT, 360-301-1763, \$720,000.

## 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.

## 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

### 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

Commercial 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.

### 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.

### PORT HADLOCK VACANT LAND

Level 1,600 +/- foot manicured grass airstrip just waiting for your Maule, Stinson or Piper J3. Clear approaches both east & west. Located about a mile southeast of the east end of Jefferson County International Airport with all of its services and the Spruce Goose Cafe. Hangar and shop midfield. Easy access from both Mason Street and Cedar Ave. Rumor has it that Port Hadlock will be getting sewer in maybe 6 years. Once that happens this investment property will be prime for development. MLS#748461, Richard Hild, John L. Scott PT, 360-531-1889, \$900,000.

## 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.

See LISTINGS, page 6▼

# LISTINGS

▼Continued from page 5

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, \$419,000. 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, \$419,000. 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

#### BUSINESS PARK VACANT LAND

Commercial lots ready to build. MLS#165455, Terry McHugh, John L. Scott PT, 360-301-1763, \$168,000.

#### COMMERCIAL VACANT LAND PORT TOWNSEND

Short Plat just south of the first roundabout on Evans Vista - Port Townsend. This parcel is lot 3 of the brand new just re-

corded PT-20 Short Plat so it does not yet have an address or apn# of its own. MLS#778674. Terry McHugh, John L. Scott PT, 360-301-1763, \$400,000.

#### KALA POINT LOT

Beautiful 1/2 acre lot on a quiet cul-de-sac in the lovely gated community of Kala Point. This property is lightly treed, with water/power in the road. Gentle slope makes it appropriate for walk-out basement design. Close to clubhouse, pool, tennis courts, private beach and boat launch. Build your dream home and enjoy all the great community amenities, as well as the trails & vistas of Fort Townsend State Park which adjoins Kala Point. Just minutes to Port Townsend's vibrant cultural offerings. MLS#1372082, Ellen Niematalo, John L. Scott PT, 360-531-4313, \$58,000.

#### KALA POINT LOT

Enter this .37 acre lot on a delightful and gently curving & sloping driveway to a cleared building area for your new home. Lovely trees and community greenbelt provide privacy, particularly from the street and to the south and east of the property boundaries. An installed two bedroom conventional trench septic system with the electric and water on the property facilitates your building process. Live the Pacific NW dream in the lovely Kala Point gated community with many wonderful amenities. MLS#1505896, Lynette Holloway, John L. Scott PT, 360-774-0135, \$72,700.

#### VACANT LAND IN DISCOVERY BAY

Bay from this 35 Ac +/- parcel—Part of old Junction City Plat—50x110 lots—numerous parcel numbers [17 mol]—each city block[2 ac mol] has its own parcel #—possibly a residential development—but the real value lies in the 3.5 million yards of gravel on the site[geotec report available]—old gravel pit on site—Cash only—Liquidating family estate Will sell ALL or PART. MLS#1077237, Bill Perka, John L. Scott PT, 360-531-2310, \$500,000.

See LISTINGS, page 8 ▼



## Johnston Realty

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3 BDRM, 2 1/2 BATH, SPACIOUS TRIPLE WIDE 2 car garage, on approximately 1 acre, with 100 ft. along the Dosewallips River. Great garden soils and wildlife with elk. Great location behind town but generally quiet. #1510605 \$269,500



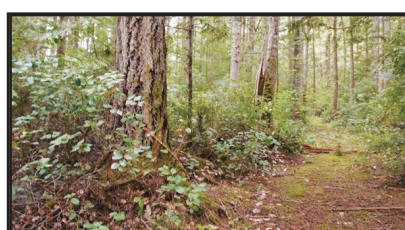
LARGE 3 BDRM, 2 1/2 BATH WATER VIEW HOME 3-story with garage on 2 acres of home site plus 5 acres goes with it about 3/4 mile up on the hill. Located between Brinnon and Pleasant Harbor. #1501128 \$310,000



HOOD CANAL VIEW PROPERTY & PARK MODEL About 1-acre +400 ft of waterfront, landscaped with rockery/shrubs. Additional Fleetwood travel trailer included. Private well, & overgrown trail to beach. Seller is motivated and welcomes offers. #1503172 \$275,000



RIVERFRONT CABIN A-frame cabin with 75 ft of no bank Duckabush River frontage. Cozy and well built. Large lot, nearly 1/3 acre with fire pit and seating area with a large back deck facing the river. #1431281 \$165,000



BLACK POINT VACANT LAND IN NICE RESIDENTIAL AREA WITH PAVED RD Heavily wooded. Mostly level. 1-1/2 acre with room to build or enjoy your own forest. Close to Pleasant Harbor Marina /boat launch. #1446052 \$79,000



5 ACRES ON OLD COYLE ROAD Level and treed, bordered on 2 sides by State Forest land. Driveway and clearing recently carved in. Great place to get away from it all. Less than an hour from Poulsbo and a couple hours from Seattle or Edmonds. #1497187 \$69,900

## We're Here to Serve You!



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

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- ▶ Land Clearing
- ▶ Foundation Excavation



## LISTINGS

▼Continued from page 6

### WATERFRONT RESIDENTIAL

#### DABOB BAY

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., \$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.

#### 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.

#### 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 & 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, \$500,000. Ellen Niemitalo, John L. Scott PT, 360-531-4313.

#### 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

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, \$220,000. Joelle Boyce, John L. Scott PT, 360-643-9555.

#### 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.

#### 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.

#### WOODLAND HILLS

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, \$799,000. 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.

#### 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.

#### 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.

#### 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, out-buildings, RV parking, barn. MLS#1415081, \$375,000. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980 or (360)385-6499.

### 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!!!!

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.

### 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, \$885,000. Richard Hild, John L. Scott PT, (360)385-4115.





Left: The houses at Quimper Village reflect the interconnectedness of their residents by having little more than strips of sidewalk separating them.

Below Right: Carolyn Salmon is able to operate the faucets in her house by pushing levers rather than gripping and turning knobs.

Below Left: To foster more interaction between neighbors, Quimper Village's garages are all separate from their houses.

Leader photos by Kirk Boxleitner



## Quimper Village is a 55+ cohousing community

out of Quimper Village with fostering a greater degree of intimacy and interaction with their neighbors, since their cars are all parked in a row of garages separate from their houses, which are nestled together without even streets to separate them.

“There’s only sidewalks between us,” Carolyn Salmon said. “All our houses face each other, and we all have front porches and glass front doors. Even our kitchens are located at the front of our houses, because all spend a lot of time in there, so when you look out your kitchen window, you can see your neighbors right across from you.”

In addition to being almost close enough to conduct conversations from their respective kitchen windows, the Quimper Village residents also take part in group activities ranging from tai chi and yoga to movie nights and shared dinners three times a week, with volunteer cooks signing up on a whiteboard in the same community common space that houses laundry machines for those who need them.

“Wherever you live, you need a community and a home that will help keep you socially and mentally engaged,” Carolyn

Salmon said.

At the same time, the Salmons acknowledged the importance of accessibility, especially as age often leads to physical infirmity, which is why all the doors in Quimper Village, and all the faucets, are levers that can be pushed, rather than knobs that have to be gripped in order to be turned.

“And all our houses are single-story,” Carolyn Salmon said. “There are no steps anywhere in Quimper Village. It’s all designed to be accessible with wheelchairs and walkers.”

This freedom of access for wheelchairs and walkers extends to the width of doorways and hallways, as well as the sizes of bedrooms and bathrooms.

“Every bathroom is big enough to turn a wheelchair around in, and every one has a roll-in shower,” Carolyn Salmon said.

Quimper Village even offers a couple of guest rooms for caregivers, since its members recognize the scarcity of housing in Jefferson County, so if any of their residents need a live-in caregiver, they’re prepared.

Although Quimper Village has no plans

### AGING IN PLACE

Olympic Area Agency on Aging

Online: [o3a.org](http://o3a.org)

Office: Suite 300 at 2500 W. Sims Way, Port Townsend

- According to the AARP, 90 percent of adults older than 65 years report they would prefer to stay in their current residence as they age, and one-third of American households are home to one or more residents 60 years or older.
- According to the CDC, falls are the leading cause of injurious death among older adults.
- According to the U.S Census, 46 million people older than 65 years lived in the United States in 2014, and this same segment of the population will grow to 74 million in 2030.

to expand, the Salmons have heard that similar senior living communities are being planned for Port Townsend.



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Email contact:

(First initial, last name)[@ptleader.com](mailto:ptleader.com)

**Publisher:**

Lloyd Mullen

**General Manager:**

Kelli Ameling

**Editor:**

Dean Miller

**Newsroom:**

Kirk Boxleitner

Lily Haight

Chris McDaniel

Cate Winters

**Marketing:**

Andi Pistay

Kelli Ameling

Anikka Pederson

**Front Office:**

**Tracie Miller (Manager)**

[legals@ptleader.com](mailto:legals@ptleader.com)

Josh Hamilton

[classifieds@ptleader.com](mailto:classifieds@ptleader.com)

**Circulation:**

[subscriptions@ptleader.com](mailto:subscriptions@ptleader.com)

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**MOUNTAIN VIEW HOME**

224 Mats View Terr | Port Ludlow, WA 98368

Perched at the top of a private cul-de-sac is this custom home with spectacular water & mountain views. The second-floor covered patio is a perfect spot to sip coffee & watch the sunrise over the Cascade Mountains. Prepare breakfast in the gourmet kitchen that features one-of-a-kind tile, double oven, SS appliances & a baker's block. After playing a round of golf or walking the trails & beaches nearby, relax & rejuvenate in the 6-piece master bathroom and master suite with magnificent views. MLS# 1444077, \$595,000. Staci Matthes, Coldwell Banker Best Homes 360.774.1579 | cbbesthomes.com



**CUSTOM WATERFRONT LUXURY LIVING!**

81 Waterhouse Lane | Port Ludlow, WA 98365

Spectacular in every way, this custom waterfront home was designed to take advantage of the sweeping views and provide gracious living with easy beach access. Enjoy all seasons of your life in this home with main level living as well as a fully contained mid level complete with a full kitchen for guests and/or future help. The walk-out basement offers more living potential and storage plus a shop with space for a wine cellar. Close to the marina, stores, trails. Life here is a dream come true! MLS#1367855, \$1.1M. Karen Best, Coldwell Banker Best Homes 360.301.1710 | cbbesthomes.com



**4+ ACRES OF NW CONTEMPORARY HOME**

593 McMinn Rd | Port Townsend, WA 98368

Unique NW contemporary home with park-like acreage. This home is light and bright w/great gathering spaces and extra rooms for studios or live-work. The great room has amazing windows and vaulted ceilings. Home has been updated with an eat-in kitchen, fresh paint and new wool Berber carpeting, environmentally friendly cork flooring on main floor. Private master suite has loads of closet space and sauna. The yard is a paradise with a garden, firepit, green house and a fenced area for pets. MLS#1446278, \$650,000. Caroline Erickson, Coldwell Banker Best Homes 360.390.8480 | cbbesthomes.com



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**TAKE THE CAKE WITH COMMUNITY AMENITIES!**

126 Deer Hollow Cir | Port Ludlow, WA 98365

Golfing just steps away, tennis right down the pathway, easily accessible hiking trails, all this to enjoy year round. This single level living home has amazing views of the Olympic Mountains and golfing right from home is icing on the cake with this one of a kind private home. It sits on a .55 acre lot in the South Bay Community of Port Ludlow. Golfing, tennis, a marina with boat slips & clubhouse w/pool and exercise facility are part of a Port Ludlow lifestyle. 30 min to Kingston Ferry. MLS#1455297, \$453,000. KJ Brattain, Coldwell Banker Best Homes 360.316.9246 | cb-besthomes.com



**ONE ACRE WITH NO CCRS**

44 Arcadia Terr | Port Townsend, WA 98368

I dare say, this is a SLEEPER. Private location, nice buffer, fenced on E/W sides, forest setting, paved street, paved apron. It is a perfect place for your new home, no CCR'S. Waterline easement. There is even an emergency service access to adjacent properties. Power in street, fire hydrant N end of property. No septic info. Please confirm building details with the County. City Water.

MLS#1377861, \$80,000. Carol Wise, Coldwell Banker Best Homes 360.531.1301 | cbbesthomes.com

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**Featured**



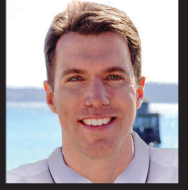
Sweetly maintained single level property on 1/2 acre just outside of Port Townsend. Gated and fully fenced for privacy with plenty of room for animals and gardens. Great Room Plan opens to a large wrap around Deck. Uniquely landscaped yard w/whimsical stone art and flower pots, raised planter beds and fruit trees. Master Bedroom en-suite with full Bath. 800 sq.ft ADU to use for Guests/Studio/Mother-in-Law/Vacation Rental completes this amazing and unique property!  
\$425,000 Paula Clark. MLS#1394164



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



Waterfront Condo that is peaceful, private and offers a view of the marina, islands, shorelines, boat traffic, and wildlife. Light-filled floor plan, large outdoor living deck. Large master bedroom with a view of the water. On the ground floor level. Resort Amenities: 2 pools, golf, tennis, boating, hiking trails & more.  
\$405,000 Brian Becker. MLS# 1502785



South-facing end-of-road home on diverse acreage in the western-heart of the Chimacum Valley. Custom-milled woodwork with oak, cherry, mahogany, ash, pine, fir, teak, and purple heart. A floor plan built with forever in mind. Well-constructed and loved, this home and land beckons. W Egg & I Home, Land, Garage/Workshop, "Palapa", studio, gardens - abundant nature will not disappoint.  
\$595,500 Teren MacLeod. MLS# 1487099



Septic permit for 3 bedroom system in place and good until 2022. Sunny lot at the end of the road. Property backs up to large lots and offers plenty of privacy. In a nice area of custom homes. Close to Port Townsend with it's beaches, shopping, restaurants, theaters and arts and boating community. Come build your dream home! Water is on the lot.  
\$81,000 Terry Smith. MLS# 1507898



**MICHAEL CARTER**  
360-808-4020



**PAULA CLARK**  
360-302-0144



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.  
\$674,000 MLS# 1468393 Christine Cray



South-facing end-of-road retreat in this quality home minutes to Fort Worden beaches & Uptown shops. Generous 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 lead to garden sanctuary with manicured paths, fruit trees and PNW plantings on fully deer-fenced extra-large lot.  
NEW PRICE \$595,000 MLS# 1466740 Teren MacLeod



Captivating 180 Degree Views of the Shipping Lanes, Whidbey Island, the Cascades & Mt. Baker! Quintessential beach cottage - charming & maintained for some serene waterfront living! Quality construction showcases well designed spaces and wood trim. Lovingly landscaped. Huge deck for privacy & entertaining. Community boat launch to get your boat, kayak and crab pots in that water!  
\$449,999 MLS# 1498434 Christine Cray



**CHRISTINE CRAY**  
360-301-4213



**JOHN EISSINGER**  
360-301-2378



Stunning Kala Point home with partial water view. Architecturally captivating, vaulted ceiling, skylights, walls of windows, beautiful fireplace. HW floors, granite counters, new appliances, master on main with gorgeous bath. Below, large den, bdrm, extra room. Studio/game room, workshop. Community dock, beach, pool. Partially fenced 1/3 acre. Upper deck, gardens, walking distance to beach.  
\$669,000 MLS# 1410665 Christine Cray



Surrounded by stunning Olympic & Cascade Mt. views, Port Townsend Bay & the Strait. Privately located on the bluff overlooking the ferry & downtown. A wall of windows frame views from nearly every room. Ensuite bedrooms. Updated Kitchen. Exterior fresh painted. Heated, glassed in swim spa. Basement (448 sq') w/separate access now used for storage, but could be perfect for studio/hobby/workshop.  
\$776,000 MLS# 1474992 Paula Clark



Beautifully landscaped 3 br 1.5 bath, charming home. Fully fenced backyard w/ covered deck, patio, paved walkways, garden folly, workshop and outbuilding, a Gardeners paradise. Tastefully remodeled kitchen, formal dining space 2 bedrooms upstairs, lower level has bedroom w/ French doors leading to patio area.  
\$484,900 MLS# 1502193 Michael Carter



**TEREN MACLEOD**  
360-774-1441



**IAN MEIS**  
360-301-6909

**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**

Great Price. 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 Adema Beach. Wooded water-view trails.  
\$135,000 MLS# 1467970 Teren MacLeod

**ONE LEVEL HOME - SUNNY SOUTHERN EXPOSURE**

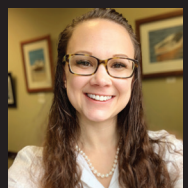
Three-bedroom, one full bath one car garage plus shop area. Hardwood floors. House is in a great location on a quiet street near to Fort Worden State Park. Close to shopping, theater, library and all that Port Townsend has to offer. This home needs some TLC to make it your own.  
\$279,000 MLS# 1498382 Terry Smith



**TONI BOUTLIER**  
360-440-4383



**TERRY SMITH**  
360-301-9698



**ERINN WARD**  
Office Coordinator



**360-385-6499 • 800 714-6499**

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2500 West Sims Way, Ste. 201, Port Townsend