



7 Steps to Prepare for a Home Remodel

(Family Features) A homeowner's motivation for taking on a remodeling project can vary greatly, but there's one universal rule of thumb: home upgrades should add value, function or both. This step-by-step guide can help ensure you get the maximum return on your investment and make the most of your remodel.

STEP 1: IDENTIFY REASONS FOR REMODELING

Deciding whether to undertake simple aesthetic changes or a full remodel can be difficult. One of the best ways to decide is to figure out why you are remodeling in the first place, whether it's to make your new house feel more like home or to update an outdated kitchen.

STEP 2: CONSIDER TIMING

Many variables can impact the

timing of your project, including the climate and exact nature of the job. For example, foundation work is easier when the ground is cold during winter. Spring tends to be busy for the construction industry, so you might pay premium rates for labor and materials, but it's also the perfect time to get a project done that you can enjoy throughout the summer. Summer months are ideal for indoor projects out of the heat. Also consider factors such as personal or professional obligations, or even an event for which you need the project completed.

STEP 3: SET YOUR BUDGET

Every home is unique in structure, age, quality and craftsmanship, which all impact the price of a remodel. Since no one can see through walls before demolition, the quote you receive may not

be 100% accurate. However, a qualified remodeling company will be forthcoming about potential challenges. Account for these adjustments by planning for a 10% cushion, just in case.

STEP 4: HIRE THE RIGHT TEAM

To help ensure you find the right company for the job, do your research. Referrals from friends and family are one way to find a remodeler. Resources like the National Association of the Remodeling Industry provide unbiased information that can help you find qualified, certified remodelers in your area. With more than 5,000 member companies, the organization represents professional remodelers who adhere to a strict code of ethics. Many hold certifications in remodeling, kitchen and bath design and lead carpentry.

STEP 5: ESTABLISH A WRITTEN AGREEMENT

Most companies insist on a contract to protect their own interests, but if they don't, you should. In addition to defining the scope of work and budget, a contract ensures all parties are on the same page with expectations about factors like timing, liability in the event of an accident and other practical matters. Contractors also often provide guarantees of workmanship, so find out what they cover for how long and include this information in your work agreement.

STEP 6: UNDERSTAND THE PLAN

Keep the lines of communication open between you, the remodeling contractor and the work crew. Don't be afraid to ask questions. Let them know your family's schedule and circumstances that may affect their work, such as pets. Make sure to specify the best way to reach you and how often you wish to communicate about your project.

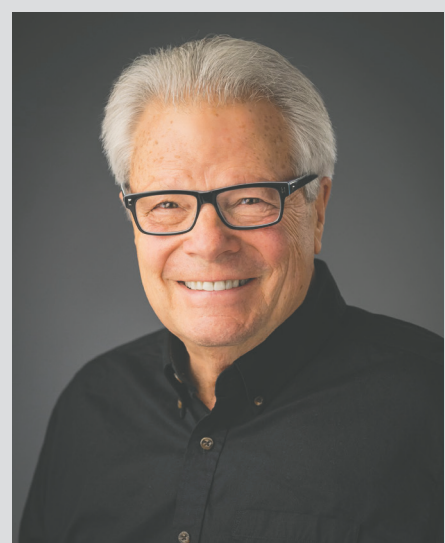
STEP 7: COMPLETE THE PROJECT

When the remodel is almost finished, walk through the area and note any adjustments that need made while the contractor is still on site. You should also take another look at the contract and confirm you have signed permits, receipts, change orders, lien waivers, warranties and manufacturers' guides at your disposal.

Find more remodeling advice and contractors in your area at remodelingdoneright.com.

Source: National Association of the Remodeling Industry





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INSIDE REAL ESTATE LISTINGS

PORT TOWNSEND LAND

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.

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.

17.9 ACRES IN PORT TOWNSEND!



8199 State Route 20 | Port Townsend, WA 98368 17.9 acres of land in Port Townsend. 1395 ft of Hwy frontage. Well pumps 5.4 gals per minute. New soils septic feasibility report. Zoned RR5 and it comes with additional lot on a separate parcel so there is a potential for 4 residential building sites. MLS#1481306, \$289K. Tim Horvath, Coldwell Banker Best Homes 360.531.0980 timhorvath@hotmail.com

306 E CASCADE AVE., PORT TOWNSEND, WA
Envision the home you can create on this 1/2 acre parcel tucked into a peaceful corner of a neighborhood just 15 mins from downtown Port Townsend. Bordered on 3 sides by WA State Fish & Wildlife property. 2-bdrm septic installed in 2019. View corridors at ground floor level; great water & mountain views likely from 2nd story. Multiple home site possibilities, room for outbuildings. Partially cleared, beautiful trees remain. No CC&Rs. Includes 3 tax parcels. Come see & feel this very special spot. MLS#1578827, \$135,000. Ellen Niemitalo, John L. Scott PT, (360)531-4313.

419 EDDY COURT

Near corner of Hastings & Howard: R3 lot (sf or Duplex) slopes to west-toward Howard. Ready to go with sewer, water, and power stubbed to lot (need to pay SDCs to

hook-up). Nice lot close to schools, hospital, and city of Port Townsend. MLS#1577638, \$55,000. Bill Perka, John L. Scott Real Estate PT, (360)531-2310.

ALL INCLUSIVE, READY TO BUILD SUBDIVISION
Trail Crest is finally ready for you!! Port Townsend's newest addition is a 14 lot, all inclusive, ready to build subdivision. Take the guesswork and some of the expense out of the new construction with a brand new lot at Trail Crest. Terry McHugh, John L. Scott PT, 360-385-4115.

ALREADY PLOTTED 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.

BEER, BBQ, BOATS AND MORE AT THE PT BUSINESS PARK. GET IN!



North Park Ave., Port Townsend, WA 98368 - Two commercial parcels totaling almost 1/2 acre in the PT Business Park. Lots of new development in the business park and surrounding area with the completion of the Rainier St. connection to Discovery Rd. Many exciting startups! Included parcels: 989800033, 989800032. MLS#1506780, \$130,000. Abbie Little, Coldwell Banker Best Homes, 360-301-4370.

CAPE GEORGE ACREAGE

Level, sunny parcel in Cape George Highlands with installed septic system & 400 sq foot garage. Ready to go with electric meter in and cleared building site. Garage could be used for boat and/or storage while you prepare to build your home or used to store materials during construction. Cape

TERRAPIN ARCHITECTURE PC

Richard Berg, Architect
Amy I. Dahlberg & Tamara Halligan, Associates



727 Taylor Street, Port Townsend WA 98368

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INSIDE REAL ESTATE LISTINGS

George amenities include marina, boat launch, lap pool, shop, exercise room, clubhouse with full kitchen, and beach access. MLS#1569378, \$140,000. Steve Kraght, John L. Scott PT, (360)301-6484.

COMMERCIAL VACANT LAND - PORT TOWNSEND

Port Townsend Business Park, just developed light industrial 12,000 sqft. corner lot with sewer, water and storm water connections stubbed into the lot. This lot is ready to build with a freshly paved new road along with all the amenities and benefits of the PTBP. This lot will accommodate a 2,940 square foot building. MLS#1564239, \$120,000. Terry McHugh, John L. Scott PT, (360)379-4570.

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.

CORNER OF DISCOVERY AND JACOB MILLER ROADS

Just outside city limits—Alder covered old lots and blocks[Irving Park]—1 block of property-total 10 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[this listing is for block 4—block 5 also available—same price]. MLS#1571272 and MLS#1571279, \$99,000. Bill Perka, John L. Scott PT, (360)385-4115 ext 561.

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.

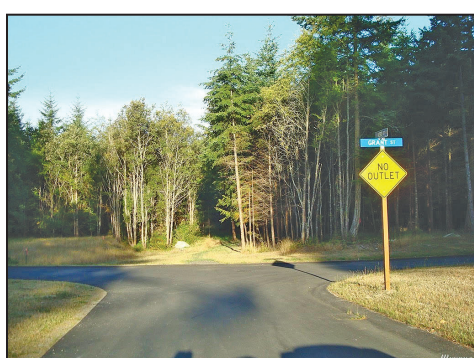
EXCEPTIONAL VIEW

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

GORGEOUS HIGH BANK WATERFRONT

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

HIGH UP AT THE TOP



Fabulous opportunity to own 30,000 sqft off Cappy's Trails in the heart of Port Townsend. 6 Lots above the fairgrounds between 43rd and 44th Streets, 100ft from Hendricks; hear the ongoing development on Grant and 43rd St. R1 zoning = 3 building sites of 10,000 sft each. This is high up at the top and who knows what a view from a 2nd story home would be! Follow the beaten path up Hendricks from 49th or from 43rd and Grant. Buyer to consult with City. MLS#1531854, \$85,000. Jan Marquardt, John L. Scott PT, 360-385-4115.

INVEST IN YOUR FUTURE WITH A LAND PURCHASE IN PORT TOWNSEND

Sit back and wait for the utilities to come to these beautiful 4 undeveloped lots within the city limits. A tech conference with the city recommended MLS#1557366, \$29,500. Bobbie Nutter, John L. Scott PT, (360)301-1684.

KALA POINT LAND

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, \$58,000. Ellen Niemitalo, (360)531-4313, John L. Scott PT, or Steven Kraght, (360)301-6484, John L. Scott PT.

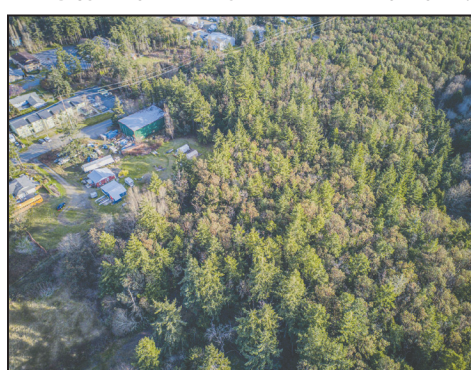
KALA POINT PROPERTY

Lovely park-like lot in the Kala Point Community. Oversized property is .81 acres with some nice evergreens. The 3-bedroom septic permit is approved and good until 2/8/22. Enjoy the private community beach, boat launch, clubhouse, tennis courts, pickleball, walking trails & indoor/outdoor pool. A short distance to Port Townsend. Gated Community. \$125,000. Terry Smith, RE/MAX FIRST, INC., MLS#1525988

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. \$69,900. Charlie Arthur, RE/MAX FIRST, INC., MLS#1312338

MIXED USE PROPERTY RIGHT IN THE HEART OF TOWN!



9999 McPherson Street - This property has so much potential for use—make your business dreams come true! Mature Madrone trees, sloping areas that lead to a ravine. Listing includes parcels 948331501 and 948331601. MLS#1571046, \$39,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177, <https://hcarlson.cb-besthomes.com/>

NOW IS THE TIME TO BUY A PIECE OF PORT TOWNSEND

One day this area now known as Cappy's Trails will be developed and you will be glad you got in at this price. Or if you want to invest for your future, this is the place. Might be fun to take a picnic, garden shears and start making this a piece of your own haven here in PT. MLS#1549403, \$17,000. Lyn Hersey, John L. Scott PT, (360)301-5618.

OAK BAY

Two adjacent lots totaling over 2 acres just out of town on Oak Bay Road. Beautifully treed with some nice secluded building sites. Partial bay views possible with some clearing. Two separate tax parcels for building two houses or possibly more. Close to shopping and recreation. Lots of possibilities with these two buildable lots. 999 is just a placeholder for address. MLS#1588929, \$145,000. Dan Colvin, John L. Scott PT, (360)774-0082.

OCEAN GROVE OUTSIDE OF PORT TOWNSEND

Double lot totaling 0.42 acre with 1 water connection allocation & a 2 bedroom community drain field allocation in Ocean Grove Estates with a community garden, 28 acre greenbelt with some water view walking trails & private beach access on Discovery Bay at Adelma Beach. Possible Olympic mountain views, Port Townsend & all it has to offer is only a 10 minute drive away. Discovery Bay Golf Course just down the street on Cape George Road. Build your ideal home & live the Pacific Northwest dream. MLS#1547414, \$100,900. Lynette M. Holloway, John L. Scott PT, (360)774-0135.

OCEAN GROVE OUTSIDE PT

Olympic Mountain and partial Discovery Bay views from three Ocean Grove lots totaling 0.64 acre with a PUD 3-bdrm community drainfield allocation and 1 PUD water connection allocation. Trees have been cleared to maximize views. Address assigned & culvert installed. Community garden, 28 acre greenbelt with some water view walking trails & private beach access on Discovery Bay at Adelma Beach. 10 minute drive to Port Townsend. Discovery Bay Golf course down the street on Cape George Road. MLS#1547410, \$139,950. Lynette Holloway, John L. Scott PT, (360)774-0135.

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.

PENDING! — 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.

PORT TOWNSEND TREED LOT

Treed lot in area of nice homes. Power, water, sewer, cable, curbs and sidewalks are there. On a paved dead-end street. Bring your building plans! Zoned R-3, for single home or duplex. \$49,000. Terry Smith, RE/MAX FIRST, INC., MLS#1501967

READY FOR YOU TO BUILD!

Ready to build - Two parcels equaling .42 acre in Ocean Grove community. Partial Discovery Bay and full, broad Olympic mountain views. 4 BR septic assessment paid (2 on each parcel) for connection to community drain-field. One water assessment paid with ability to add. Gently sloped. Buyer to verify if parcels can be developed separately or use both as one generous building site. \$110,000. Teren MacLeod, RE/MAX FIRST, INC., MLS#1467970

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, \$109,000. 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 neigh-

borhood. 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.

SOLD! — 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, \$58,475. Steven Kraght, John L. Scott PT, (360)385-4115.

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, \$99,000. Teresa Goldsmith, John L. Scott PT, 360-385-4115.

THE PT BUSINESS PARK IS WHERE IT'S AT!



North Park Ave., Port Townsend, WA 98368 - Two commercial parcels totaling almost 1 acre in the PT Business Park. Lots of exciting development in the business park and surrounding area with the completion of

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- Our employees are required to wear face masks and gloves. We will use seat covers for your vehicles and disinfectant wipes on any areas on interior contact, such as steering wheels.
- Upon completion of work, we can take payment over the phone and either lock the keys in the vehicle or use the lock box we are providing outside the shop door.
- We will NOT have a shuttle service available and our office waiting room will be closed. Loaners will be available for big jobs that will take several days to complete.
- Some of our delivery schedules have been changed. Thus, there may be a slightly longer wait time for some repairs. Our crew will be smaller until business gets up to speed.

We can schedule one-hour oil changes for mornings. As our waiting room will be closed, this could be the perfect time to go for a walk.

We encourage you to practice social distancing and wear masks in public in order to keep our population as healthy as possible.

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INSIDE REAL ESTATE LISTINGS

the Rainier St. connection to Discovery Rd. Many exciting startups! Included parcels: 989800035, 989800034. \$238,500, MLS# 1506778. Abbie Little, Coldwell Banker Best Homes, 360-301-4370.

VACANT LAND PORT TOWNSEND
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#1567044, \$75,000. John L. Scott PT, Contact Steve Kraght (36)301-6484 or

Lori Kraght (360)301-1969.

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#1502990, Jan Marquardt, John L. Scott PT, 360-301-4611, \$125,000.

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 slope to the west for good drainage. Have your garage entry on inside 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, \$79,500. Lyn 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, \$699,000.

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, \$699,000.

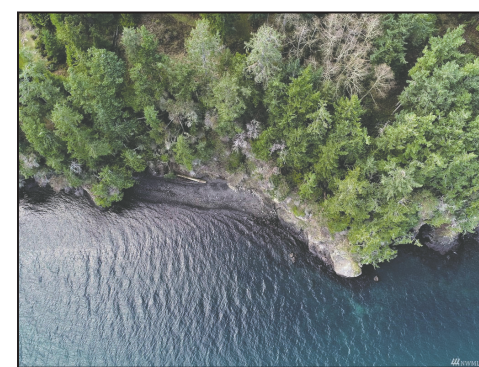
PORT LUDLOW LAND

467' OF WATERFRONT ON 15 PRIVATE ACRES!
Lots A-D, N Bayview Dr, Port Ludlow, WA 98365 - 467' of pristine waterfront! 15+ acres on four private parcels. Create one master estate or build on each parcel. Gorgeous views of Admiralty Inlet, Cascade Mtns, Mt. Baker & shipping lanes! Lush with wildlife, native plants and trails. Close to services, boat launch & golf. Well & septic needed. MLS# 1551097, \$495,000. Pam Pegley, Coldwell Banker Best Homes, 360-301-3694, Pam@PamBegleyRealtor.com

70 FT ON MATS MATS CHANNEL - WELL, POWER, OWNER FINANCE
15 Bay View Drive | Port Ludlow, WA 98365
70' Waterfront with tideland rights. View of Mats Mats channel & Puget Sound. Secluded rare beauty. There is a path cut from S. Bayview Drive by the water sign. Bank is 40 ft above the beach. 1.31 acres, two lots

which come as one. The Easterly lot is on the water side. MLS#1532541, \$134,500. Tim Horvath, Coldwell Banker Best Homes 360-531-0980, timohorvath@hotmail.com

BEAUTIFUL 15-ACRES OF WATERFRONT & MOUNTAIN VIEWS!



0 No. Bayview Ln., Port Ludlow - Create a master estate or build four separate homes on this beautiful, rare 15+ acres on 467' of pristine waterfront! You'll love the gorgeous views of Admiralty Inlet, the Cascade Mountains, Mt. Baker and shipping lanes. Lush with wildlife, native plants and trails. Close to services, boat launch, gold & airport. Power nearby. Can buy just two parcels for \$275,000. MLS#1551098 & 1551099, \$275k. Coldwell Banker Best Homes, (360)301-3694, pam@pambegleyrealtor.com, www.cbbesthomes.com

BRIDGE HAVEN COMMUNITY

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. Buyer to verify all utilities and building possibilities. \$139,900. Ian Meis, RE/MAX FIRST, INC., MLS#1447675

BRIDGEHAVEN COMMUNITY!



78 Blue Jay Lane | Port Ludlow, WA 98365
3-bedroom community septic system reservation. Almost a half-acre in the much sought after Bridgehaven community. Gorgeous private area with a Buffer between the property and South Point Rd. Come join

Buying? Selling? Refinancing?

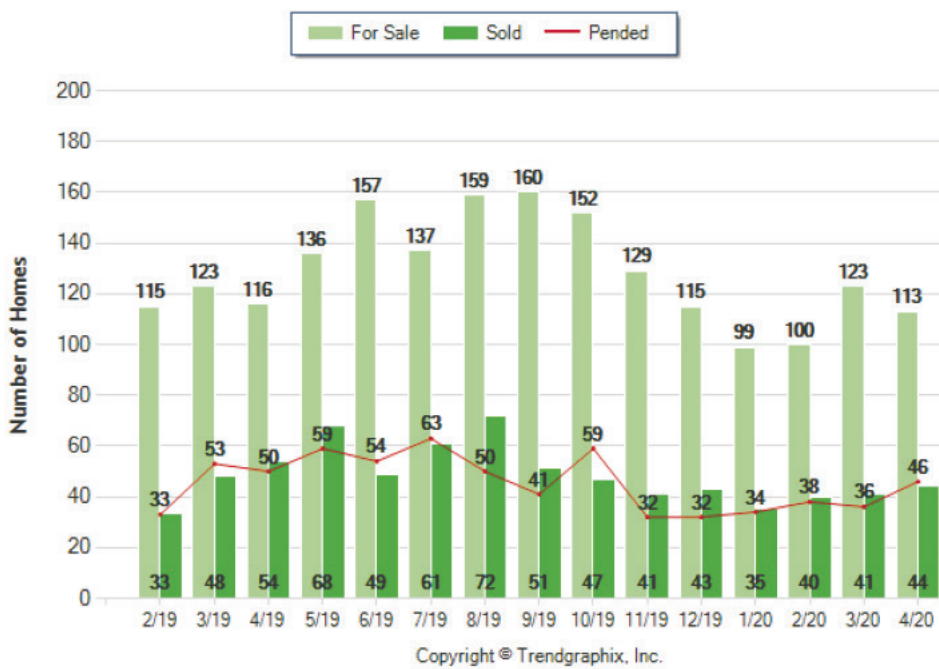
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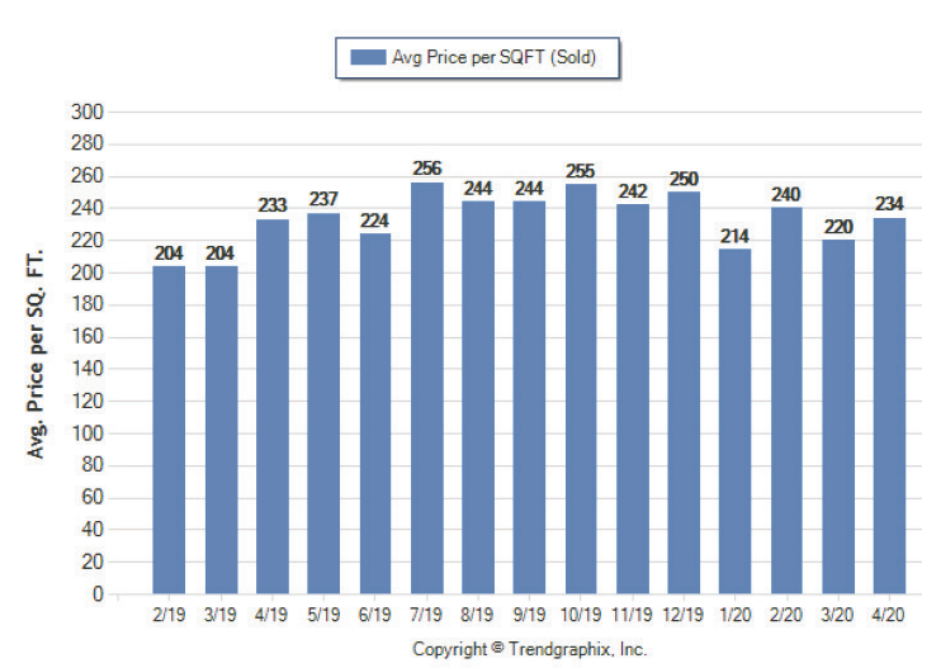
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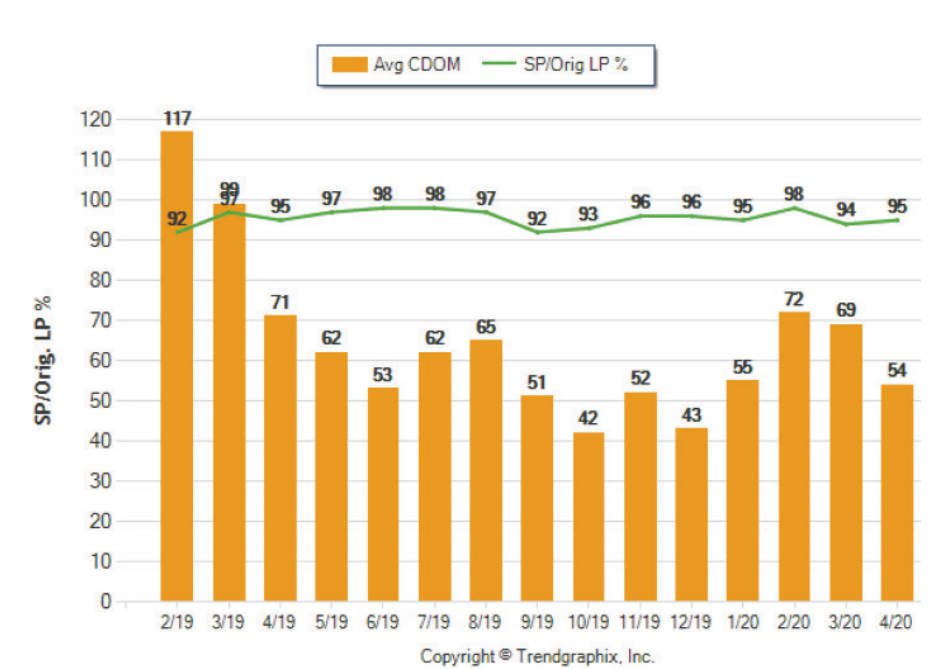
For Sale/Sold/Pending – Jefferson Co. Single Family Homes & Condos



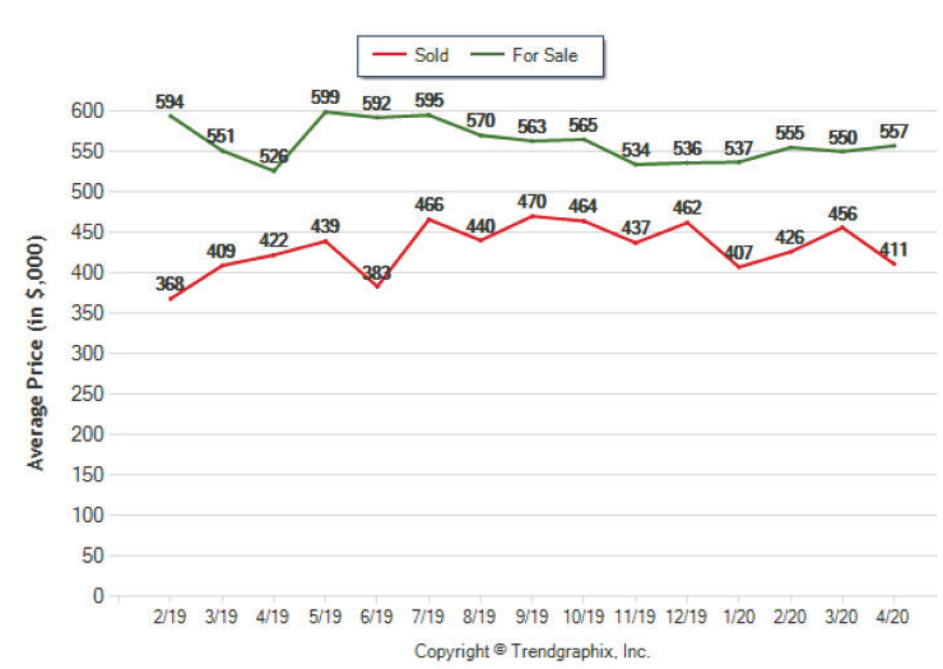
Average Price/Sqft Sold – Jefferson Co. Single Family Home & Condos



Average Days On Market – Jefferson Co. Single Family Homes & Condos



Average Price For Sale & Sold – Jefferson Co. Single Family Homes & Condos



Statistics Provided By
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INSIDE REAL ESTATE LISTINGS

the Bridgehaven community with rights to use the dock and boat launch as well as the club house. MLS#1460012, \$44.5K. Tim Horvath, Coldwell Banker Best Homes 360.531.0980 timhorvath@hotmail.com

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.

BUILD YOUR DREAM HOME IN THE NORTH BAY COMMUNITY!

99 Baldwin Lane | Port Ludlow, WA 98365. Possible Water View Lot with your custom Home plans! Private street in the North Bay Community. Very Close to the Beach Club! Amenities include: Beach Access, indoor & outdoor swimming pools, hot tub, exercise room, pickleball & tennis courts. Enjoy outdoor living with boating, kayaking, marina, and miles of groomed hiking trails. New Jefferson Healthcare Facility open now. Only 30 min to Kingston Ferry or 45 min to Bainbridge Ferry to access Seattle! MLS#1434552, \$59,500. Dana Petrick, Coldwell Banker Best Homes. 360.301.0344

GOLFER'S DREAM!



52 Highland Drive | Port Ludlow, WA 98365 Build your Custom Dream Home on this wooded lot which backs to the Port Ludlow Golf Course. Treed for privacy. The price is right! Optional membership into the Bay Club and within walking distance of the Port Ludlow golf course clubhouse. Also, near the tennis courts and walking trails. MLS#1523701, \$89K. Tim Horvath, Coldwell Banker Best Homes 360.531.0980 timhorvath@hotmail.com

NEARBY BEACH!



Seven Sisters Rd | Port Ludlow, WA 98365 Enchanting SEVEN SISTERS land with amazing proximity to Shine Tidelands & Wolfe Property State Parks. Just shy of 2 acres-call it home & recreate on nearby Beach & Water. Park feel & majestic trees await you & your home plans-Electricity on the street! No CCRs in area of high-end homes. MLS#1406909, \$85K. Ruth Gribbin-Schmitt, Coldwell Banker Best Homes 206.659.3939 ruth@cbbesthomes.com | www.mysoundbroker.com

GRAB YOUR KAYAK AND GET AWAY!

Mats View Rd | Port Ludlow, WA 98365 This waterfront lot is one of the just a few remaining lots on picturesque and protected Mats Mats Bay...perfect for many hours of play on the bay. Enjoy the views and the accessibility of the water from this cleared lot with water and power and an off-site location reserved for a septic system. MLS#1474888, \$149.9K. Karen Best, Coldwell Banker Best Homes 360.301.1710 karen@karenbest.com | cbbesthomes.com

ON THE FIRST FAIRWAY



Highland Drive, Port Ludlow, WA 98365 - Fantastic Port Ludlow location ready immediately in area of fine homes on the Port Ludlow Gold Course. Nearby amenities include hiking trail, golf course, marina and more. South Bay Estates has CCRs & does not require club membership. Call for details or visit www.mysoundbroker.com MLS#1551209, \$49,900. Ruth Gribbin-Schmitt, Coldwell Banker Best Homes, 206-659-3939.

ONE OF THE LAST VIEW LOTS IN PORT LUDLOW!



40 Foster Lane, Port Ludlow, WA 98365 - One of the last view lots in Port Ludlow! Best

of all, the sewer and water hook up fees are paid, a current value of \$130000! This lot comes with a house plan that was approved by the LMC Architectural committee and by the county (buyer to verify). Enjoy a great location in a quiet, walkable neighborhood near Kehele Park with membership to the Beach Club which offers; social activities, indoor and outdoor swimming, workout facility, pickleball and tennis courts. Beach access, walking trails too. MLS#1547672, \$79,900. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

PENDING! — PORT LUDLOW ACREAGE

A true Gem of a 5 Acre Parcel that feels like a park. The minute you get out of the car you feel the solitude that goes with end of the private rd. privacy and mature timber with grassy meadows throughout. This parcel has it all: Water and Power on site, roads / trails throughout, fully fenced, along with a neat little storage building. MLS#1581488, \$152,500. Terry McHugh, John L. Scott PT, (360)379-4570.

PORT LUDLOW LOT

Ready to build Level lot in North Bay Port Ludlow. Water, Sewer, Electricity in street. Partially cleared, easy to build. Lot ownership includes membership in the LMC with the Beach Club, Indoor and outdoor pools, tennis, pickleball, access to RV storage area. \$37,900. Michael Carter, RE/MAX FIRST, INC., MLS#1531010

TAKE IN BEAUTIFUL WATER VIEWS AND ENJOY THE MORNING SUNRISES!



5 Dickey Street, Port Ludlow, WA 98365 - Power and community water are already here to simplify your building process. This desirable beach community is just minutes from the Hood Canal Bridge. Bring your building plans and begin your adventures of hiking, boating, and fishing. This relaxing lifestyle awaits you as part of the Trails End Community. Buyer to verify all information for this parcel. MLS#1441819, \$25,000. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

WHAT A VIEW YOU'LL HAVE FROM THIS LOT!

Marianne Meadows | Port Ludlow, WA 98365 Located in the craftsman community of Sunrise Cove. All the utilities are underground, so your views of the Cascades, Shipping Lanes and Mats Mats Bay are unobstructed. CCRs are in place to protect your investment. Just minutes from the Port Ludlow Marina and 18-hole golf course with shopping nearby. MLS#1474891, \$99.5K. Karen Best, Coldwell Banker Best Homes 360.301.1710 karen@karenbest.com | cbbesthomes.com

TRI-AREA LAND

AMAZING HALF ACRE LOT, READY TO GO, BUILD YOUR DREAM HOME!



213 B Street, Port Hadlock, WA 98339 - Drain field installed, power, water to property. County approved building permits as well as septic permits for a 5 bedroom system. This would allow for a lovely 3 bedroom home and also room in the system (septic) for an ADU. Seller amenable to providing blueprints for a 3 bedroom 2216 sq. home, available with agreeable terms. MLS#1579076, \$99,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177, https://hcarlson.cbbesthomes.com/

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.

COMMANDING VIEWS OF THE SHIPPING LANES!



2378 Oak Bay Road, Port Hadlock, WA 98339 - Enjoy commanding views of the Shipping Lanes and the Cascade Mountains from this ready-to-build-on lot just 2.5 miles south of Port Hadlock. All the utilities are installed or to the lot: underground power to the lot as well as public water and an installed 3 bedroom offsite septic system. This large lot offers two tiers making it ideal for a shop and/or RV garage on the lower level with your custom home on the upper level taking in the awesome views. Just a few minutes from stores & services. MLS#1522703, \$175,000. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

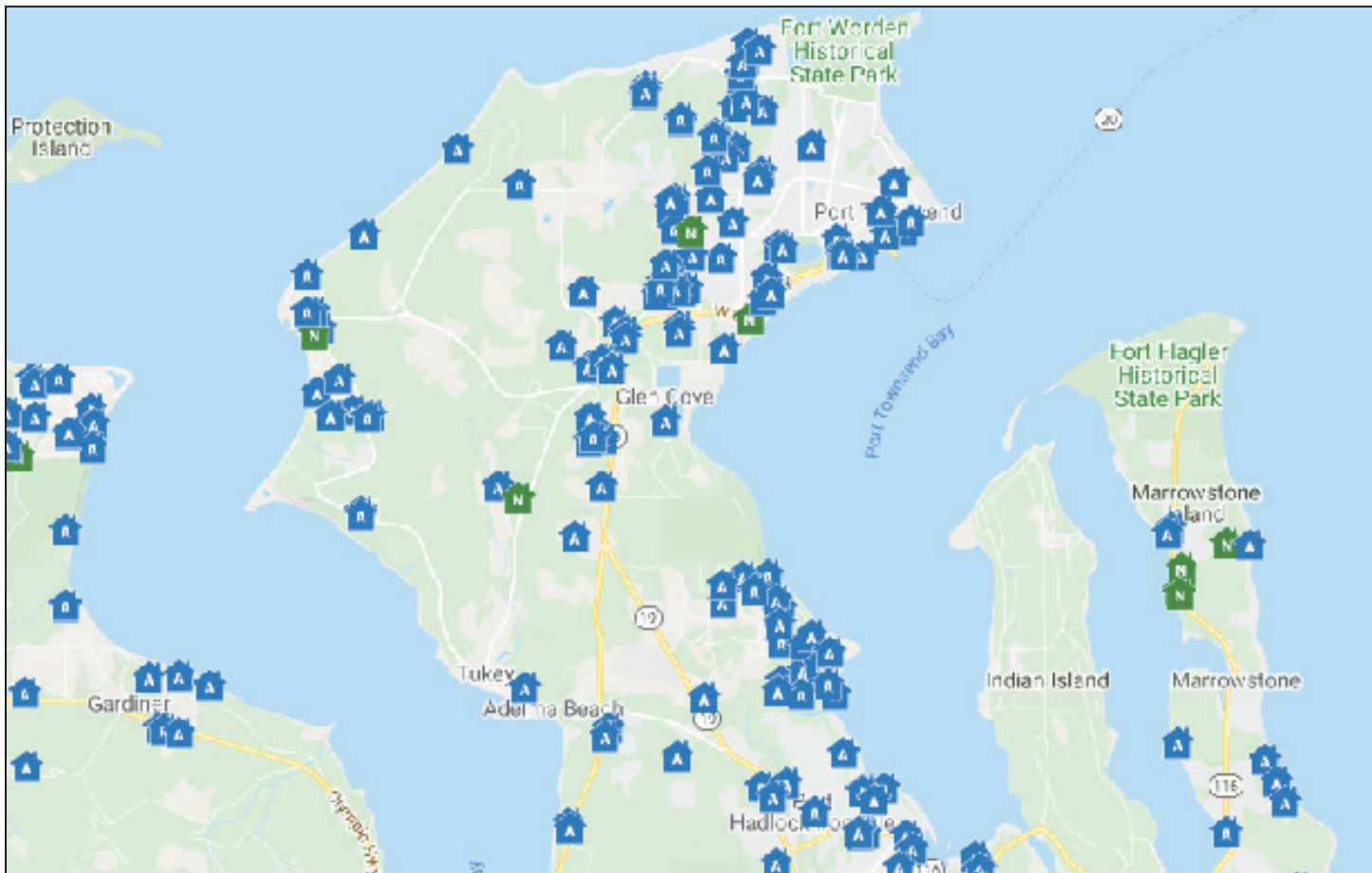
EXCEPTIONAL BEAUTY & SERENITY



888 XXX Elkhorn Ridge Rd., Quilcene, WA 98373 - Serenity and exceptional beauty awaits! This 20+ acre property offers several possibilities for home sites with panoramic views and the Olympics. Privacy, yet excellent road access for building your future home. Convenient location to Port Townsend, Port Ludlow, Hood Canal Bridge. MLS# 1411563, \$175,000. Teya Walker, Coldwell Banker Best Homes, (360)643-9000, teya@cbbesthomes.com

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.



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The Historic Bishop Hotel \$2,000,000 MLS#1550538
Meticulously maintained boutique hotel in the heart of bustling Port Townsend. Highly profitable with 16 full suites the Bishop Victorian sits on 3 tax parcels offering room to expand.



FABULOUS VALLEY VIEW HOME ON PRIVATE 2400' MANICURED GRASS AIRSTRIP! WA68.
Hangar & Shop. 25 min to Seattle Boeing Airport. Bask in the gracious privacy of a 4 bdr home w/ 26' vaulted ceilings. Bank of windows look upon 10+ acres of rolling pasture & woods. **\$874,000 MLS# 1584072**

Contact us for a free home valuation report



360-385-4115

WWW.jlspt.com

INSIDE REAL ESTATE LISTINGS

GORGEOUS 4 ACRE PARCEL

Gorgeous 4 acre parcel in Oak Hills with un-stoppable 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

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 a super nice, almost new set of stairs to a great beach for miles of stress-free walking. Stairs are shared with the parcel to the East. Wetland delineation and Perc. test completed with plat process in 2014, PUD water meter base installed at roadside. MLS#1186051, \$950,000. Terry McHugh, John L. Scott PT, (360)301-1763.

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.

WEST SIDE LAND

VACANT LAND IN GARDINER

Fabulous Discovery Bay waterfront with tidelands priced to sell. Medium bank with un-stoppable views of the Bay, the Straits and into the San Juan Islands, this is a big Marine view from the obvious cleared home site. 3 bedroom septic installed 1989 and renewed in 1997, PUD water in easement road, Large timber on most of the parcel with the waterfront area cleared. MLS#1574986, \$199,000. Terry McHugh, John L. Scott PT, (360)379-4570.

OUT OF AREA LAND

2.04 ACRES IN GARDNER!



1 View Ridge Drive | Gardiner, WA 98382. 2.04 acres in Gardiner with views of Discovery Bay and the Straights of Juan De Fuca. Build your dream home in this upscale community. Paved private road access electric and phone in street. Level and sloped with some brush and berries. Drainage is installed to the North. MLS#1505943, \$50.5K. Tim Horvath, Coldwell Banker Best Homes 360.531.0980 timhorvath@hotmail.com

COMMERCIAL

BEAUTIFUL COMMERCIAL OFFICE SPACE, CONVENIENTLY LOCATED IN THE POPULAR UPTOWN NEIGHBORHOOD

800 Polk Street #104, Port Townsend, WA 98368 - Luxurious finishes include: wood trim, plush carpeting, and French doors with transom windows for extra light. Enter into the spacious reception area that includes a private half bath and kitchenette. The main office is large, open and light, with plenty of room for a variety of

group sizes. HOA duties include: common lights, insurance, water, garbage, required maintenance. MLS#1556813, \$290,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177, holleycarlson@gmail.com, http://hcarlson.cbbesthomes.com/

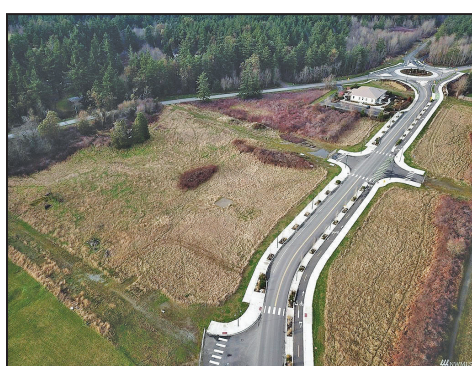
COMMERCIAL VACANT LAND PORT TOWNSEND

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

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.

TWO PRIME COMMERCIAL PARCELS



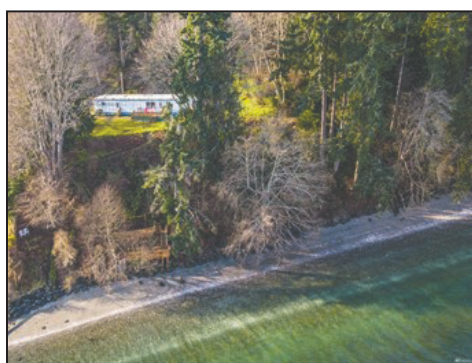
Two Prime commercial parcels right on the New Rainier St., with close proximity to everything. These are ready for almost any use with utility stub outs in place for water, sewer, power. Includes both parcels: 997-800-602 & 997-800-501 Zoned CII-S Rainier Street / Upper Sims Sub-Area - See PTMC Chapter 17.31. MLS#1556328, \$889,000. Terry McHugh, John L. Scott PT, 360-385-4115.

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.

WATERFRONT RESIDENTIAL

SOLD! — WATERFRONT RESIDENTIAL



237 feet of your privately owned waterfront come with this .8 acres property w/access to one of the best beaches in the area. If beach combing, including great clamming, is your thing then you found your spot. Property has a well preserved 1969 single wide ideal for VRBO or to use as weekend getaway. Great views of vessel traffic and Mount Baker. Property has easy access stairs to the beach. Features include: end of the road privacy, owned tidelands and just minutes to shopping & Port Townsend. MLS#1568454, \$260,000. John L. Scott PT, contact Steve Kraght (360)301-6484 or Lori Kraght (360)301-1969.

STUNNING WATERFRONT VIEWS!



726 Roberson Road, Sequim, WA 98382 - Captivating design, quality, and light fill this luxury home situated on 5.1 private and tranquil acres. Enjoy views of the waterfront, mountains, and Victoria all day long from the professional park-like landscaping and large windows. Retreat to master suite with fireplace, 7piece spa-like bathroom and private exercise room and so much more! MLS#1584594, \$1.580M. Karena Wells, Coldwell Banker Best Homes, (360)406-5800, karenawells.com, www.cbbesthomes.com

PORT TOWNSEND RESIDENTIAL

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

AMAZING UNOBSTRUCTED VIEWS OF PT BAY, THE STRAIT OF JUAN DE FUCA & THE CASCADE MOUNTAINS!



400 Wilson St., Port Townsend, 98368 - Newly remodeled with impeccable style: kitchen features quartz countertops, stainless appliances, new windows, panty, flooring & paint. Wake up to the view in the upper level master suite with ensuite master bath. Additional features: beautiful hardwood floors, new bathrooms with heated floors, new plumbing & wiring, detached garage, landscaped yard, office and oversized lot with option to build. MLS#1567512, \$699,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177, http://hcarlson.cbbesthomes.com

ARCADIA 1+ ACRE NO CCR'S



44 Arcadia Terr | Port Townsend, WA 98368 This is a perfect piece of land for your PRIVATE location, nice buffer, fenced on E/W sides, forest setting, paved street/apron. Waterline easement. Emergency service access to adjacent properties. Power in street, fire hydrant N end of property. Make this land yours! MLS#1377861, \$80K. Carol Wise, Coldwell Banker Best Homes 360.531.1301 | cbbesthomes.com

BEAUTIFULLY BUILT & CRAFTED BY SHIPWRIGHTS!



102 Bayview Lane | Port Townsend, WA 98368 Soaring ceilings, picture windows capture water/mountain views. Main-level master ensuite, walk-in closets, 5-piece bath, new cedar deck overlooking gardens/views. Kitchen w/new appliances, custom cabinets. Custom maple floors, vertical cut fir finishing's, built-in shelving, life-long roof & more. MLS#1526279, \$699K. Pam Begley, Coldwell Banker Best Homes 360.301.3694 pam@pambegleyrealtor.com | cbbesthomes.com

CHARMING CONDO IN THE HEART OF HISTORIC UPTOWN NEIGHBORHOOD OF PORT TOWNSEND



800 Polk St. Unit #204C - Special features include: 1 bedroom/1 bathroom with spacious loft area; open floor plan; oak floors; vaulted ceilings; new appliances (w/d, d/w & hot water heater); beautiful woodwork & custom banisters. The bathroom has radiant floor heating, the bedroom has a spacious walk-in closet. Conveniently located near shops, restaurants, farmers market & theater all just a few steps from the front door! MLS#1584364, \$339,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177, holleycarlson@gmail.com, https://hcarlson.cbbesthomes.com/

BEAUTIFUL & TRANQUIL COUNTRY SETTING
Spacious custom home on close to an acre of land just minutes outside of Port Townsend. Open and level land allows gardening and outdoor hobbies, mature apple trees on site. Inside you will find a well thought floor plan. Separate Living and Family rooms, Eat-in kitchen and a dining room, 2 guest beds and a large bonus room at the end of the hall. Upstairs is dedicated to a "lofty" Master Suite with tons of stor-

age and a big light filled bath. New roof Feb 2019! \$499,900. Ian Meis, RE/MAX FIRST, INC., MLS#1524367

DREAM COME TRUE



554 Beckett Point Rd, Port Townsend, WA 98368 - Breathtaking views from this darling vacation cabin, or cozy home sweet home! This adorable home has vaulted ceilings, sparkling kitchen, bamboo floors, one bedroom plus loft. Minutes to downtown Port Townsend, yet a quiet world away. Beckett PT Community Beach rights on 3 lots. Don't miss this! MLS# 1566004, \$350,000. Teya Walkker, Coldwell Banker Best Homes, (360)643-9000, teya@cbbesthomes.com

EUROPEAN TUDOR STYLING AT ITS BEST!



90 Oak Shore Drive, Port Townsend, WA 98368 - This exquisite property has so much to offer: formal living & dining rooms, large office/study with fireplace, eat-in kitchen, spacious master suite included; fireplace, skylights, double closet, art room, game room, 2 car garage & tons of windows to let in the light as well as the greenery from the lovely estate sized grounds. Many new improvements: carpet, kitchen updates, etc. Plus all of Kala Point amenities! MLS#1572930, \$630,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177, holleycarlson@gmail.com, http://hcarlson.cbbesthomes.com/

FAB WATERVIEW DEAL IN KALA POINT!



90 Cedarview, Port Townsend, WA 98368 - No need for downsizing! Want more room to relax with 1 level living? All bedrooms open to the deck with gorgeous water views! Gourmet kitchen/wet bar/two fireplaces. Huge MBR Suite with sitting/exercise room & spa bath. Includes a mother-in-law suite with privacy to spare. Bonuses: a hidden loft the kiddos will love & a heated studio/workshop downstairs with oodles of basement storage (wine cellar?). Make your move to beautiful Kala Point! MLS# 1549486, \$575,000. Jen Rubinowitz, Coldwell Banker Best Homes. (360) 774-0130, www.JenSellsPortToPort.com

FABULOUS VALLEY VIEW HOME ON INNOVATIVE 2 BEDROOM DESIGN

Uses eclectic natural materials to create sun filled interior spaces which connect to intimate private gardens. Open Plan has Vaulted Ceilings, Master Bedroom on Main & a generous size Loft Bedroom/Study. Custom Kitchen w/wood cabinets & excellent prep area. Raised Beds. Fruit Trees. Potting Shed/Workshop. 1500 gallon Rain Catchment Cistern supplies Automatic Sprinkler System. \$369,000. Paula Clark & Charlie Arthur, RE/MAX FIRST, INC., MLS#1503972

PRIVATE 2400' MANICURED GRASS AIRSTRIP!
WA68. Hangar & Shop. 25 minutes to Seattle Boeing Airport. Back in the gracious privacy of a 4 bedroom home with 26' vaulted ceilings. Bank of windows look upon 10+ acres of rolling pasture & woods. Deeded access to miles of horse, biking & hiking trails (Larry Scott Trail). 12 minutes to downtown. Near golf course. Spacious decks provide outdoor living spaces to enjoy views of territorial pond & neighboring horse farms. Highspeed internet. MLS#1584072, \$874,000. Richard Hild, John L. Scott PT, (360)531-1889.

INSPIRING ARCHITECTURE



Exquisite architectural detail & impeccable quality combine w/comfort & livability to create a truly special home. Welcoming

INSIDE REAL ESTATE LISTINGS

gathering spaces, peaceful sunroom. Versatile floorplan w/downstairs bdrm & bath + upstairs private master retreat. Gorgeous woodwork & artistic touches throughout. Beautiful room w/bath over 3-car+workshop garage has limitless possibilities—artist's studio, home office, guest suite, rental? 1/2 acre lot. Moments to private sandy beach, pool, community amenities & State Park. MLS#1530837, \$740,000. Ellen Niemitalo, John L. Scott PT, 360-385-4115.

IT IS AN OLYMPIC PENINSULA LIFE IN A GATED COMMUNITY IN A PERFECT PARK SETTING

Superior quality throughout this eclectic Great Room design w/contemporary finishes - all signature identifiers of the builder, Doug Hathon. Magnificent floor to ceiling Rock Wall FP anchors the Great room. Private/Ensuite Master w/walk-in closet to be customized by Buyer. HW floors in Main Living area. Covered Decks. 1500 sq.ft basement. \$519,000. Paula Clark, RE/MAX FIRST, INC., MLS#1525444

KALA POINT CONDO



Light & bright water view condo, offering main floor living. Renovated kitchen w/custom hickory cabinets opens to private patio. Living room w/cast iron fireplace, with access to large deck overlooking view. Second floor hosts large bonus room, ideal for hobbies/media room & private guest quarters. Features include: new light fixtures/window coverings, ample storage w/pullouts in the kitchen & bonus area in the garage, S/S appliances, interior laundry, easy beach access, Kala Point amenities. MLS#1580834, \$385,000. John L. Scott PT, contact Steven Kraght (360)301-6484 or Ellen Niemitalo (360)531-4313.

SINGLE LEVEL HOME WITH HUGE UNFINISHED DAYLIGHT BASEMENT!



2563 Highland Loop, Port Townsend, WA 98368 - Home sweet home. Need space to spread your wings? Then this is your new HOME! Enter on the main level through the front door or through the 2 car garage. Warm yourself by the propane fireplace in the living room while enjoying the peaceful setting. Main floor plan offers the master bedroom & master bath to the right, overlooking the back yard. 2 other bedrooms are down the hall to the left. The partially finished, huge basement is a must see! There are endless possibilities for this space. MLS#1551508, \$420,000. Nikki Casal, Coldwell Banker Best Homes, (360)301-3384, MyAgentNikki@yahoo.com, www.MyAgentNikki.net

SOLD! — KALA POINT CONDO



Elegance and serenity surround you upon entering this townhome-style condo located on a quiet cul-de-sac in beautiful Kala Point. Gleaming hardwood floors highlight spacious, light-filled rooms. Large front deck captures water & mountain views. Welcoming open plan living & dining rooms perfect for entertaining. Kitchen features pantry, eat-in area & back deck. Lower level guest room & full bath + huge bonus room. New flooring & paint throughout. Attached 2-car garage. Great Kala Point amenities. MLS#1567895, \$435,000. John L. Scott PT, contact Ellen Niemitalo (360)531-4313 or Steve Kraght (360)301-6484.

SOLD! — LARGE HOME ON EXPANSIVE LOT

Room to spread out in this 4 bedroom/2 bath home w/2080 sq ft. Expansive property w/almost 8000 sq feet is professionally landscaped with a fenced backyard. Home features media/family room w/exterior access & also a sizable deck off living room/dining room area making entertaining easy. Amenities includes convenient location w/easy access to town, room to park an R/V, interior laundry room, ample natural light, hot tub, covered garden shed, dog run, security system. Ideal spot to make your home. MLS#1542669, \$395,000. Steven Kraght, John L. Scott PT, 360-385-4115.

SPACIOUS, TWO LEVEL VIEW HOME

Located in the desirable Kala Heights Condominiums of Kala Point. Tons of light fill large living areas. Enjoy views of Port Townsend and the bay from the living room featuring large skylights and wood burning fireplace. Just over 2,000 sq. ft of living space, including main floor Master with updated bath. Downstairs features 2nd bedroom + bath. Plus all of the Kala Point amenities: Pool, clubhouse, boat launch, community beach, sports courts, and miles of trails. \$414,900. Ian Meis, RE/MAX FIRST, INC., MLS#1515000

STYLISH OPEN PLAN W/VAULTED CEILINGS

This one is move-in ready (the interior was recently painted & refreshed). Located in Towne Point, a small community with 'big' amenities - Clubhouse, Tennis Court & RV/Boat Storage. 3 Bedrooms/2 Bathrooms. En-suite Master Bedroom. Fenced yard (back & side) - boasts plenty of room for the gardener, outside activities or the pets. Easy access to Port Townsend's vibrant walking trail system as well as close to schools, shopping, medical & all marine activity! \$249,000. Paula Clark, RE/MAX FIRST, INC., MLS#1519658

THIS IS AN ESTATE



Super location! Two nice flat lots. The northerly lot has City sewer easement on the southerly 15 feet of that lot. House needs work. Sold as-is. No repairs or work orders. MLS#1532409, \$250,000. Richard Hild, John L. Scott PT, (360)531-1889.

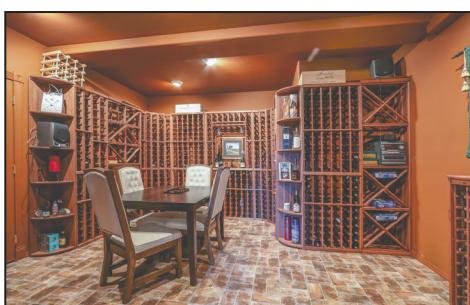
PORT LUDLOW RESIDENTIAL

BE PREPARED FOR AWESOMENESS!



23 Raeburn Court, Port Ludlow, WA 98365 - This spacious home overlooks the Port Ludlow golf course and features views of the shipping lanes and the Cascades, including Mt. Baker. Light and bright with spacious rooms, both formal and informal. The large master suite offers a sitting room and a luxury bathroom. An ensuite bedroom is on the main level with additional guest space on the lower level. Plenty of space for hobbies and exercise. MLS#1578294, \$825,000. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

CALLING ALL WINE COLLECTORS!



63 Red Cedar Lane, Port Ludlow, WA 98365 - Calling all wine collectors! Enjoy your own Napa Valley inspired 1200 bottle wine cellar and a million dollar Olympic Mountain view! The private and lush 1+ acre lot in desirable Woodridge offers meandering paths, specimen trees, garden spaces, even a gazebo. Take in the sunsets from every room in this light-filled home or from the all-seasons deck. Pamper your guests with a 2-bedroom guest wing. Pamper yourself with a gourmet kitchen and a main level master suite with a spa-like master bath. MLS#1538150, \$829,000. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

ENERGY EFFICIENT, LIGHT & BRIGHT!



102 Timber Ridge Drive | Port Ludlow, WA 98365 Soaring ceilings, open floor plan! New kitchen appliances, two en-suites, mega storage, low maintenance landscape, 6.27K solar panel system reduces energy bill! Spacious main-level master boasts dbl closets, 5-piece bath suite. Entertain on new composite deck

w/territorial views. South Bay Club-golf. MLS#1516889, \$485K. Pam Begley, Coldwell Banker Best Homes 360.301.3694 pam@pambegleyrealtor.com | cbbesthomes.com

GORGEOUS VIEWS, 1 LEVEL HOME!! MUST SEE



236 Camber Lane | Port Ludlow, WA 98365 View Port Ludlow Bay, shipping lanes, mountains. Relax on the decks at this beautiful one-level home on 1.7 acres. Very private, with membership to Bay Club. Master suite has sauna & walk-in shower. Open plan, tall ceilings, stone fireplace & radiant heat floors. Oversize garage w/shop, heated driveway. MLS#1507161, \$675K. Pam Begley, Coldwell Banker Best Homes 360.301.3694 pam@pambegleyrealtor.com | cbbesthomes.com

GREAT HOME, HUGE YARD + MORE!

1521 Oak Bay Rd | Port Hadlock, WA 98339 This 1/2 acre lots has room for gardening with mature fruit trees. The house has lots of room with a living area and family room with a fireplace. New roof, new floors, new hot water heater and many other updates. This home is well maintained and ready to move in. MLS# 1538024, \$330K. Julia Mertena Towne, Coldwell Banker Best Homes 206.999.2087 julia.m.towne@cbbesthomes.com | jmtowne.cbbesthomes.com

HARMONY AND TRANQUILITY RESIDE HERE



201 S Bay Lane, Port Ludlow, WA 98365 - Harmony and tranquility reside here. This beautiful, west-facing custom waterfront home overlooks the peaceful Inner Harbor of Port Ludlow. Located in a neighborhood of similar homes, enjoy main-level living on nearly an acre of manicured, private grounds with a path to the water's edge. The focal point from every room is oriented toward the water. Plenty of room for hobbies and guests with an inviting open floor plan ideal for entertaining. Whole house generator, composite deck and a patio. MLS#1535838, \$1,010,000. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

INCREDIBLE VIEWS!

Watch the sun rise over the Cascades & Hood Canal every morning. This 3 bed/1.75 bath modern manufactured home will not disappoint. Nice open floor plan makes for good flow throughout. Kitchen has lots of room for gathering. En-suite Master has walk in closet, 2 head shower in bath, & attached bonus room for maybe an office or extra closet space. 2 bedrooms & full bath on the opposite side. Big attached garage & full RV hook-ups. Turn Key. \$379,900. Ian Meis, RE/MAX FIRST, INC., MLS#1532210

INNER HARBOR HOTTIE!



30 S Chandler Court #B, Port Ludlow, WA 98365 - Decorator touches featured throughout this magnificent home. Inner Harbor Duplex with 2 master en-suites and a 2 car garage enjoys great proximity to the Bay Club in the heart of Port Ludlow. See virtual tour at www.mysoundbroker.com & call to make this your new home. Bay Club Membership. MLS#1577822, \$425,000. Ruth Gribbin-Schmitt, Coldwell Banker Best Homes, (206)659-3939, www.mysoundbroker.com

LIFE ON THE GOLF COURSE



102 Argyle Lane, Port Ludlow, WA 98365 - When the seller purchased this home the inspector said. "This is one of the best crawl spaces I have ever seen - deep, clean and well-engineered." Since then, the house has been upgraded even more with new hardwood flooring, a beautiful master suite and other interior features that enhance your comfort and enjoyment of this open, single-

level home. Set on the Port Ludlow golf course, there have been many exterior upgrades made like stamped concrete patios, walkways, terraces and landscaping. Nice! MLS#1526461, \$474,900. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

LOTS TO LOVE IN THIS SPACIOUS VIEW HOME!

23 Raeburn Ct | Port Ludlow, WA 98365 The new siding and resurfaced driveway draw you in, the scenes unfolding before you capture your heart. Tucked in like an eagle's nest, you have serene views of Port Ludlow's golf course, Mt. Baker and Admiralty Inlet, where ships sail daily. Enjoy light-filled spaces for daily living! MLS#11490602, \$858K. Karen Best, Coldwell Banker Best Homes 360.301.1710 karen@karenbest.com | cbbesthomes.com

LUDLOW COVE LIVING NEVER LOOKED SO GOOD!



351 Anchor Lane, Port Ludlow, WA 98365 - Ludlow Cove living never looked so good! This former model home is beautifully finished with many extras like a water view and heated bathroom floors. A home for all seasons of life with a main level spa-like master suite and plenty of flex spaces including a keeping room off the kitchen and additional space for guests, hobbies or media room. Big storage thru-out including a finished storage room. MLS#1521002, \$659,500. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

PORT LUDLOW BEAUTY



86 Timber Ridge Dr., Port Ludlow, WA 98365 - Spacious 4 Bd 3.75 Br Timberton Village home's floor-plan features great room, kitchen, utility, formal dining, guest & master suite on main floor. Kitchen has granite counters, new wall oven, new refrigerator and new wine cooler. See virtual tour at www.mysoundbroker.com Bay Club Membership. MLS# 1551832, \$524,900. Ruth Gribbin-Schmitt, Coldwell Banker Best Homes, 206-659-3939.

SERENE, QUIET WATER VIEW HOME



120 E Alder, Port Ludlow, WA 98365 - Peace in Paradise! Serene, Beautiful Water Views of the Bay. Access to Community Beach w/Tideland Rights & Boat Launch. 3 lots = view protection. Vacation Home or Rental Income Potential. Rear lot fully fenced. Enjoy amenities close by! Boating, Golfing, Hiking, Dining, Shopping, Wine & Cideries. MLS# 1553414, \$388,500. Dana Petrick, Coldwell Banker Best Homes, 360-301-0344, Dana@DanaPetrickRealtor.com

SOLD! — GREAT POTENTIAL



Great potential for those who are handy. Super neighborhood in Port Ludlow with all of the amenities and a water view. This 2 bedroom home has hardwood floors yet to be finished and plenty of room in the basement to have a media room, craft room, or just lots of space for projects. 2 car garage with lovely east facing deck for morning coffee and afternoon BBQ's. Located on a quiet cul-de-sac no through traffic. Security System installed and active for 3 years. Must have code to show. MLS#1571761, \$275,000. Jan Marquardt, John L. Scott PT, 360-385-4115.

WATERFRONT CONDO

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. Kitchen with ceramic tile lots of light and a view of the water. On the ground floor level. Resort Amenities: 2 pools, golf, tennis, boating, hiking trails & more. \$405,000 Brian Becker, RE/MAX FIRST, INC., MLS#1502785

YOU'LL LOVE THE LIFE YOU LIVE!



641 Highland Drive, Port Ludlow, WA 98365 - You'll love the life you live in this perfectly placed home, just a half-block to tennis courts and the Port Ludlow Golf Course club house. This single story home offer many enhancements including a newer roof and decks, encapsulated crawl-space, updated flooring, a new guest bathtub surround, solid wood doors and rustic teredo trim. MLS#1581872,

\$399,000. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

TRI-AREA RESIDENTIAL

Country cabin sitting on 5 forested acres - it's your own private park! Comfortable two bedroom/one bath which also has a bonus room on the 3rd level accessed by a separate entrance. Bring your creativity and fresh ideas and enjoy the peaceful life. Plenty of room for some serious gardening. Huge Workshop. RV Set-Up. Timber recently surveyed & value established. New roof 9/19. Owner will consider carrying a contract. For the last several years, this has been a rental for the Wooden Boat School. \$325,000. Christine Cray, RE/MAX FIRST, INC., MLS#1517787

LOTS TO LOVE



Lots to love in this affordable one-owner home! Move in ready in a quiet neighborhood. Enjoy abundant sunshine all day long on front deck. Open great room & kitchen. Large front windows allow natural light to flood the living room. Keep warm & cozy on cold nights with the wood stove. Kitchen has newly updated range and refrigerator & extra freezer. Large master bath with soaking tub. Large

level lot w/room to build shop or garage. Home is on leased land. Buyer to be approved by park manager. MLS#1553936, \$175,000. Michael Morrow/Joelle Boyce, John L. Scott PT, 360-385-4115.

UNIQUE CUSTOM BUILT HOME



2007 Oak Bay Road, Port Hadlock, WA 98339 - Fabulous home on 2.2 acres with beautiful water & mountain views! It boasts a wraparound porch, 2nd floor

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master & family room deck overlooking the water, spiral staircase to 3rd floor bonus room, mud room, & laundry chute from master bathroom to basement laundry room. Tree house & path to the beach provide for endless fun outside. Tidelands included in the sale. A must see! MLS#1557494, \$625,000. Tanya Rublaitus, Coldwell Banker Best Homes, (360)301-0736, mybrokertanya@outlook.com, https://trublaitus.cbbesthomes.com/

NEW PRICE

Extraordinary south-facing end-of-road home on diverse acreage 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. Attention in every detail - well-constructed and loved, this home and land beckons. W Egg & I Home, Land,

Garage/Workshop, "Palapa" Studio, Gardens - abundant nature will not disappoint. \$579,000 Teren MacLeod, RE/MAX FIRST, INC., MLS#1487099

UNIQUE OPPORTUNITY!



Cabin on Rhody Drive. Just behind is a mobile home that is also on the property and included in price. Both fixers are usually rented. Under-market a bit, cabin rents \$500-\$600/month & mobile at \$450. That totals a nice payment if you buy on owner contract. There is an

additional lot included behind these properties. It has util., but can't be developed. CAUTION! Studio and its stairs are unsafe. Do not go there. Map will be revised to include additional lot. MLS#1385604, \$154,500. Teresa Goldsmith, John L. Scott PT, (360)385-4115.

WELL-KEPT HOME WITH LARGE OPEN FLOOR PLAN

Chef's kitchen has a large island with a prep sink. Big garden window over the kitchen sink. Kitchen nook is a great place for morning coffee. Spacious living room has sliding doors to the nicely landscaped and private back yard. Formal dining room. Roomy master bedroom has a walk-in closet and en-suite bath with walk-in shower. Large utility room with plenty of counter space. 2 car garage. Home at the end of the road cul-de-sac. Home is on leased land. \$235,000 Terry Smith, RE/MAX FIRST, INC., MLS#1530849

the guest wing as is a studio with its own entrance. Whole house generator. Truly a home for all seasons. MLS#1582351, \$623,500. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

WATERFRONT ESTATE WITH PRIVATE STAIRS TO THE BEACH!



5945 Flagler Road, Nordland, WA 98358 - Perched above the water, looking out to the bay & mountains beyond, you can enjoy all things that celebrate the PNW at its finest. Waterfront with tideland rights, gives you ample opportunity to enjoy what it truly means to live ON the water. Clams and oysters at your fingertips! Thoughtfully build including many of the finer things: stamped concrete floors (1st level), bamboo on upper levels, radiant floor heating throughout, AV wiring for TV & surround sound, Alder & Hickory cabinetry & MORE! MORE! MLS#1540132, \$775,000. Nikki Casal, Coldwell Banker Best Homes, (360)301-3384, MyAgentNikki@yahoo.com, www.MyAgentNikki.net

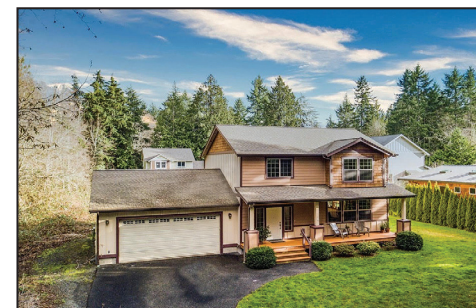
OUT OF AREA RESIDENTIAL

POTENTIAL VIEWS OF MT. RAINIER & HOOD CANAL!



630 Green Mountain Lane | Brinnon, WA 98320 Private, quiet paradise. One bedroom one bath home with an adjoining cabin with its own bedroom and bathroom. Gas Range & gas heat in the house. 4 bay tall shop. 5 separate complete RV hookups. RV carport on 5 acres. Relaxation, privacy and quiet. Adorned with giant ferns and Rhododendrons. MLS#1506370, \$349.9K. Tim Horvath, Coldwell Banker Best Homes 360.531.0980 timohorvath@hotmail.com

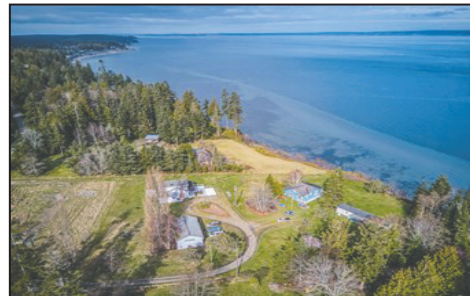
SOLD! — TUCKED AWAY IN THE HEART OF INDIANOLA!



Perched on a rose surrounded by green trees, discover this floor plan with a nice flow tucked away in the heart of Indianola, a NW beach town with vibrant colors & a small community feel. Tall ceilings, well designed spaces, & generous master suite. Gas appliances include fireplace, range & water heater. Matching granite counters, pre-finished hard wood floors throughout, & 2 car garage. A short walk to general store, the dock & one of the most spectacular beaches around. Owner/Builder built. MLS# 1552952, \$458,000. Brian Sorensen, John L. Scott PT, 360-385-4115.

MARROWSTONE RESIDENTIAL

COME HOME TO PARADISE



Start your day with beautiful sunrise views of Admiralty Inlet, Cascade Mtns, Whidbey Island & shipping traffic from the oversized deck of this remodeled home set on 1.3 acre. Watch eagles soar from the large picture windows where natural light fills the home. Cathedral ceilings, updated kitchen appliances, 2nd sink w/instant hot water, extra deep freezer, heat pump. Large heated garage/shop w/10' wide sliding barn door, plenty of extra storage & 30Amp RV hookup w/water. Come home to paradise. MLS#1570408, \$525,000. Lynette Holloway/Joelle Boyce, John L. Scott PT, 360-385-4115.

RALPH WALDO EMERSON ONCE SAID "NATURE ALWAYS WEARS THE COLORS OF THE SPIRIT."



105 Fins Trails, Nordland, WA 98358 - Enjoy all the colors of nature year round in the native-plant gardens, ponds and trails that meander through your own woods. At the heart of this custom home is the great room inviting the outdoors in, open to the gourmet kitchen, featuring a Rumsford fireplace and radiant floor heat. Master suite is separate from

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ASK THE EXPERTS...

I want to sell my home this year. Is now a good time?



Yes, is the short answer! There are buyers in the marketplace looking both on-line and in person, making showing appointments with their Realtor. Multiple offers in certain of our communities or with certain types of homes are still happening!

As of the end of April, pending sales in Jefferson County were only down 3% from same time last year and less than 1% lower than last year in Port Ludlow. Countywide, home sale prices are still trending up, averaging \$347,702 an increase of 7% over same time last year. In the Port Townsend zip code, prices are up 8% (\$388,456 average).

Right now, the number of homes for sale is lower than last year; down 7% in the county, 11.8% in Port Townsend and 2.5% in Port Ludlow. We are, however, starting to see that trend reverse which means the longer you wait to list your home, the more competition you will face. Waiting to list until later this year could mean your home sells for a lower price or you experience longer days on the market due to more homes to choose from.

We are standing by to answer your questions about our current market and whether now is the right time to list. Our agents are skilled at using PPE and employing clean practices to keep you, your home, and our buyers safe during this time. We have also incorporated new ideas and innovative techniques with which to successfully market your home. Give us a call today.

**Karen Best, Owner
Coldwell Banker Best Homes**

Guiding You Home



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<http://www.cbbesthomes.com/office-closures>

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