

INSIDE

PORT TOWNSEND | PORT LUDLOW | JEFFERSON COUNTY

REAL ESTATE

CURB APPEAL ATTRACTS BUYERS

JUNE 2020



A supplement to the June 10, 2020 Jefferson County / Port Townsend Leader

3 ways to give your home's curb appeal a boost

(BPT) - Homeowners only get one chance to make a first impression. That's one chance to impress potential buyers, family, friends and neighbors with the first thing they see: your home's exterior.

From simple upgrades to meticulous landscaping projects and replacing an outdated roof, there are dozens of options to enhance the appearance of your home's exterior. Improvements don't need to break the bank or take a year to complete. By focusing on three simple areas, you can change the entire look of your home that you'll appreciate every time you pull into your driveway.

1. Landscaping

The key to curb appeal is balancing what makes you happy with what works in your community. Take a moment to observe the types of trees, plants and flowers in your surroundings and look for ways to incorporate them into your yard.

Planting flowers is one of the easiest, most cost-effective ways to make an impact. Flowers along the sidewalk, in front of the house, inside flower boxes, pouring out of hanging baskets, or even in berms and raised garden beds, provide a boost to your curb appeal. Exercise your creativity by combining plants of different height, texture and color in the same container. By sticking to perennial plants native to your environment, you will not have to worry about replanting every year.

2. Roofing

Redesigning the style and color of your roof is a dramatic and effective strategy for improving curb appeal.

"Your roof accounts for 50% of your home's exterior," said Stephen McNally, vice president of sales and marketing for TAMKO Building Products LLC. "Updating the shingles on your roof is going to make a huge impact on the overall



appearance of your home - take advantage of it."

Start by evaluating roofing choices for compatibility with your existing siding as well as the style of your home. If your home has a busy exterior with more than one contrasting color, try adding a classic, rustic color like TAMKO's Weathered Wood. If your home's exterior is a more neutral shade, try adding a vibrant colored shingle to stand out in your neighborhood. To learn more visit www.tamko.com.

3. Paint

Whether you're updating your color scheme or applying a fresh coat, painting is an easy way to update your home's look from the street in a big way. Depending on your budget, this project can be big or small. To make the most significant impact, consider painting the entire house. This will bring new life to paint that has lost its luster or possibly a new palette of color to incorporate into your yard. Although this project can call for a larger investment, the result will pay off in the end.

If your budget is more limited, focus on the areas that catch the eye. Give shutters and trim a fresh coat of paint, or paint the front door a bright shade of red or blue.

You don't have to make a large investment to make a large impact. Focusing on key areas of your home's exterior will refresh the entire appearance of the home and provide a facelift that's within your reach.



PUBLISHED BY
THE PORT TOWNSEND LEADER, LLC
An independent company

Printed on recycled paper.
226 Adams St., Port Townsend WA 98368
Phone: (360) 385-2900
Fax: (360) 385-3422

Email contact:
(First initial, last name)@ptleader.com

News deadlines: Arts, community calendar, 1 p.m. Wednesday. Press releases, letters to the editor, 10 a.m. Friday. **Advertising deadlines:** Entertainment, Noon Friday. Display, Noon Monday

Publisher:
Donna Etchey
detchey@ptleader.com

Editor:
Brian Kelly
bkelly@ptleader.com

Newsroom:
Lily Haight
lhaight@ptleader.com
Carmen Jaramillo
cjaramillo@ptleader.com

Circulation:
Travis Vance
tvance@ptleader.com
subscriptions@ptleader.com

Front Office:
Cate Winters (Manager)
frontoffice@ptleader.com
Josh Hamilton
(Classified Manager)
jhamilton@ptleader.com
legals@ptleader.com

Advertising:
Josh Hamilton
LJ Schneider
Travis Vance

Production:
Linda Hanlon
Rainier Powers

Subscriptions: Print edition and full website edition: \$52 per year in county; \$66 per year out of county.

Fine print: Copyright © 2020; written permission required for reprint or reuse. The Leader is not responsible for advertising errors or omissions, or views expressed by advertisers. Published Wednesdays. Periodical postage paid at Port Townsend and other offices.

Postmaster: Send corrections to the Leader at the above address. Qualified as a legal newspaper under Washington law (USPS #438-920). Proud to be the official newspaper for Jefferson County, Port Townsend and all other local government jurisdictions.

LISTINGS

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/>

BOUTIQUE HOTEL



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. Property also has 9 garden level offices, one main level retail space & large conference room. Features include courtyard with award winning gardens, additional commercial space for added revenue, experienced personnel, classic Victorian furniture, fixtures and finishes. Consistent top rating on Trip Advisor. MLS#1550538, \$2,000,000. Steve Kragt, John L. Scott PT, 360-301-6484.

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.

FABULOUS PORT TOWNSEND OPPORTUNITY



Peninsula Floors and Furnishings Building and Business is now available as a turnkey op-

eration with it's Prime A+ location as the first storefront business you see as you enter into Port Townsend on SR 20- Upper Sims Way. 14,416 sqft building including warehouse & loading area, abundant parking and open floor plan make the possibilities endless for this rare large commercial building with 175' of Hwy. frontage. Opportunity exists to purchase building alone. MLS#1601556, \$1,900,000. Terry McHugh, John L. Scott PT, 360-301-1763.

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.

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

▼ Continue to page 4



Thinking of buying or selling a home or land?

I can help...

Teren MacLeod

360-774-1441
ptproperty.com

"I highly recommend Teren MacLeod as the person to help you sell your home." Mary C.



Call, Text, E-Mail, Video Conference
Moving soon to a NEW location: 1046 Water St.

WITH YOU EVERY STEP OF THE WAY.



The largest inventory of residential rental properties in Port Townsend & Jefferson County.

TBPM, where integrity comes first.

Full Property Management Services • Tenant-Finding Services
Six to Twelve Month Leases • Fair-Market Rental Analysis • Commercial Lease Space

TOWNSEND BAY
PROPERTY MANAGEMENT, INC.
360-385-3896

Email: tbpm@townsendbay.net • www.townsendbay.net



The Leader
Stay in touch.

\$33 for a six-month in-county subscription.



IN DEPTH • IN TOUCH • INDEPENDENT • SINCE 1889

LISTINGS

▼ Continued from page 3

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 timohorvath@hotmail.com

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.

306 E CASCADE AVE., PORT TOWNSEND, WA 98368

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.

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.

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.

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.

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.

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 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.

CAPE GEORGE VACANT LAND

Build your new home in the fun and friendly community of Cape George Colony. Enjoy all the neighborhood amenities including private beach, marina, boat launch, indoor pool and fitness center, workshop, clubhouse and picnic gazebo, pickleball, and more. This .28 acre lot is located in a quiet, central location within the neighborhood. The south edge of the property backs to community green space. Come explore the property and envision the possibilities. MLS#1594201, \$45,000. Ellen Niemitalo, 360-531-4313, Steven Kraght, 360-301-6484, John L. Scott PT.

COMMERCIAL VACANT LAND IN 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.

HIGH UP AT THE TOP



Fabulous opportunity to own 30,000 sq ft 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

▼ Continue to page 5



LEAVITT TRUCKING & EXCAVATING

CONT REG # LEAVIT 1150 NK
(360) 385-4200
 13584 AIRPORT CUT OFF RD.



- ▶ Road & Street Clearing
- ▶ Land Clearing
- ▶ Foundation Excavation

LISTINGS

▼ Continued from page 4

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

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.

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.cbbesthomes.com/>

OCEAN GROVE OUT SIDE 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-bedroom community drain-field 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 just down the street on Cape George Road. MLS#1547410, \$139,950. Lynette Holloway, John L. Scott PT, (360)774-0135.

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

PORT TOWNSEND VACANT LAND

Large parcel with mature trees, 7.4 acs. zoned R-3 (multi-family) possible 90+ lots or simply build your dream house, close to where all the action is soon to be taking place. This parcel is ready to go with all utilities recently extended to each right of way corner and all road / drainage work completed along with the paved non-motorized trail across the street. Perfect location for a private homestead or develop as you want. MLS#968436, \$600,000. Terry McHugh, John L. Scott PT, 360-531-1763.

PORT TOWNSEND VACANT LAND

Port Townsend country living- 6.2 acs. zoned R-2, possible 43 lots on Rainier St. just north of Discovery Rd. round-a-bout. Water and sewer mains installed with connection stubs at each right of way. This is a raw untouched sunny parcel that is fully treed with tons of potential and options. This land is ready to be developed to the zoning or simply build your dream house on a beautiful private parcel in the City of PT. MLS#968397, \$400,000. Terry McHugh, John L. Scott PT, 360-301-1763.

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 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.

SOUTH OF PORT TOWNSEND VACANT LAND

Two 5-acre parcels a mile south of Port Townsend. Each parcel is 315x695 with 330' frontage on paved Old Ft. Townsend Rd. State park is at East end of road with beaches & picnic/camping facilities. Power & phone on road. One could serve both properties. PUD water is possible with an extended water main. Both parcels were logged about 25 years ago & covered with Alder, some Fir & Cedar with eastern parcel having a better cover of Fir and Cedar also slightly higher to rolling terrain. MLS#1607601, \$135,000. MLS#1607601, \$120,000. Bill Perka, 360-531-2310. Joelle Boyce, 360-634-9555, John L. Scott PT.

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

▼ Continue to page 6

John L. Scott®

REAL ESTATE

Port Townsend

We are here for all your Real Estate needs



Serving Port Townsend, Port Ludlow, and surrounding areas for over 35 years

2219 W. Sims Way Port Townsend, WA 98368 jlspt.com 360-385-4115

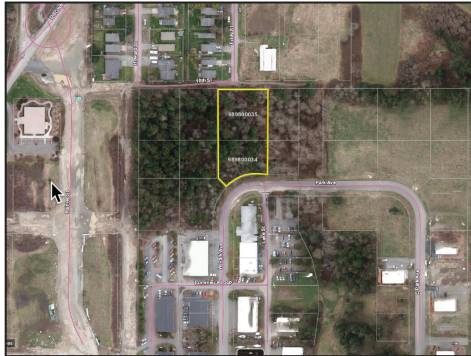
Photo: Ari Stepp

LISTINGS

▼ Continued from page 5

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 the Rainier St. connection to Discovery Rd. Many exciting start-ups! 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 (36)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, \$109,000.

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

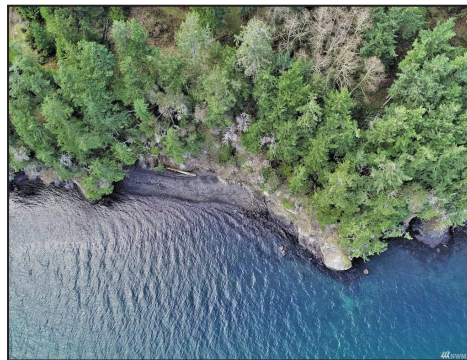
Petanque courts. MLS#1282937, \$79,500. Lyn Hersey, John L. Scott PT, 360-385-4115.

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

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, (36)301-3694, pam@pambegleyrealtor.com, www.cbbesthomes.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., (36)301-9698.

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 timohorvath@hotmail.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

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 \$13000! 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, (36)301-1710,

karen@karenbest.com, www.karenbest.com

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

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, (36)821-3177, https://hcarlson.cbbesthomes.com/

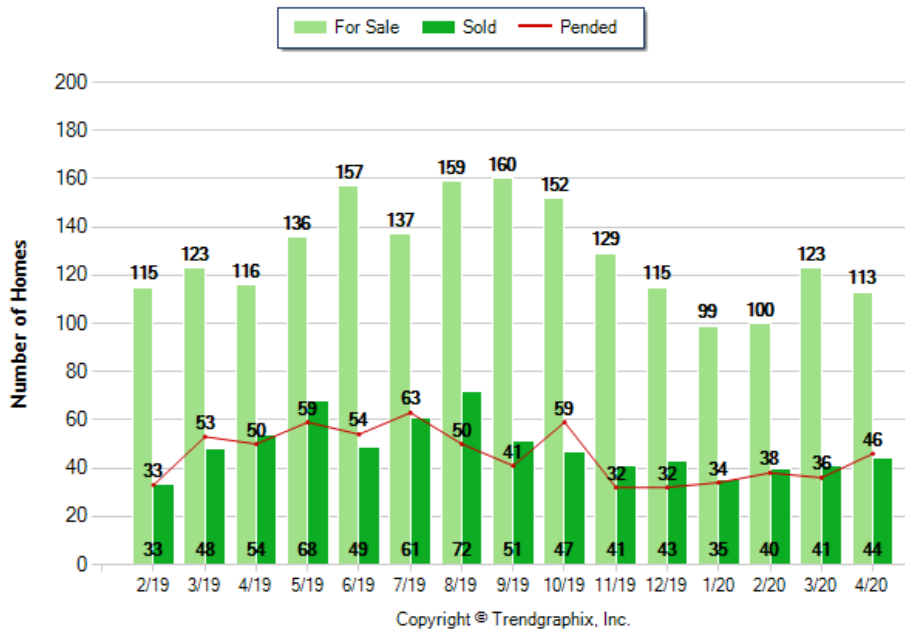
COMMANDING VIEWS OF THE SHIPPING LANES!



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, (36)301-1710, karen@karenbest.com, www.karenbest.com

▼ Continue to page 8

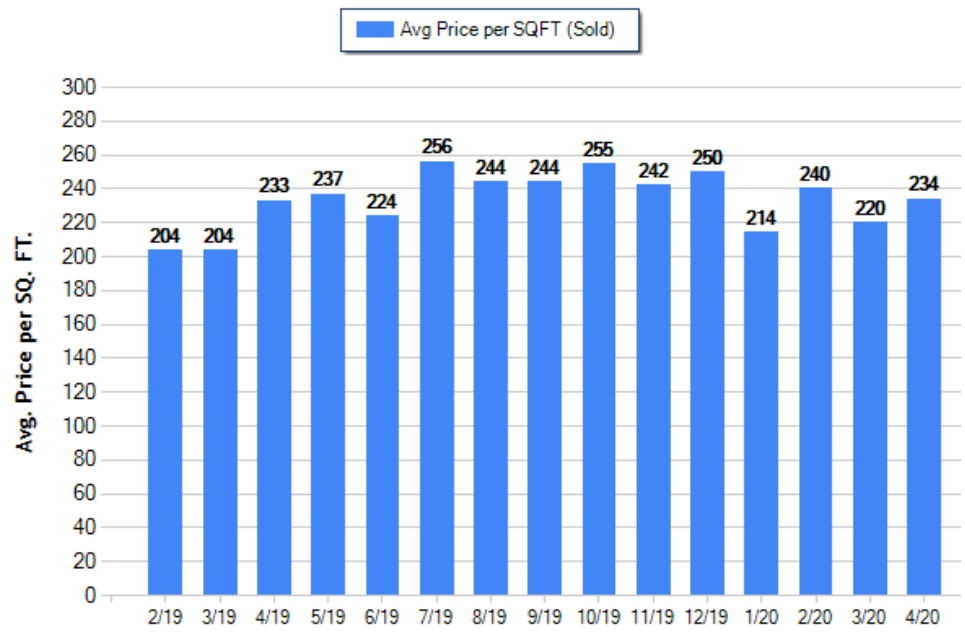
Number of Homes For Sale vs. Sold vs. Pended (Feb. 2019 - Apr. 2020)



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Apr. 20	Mar. 20	% Change	Apr. 20	Apr. 19	% Change	Feb. 20 to Apr. 20	Feb. 19 to Apr. 19	% Change
For Sale	113	123	-8.1% ▼	113	116	-2.6% ▼	113	116	-2.6% ▼
Sold	44	41	7.3% ▲	44	54	-18.5% ▼	125	135	-7.4% ▼
Pended	46	36	27.8% ▲	46	50	-8% ▼	120	136	-11.8% ▼

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	6/1/20 - 6/1/20	5/1/20 - 5/1/20	% Change	6/1/20 - 6/1/20	6/1/19 - 6/1/19	% Change	1/1/20 - 6/1/20	1/1/19 - 6/1/19	% Change
For Sale	123	114	7.9% ▲	123	157	-21.7% ▼	123	157	-21.7% ▼
Sold	2	1	100% ▲	2	0	N/A	192	230	-16.5% ▼
Pended	2	3	-33.3% ▼	2	1	100% ▲	210	236	-11% ▼

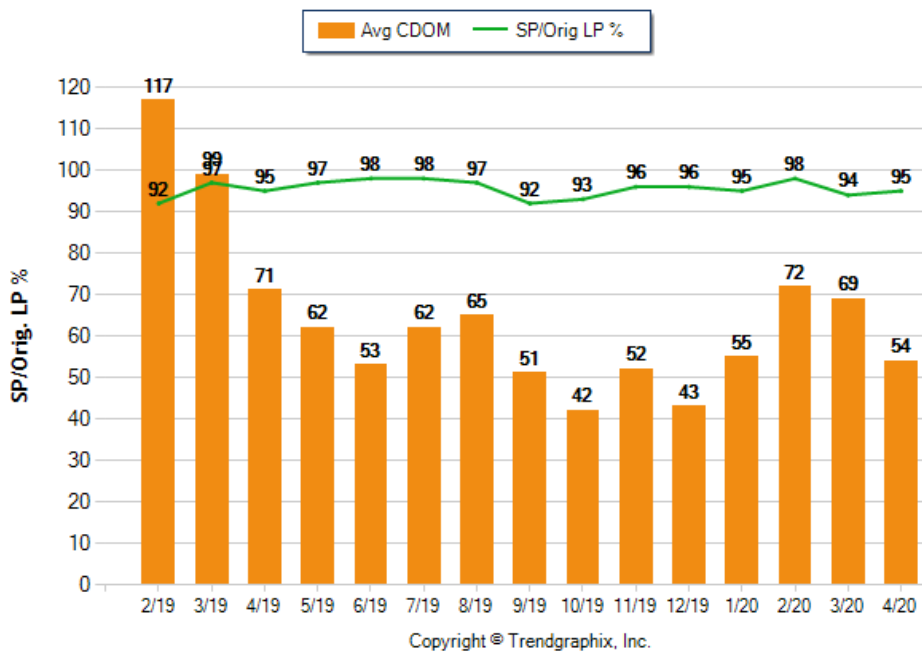
Average Price per SQFT (Sold) (Feb. 2019 - Apr. 2020)



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Apr. 20	Mar. 20	% Change	Apr. 20	Apr. 19	% Change	Feb. 20 to Apr. 20	Feb. 19 to Apr. 19	% Change
Avg. Sq. Ft. Price (Sold)	234	220	6.4% ▲	234	233	0.4% ▲	231.33	215.6	7.3% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	6/1/20 - 6/1/20	5/1/20 - 5/1/20	% Change	6/1/20 - 6/1/20	6/1/19 - 6/1/19	% Change	1/1/20 - 6/1/20	1/1/19 - 6/1/19	% Change
Avg. Sq. Ft. Price (Sold)	288	249	15.7% ▲	288	0	N/A	226	223	1.3% ▲

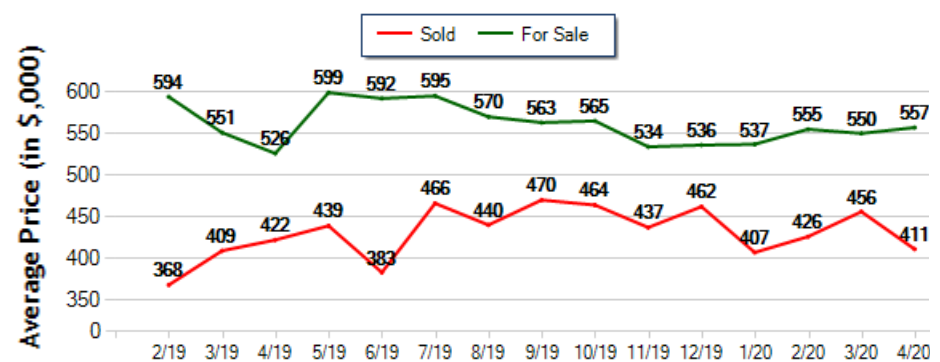
Avg CDOM & SP/Orig LP % (Feb. 2019 - Apr. 2020)



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Apr. 20	Mar. 20	% Change	Apr. 20	Apr. 19	% Change	Feb. 20 to Apr. 20	Feb. 19 to Apr. 19	% Change
Avg CDOM	54	69	-21.7% ▼	54	71	-23.9% ▼	65	92	-29.3% ▼
Sold/Orig LP Diff. %	95	94	1.1% ▲	95	95	0%	96	95	1.1% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	6/1/20 - 6/1/20	5/1/20 - 5/1/20	% Change	6/1/20 - 6/1/20	6/1/19 - 6/1/19	% Change	1/1/20 - 6/1/20	1/1/19 - 6/1/19	% Change
Avg CDOM	21	6	250% ▲	21	0	N/A	60	81	-25.9% ▼
Sold/Orig LP Diff. %	100	104	-3.8% ▼	100	0	N/A	96	95	1.1% ▲

Average Price of For Sale and Sold (Feb. 2019 - Apr. 2020)



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Mar. 20	% Change	Apr. 20	Apr. 19	% Change	Feb. 20 to Apr. 20	Feb. 19 to Apr. 19	% Change	
For Sale	550	1.3% ▲	557	526	5.9% ▲	554	557	0.5% ▼	
Sold	456	-9.9% ▼	411	422	-2.6% ▼	431	404	6.7% ▲	

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	5/1/20 - 5/1/20	% Change	6/1/20 - 6/1/20	6/1/19 - 6/1/19	% Change	1/1/20 - 6/1/20	1/1/19 - 6/1/19	% Change	
For Sale	561	8% ▲	606	592	2.4% ▲	606	592	2.4% ▲	
Sold	502	57.4% ▲	790	0	N/A	424	418	1.4% ▲	

Statistics Provided By



Call if you have questions: 360-385-4115

LISTINGS

▼ Continued from page 7

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.

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 Walkker, 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.

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 founda-

tion 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, Cessna or Piper. Clear approaches both east & west. Hangar & shop midfield. Easy access from both Mason Street & Cedar Ave. Just a short hop over to the Jefferson County International Airport w/all of its services & the Spruce Goose Cafe. Local group actively working on getting sewer in Port Hadlock. Once that happens this investment property will be prime for development. Airplane in photos not included. MLS#1609027, \$900,000. Richard Hild, John L. Scott PT, 360-521-1889.

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.

MARROWSTONE VACANT LAND

Get-away retreat! Flat 5.27 acre lot. Mystery Bay State waterfront park just down the street and the Nordland country store for morning coffee just a bit further. No C,C & R's. What a great spot. Bring your kayak. MLS#1597377, \$222,000. Richard Hild, John L. Scott PT, 360-531-1889.

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.

WATERFRONT RESIDENTIAL

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, karena@karenawells.com, www.cbbesthomes.com

PORT TOWNSEND RESIDENTIAL

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>

BEAUTIFULLY REMODELED KALA POINT CONDO WITH AMAZING WATER VIEWS FROM ALMOST EVERY ROOM!



10 Harborview Drive #8, Port Townsend, WA 98368 - Special features include: adorable, efficient kitchen with new appliances, countertops, sink & cabinets; new flooring, windows & paint throughout; updated bathroom(s); master suite with ensuite master bath & open concept living in order to capitalize on the views! Space for outdoors enjoyment on both front & back patios! It's spectacular! MLS#1602252, \$349,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177, holleycarlson@gmail.com, <https://hcarlson.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

▼ Continue to page 9

LISTINGS

▼ Continued from page 8

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 endow the hall. Upstairs is dedicated to a "lofty" Master Suite with tons of storage and a big light filled bath. New roof Feb 2019! \$499,900. Ian Meis, RE/MAX FIRST, INC., MLS#1524367

CONDOMINIUM WITH A VIEW

Enjoy unobstructed views of snowcapped mountains, Port Townsend Bay, and Kah Tai Lagoon from this FURNISHED 3rd floor condo located in the Uptown area of Port Townsend. This fully furnished condo features 2 bedrooms, 1 full bath, washer/dryer, laminate flooring throughout, storage closet on deck, and additional storage in lower level laundry area. There is 1 assigned parking space + plenty of add guest parking. Located near, pool, library, food coop, restaurants, movie theater, public trails. MLS#1603485, \$210,000. Bobbie Nutter, 360-301-1684, John L. Scott PT.

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/>

FABULOUS VALLEY VIEW HOME ON 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.

GRACIOUS HOME WITH MAIN FLOOR LIVING



This gracious home in beautiful Kala Point offers main floor single-level living + space upstairs for hobbies & guests. Living room features vaulted ceiling, gleaming hardwood floors, wood-burning fireplace. Comfortable family room adjoins kitchen w/butler's pantry. Master suite with access to deck. Upstairs guest suite, bonus rm, loft bedroom & office. Endless storage. Large deck, beautifully landscaped private back yard w/garden shed. Resort-like amenities: private beach, pool, tennis & more. MLS#1607403, \$500,000. Ellen Niemitalo, John L. Scott PT, 360-531-4313.

INNOVATIVE 2 BEDROOM DESIGN USING ECLECTIC NATURAL MATERIALS

Enjoy 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

KALA POINT CONDO - PENDING



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.

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

MAGICAL WATERFRONT



Just outside of Port Townsend, a tranquil journey off the beaten path leads you to the doorsteps of a magical waterfront property. Quintessential Northwest landscape w/a mixture of soaring evergreens, sunny openings & vistas with expansive views of the San Juan Islands & Straits. Architecturally appealing home reminiscent of east coast builds; sturdy, well-crafted, made to last. Great care & thought went into the genesis of the land, taking sun, privacy, character into consideration. A true gem. MLS#1604919, \$675,000. Steven Kraght, 360-310-6484, or Lori Kraght, 360-301-1069, John L. Scott PT.

MAPLEWOOD MEADOWS



This like-new home in Maplewood Meadows offers elegant yet comfortable living spaces. Light-filled living room w/propane fireplace & vaulted ceilings. Open concept dining area flows into well-appointed kitchen with walk-in pantry. Covered back patio perfect for entertaining or relaxing. Upstairs is master suite, plus 2 add'l bedrooms, full bath & laundry rm. Great storage throughout. 2-car garage, spacious yard w/fenced section for pets/play. 10 minutes to downtown Port Townsend. Pls see video. MLS#1575064, \$465,000. Ellen Niemitalo, John L. Scott PT, 360-531-4313.

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, includ-

ing 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

PERFECTLY SPOTLESS & WELL-MAINTAINED SINGLE LEVEL HOME ON QUIET KALA POINT CUL-DE-SAC



14 Compton Place, Port Townsend, WA 98368 - Features include: New roof, heat pump, exterior paint & hardwood floors. Spacious master bedroom with walk-in closet, large updated bathroom with dual shower heads; 2 additional bedrooms at opposite end of house with their own full bath; dining room French doors open to a beautiful covered deck overlooking the lush backyard; custom built floor to ceiling wood pantry shelves; 2 car garage & all Kala Point amenities. MLS#1601864, \$439,000. Holley Carlson, Coldwell Banker Best Homes Port Townsend, (360)821-3177, <https://hcarlson.cbbesthomes.com>

PRISTINE WATERFRONT



Tranquility surrounds this NW masterpiece gracing 430 ft of pristine waterfront. Featuring endless views of Discovery Bay, this custom-crafted home offers seamless indoor/outdoor living, flowing from intimate courtyards to grand gathering areas. Elegance, character & artistry are woven throughout. Impeccable detail, flawless finishes. Glorious chef's kitchen. Master suite w/stunning bath. Spacious guest quarters. Path to beach. Near golf & regional airport. Consummate comfort & style. MLS#1591620, \$2,400,000. Ellen Niemitalo, John L. Scott PT, 360-53-4313.

STYLISH OPEN PLAN W/VAULTED CEILINGS

This one is move-in ready (the interior was recently painted & refreshed). Located in

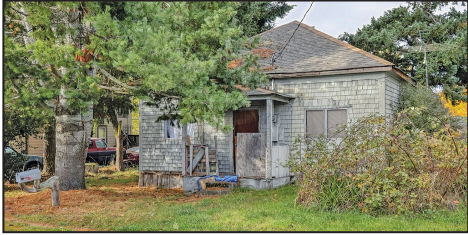
▼ Continue to page 10

LISTINGS

▼ Continued from page 9

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.

WATER AND MOUNTAIN VIEWS



Views of the water, mountains & spectacular sunsets can be yours from this light filled, updated home in the desirable Cape George Cmty. Large cozy front porch for enjoying summer evenings. Energy efficient & well maintained, including functional flexibility. Open kitchen looks into living room. Easy flow from room to room. Propane stove for comfort on cold evenings. Detached & insulated 600 sq ft shop. Professionally cleaned & ready for new owner. Pride of ownership shows in this one. MLS#1597392, \$315,000. Joelle Boyce, John L. Scott PT, 360-643-9555.

WELCOME TO THIS LIGHT-FILLED, WELL-DESIGNED, ATTRACTIVE HOME!

21 S. Lyter Ave., Port Townsend, WA 98368 - This 2 bedroom home functions as a 3 bedroom plus & provides peek-a-boo views of the bay & sound from both downstairs & upstairs. The spacious level lot has been attractively landscaped, large deck is perfect for entertaining. A comfortable, livable home in a lovely, quiet neighborhood with nearby access to walking trails, Chima-cum Creek & secluded beach—absolutely ideal! Minutes to downtown PT. MLS#1595976, \$425,000. Teya Walkker, Coldwell Banker Best Homes, (360)643-9000, teya.cbbesthomes.com

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

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

ENERGY EFFICIENT, LIGHT & BRIGHT!



102 Timber Ridge Drive | Port Ludlow, WA 98365 Soaring ceilings, open floor plan! New kitchen appliances, two ensuites, 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

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

HOME, SHOP, WITH BONUS ROOM, AND STUDIO!



35 Evans Lane, Port Ludlow, WA 98365 - Quality 2 bedroom home plus dream shop & bonus room! Main home details listed. Gorgeous kitchen has lots of storage. Open floor plan with soaring ceilings, built-ins, cherry floors. Master suite boasts remodeled bath, walk-in closet & deck. Detached studio for

the hobbyist or gardener. Has professional 3-bay shop. Above shop is a great office/multipurpose space. Beach club membership included! MLS#1577570, \$563,000. Pam Begley & Karena Wells, Coldwell Banker Best Homes, (360)301-3694, pam@pambegleyrealtor.com

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

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

▼ Continue to page 11

LISTINGS

▼ Continued from page 10

WATERFRONT CONDO

This one 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. 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

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

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 crawlspace, 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.

STARTER HOME OR DOWNSIZE



Great starter home or looking to remodel and flip. Priced to sell quickly. This home has three bedrooms, two bath Nice open floor plan with vaulted ceilings in kitchen and living room. Large master bedroom and bath with two sinks. Has single attached garage with extra room drywalled. Good size storage shed in backyard. Perfect yard for gardening. Fenced on three sides. Close to school, shopping and library. MLS#1607714, \$269,000. Lyn Hersey, John L. Scott PT, 360-301-5618.

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 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!



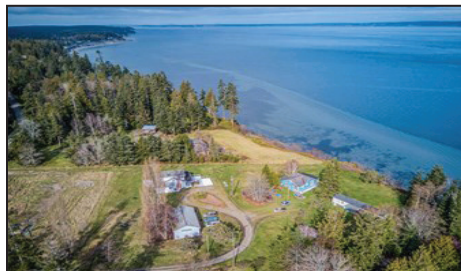
Cabin on Rhody Drive. Just behind is a mobile home that is also on the property and included in price. Both fixers are usually rented. Undermarket a bit, cabin rents \$500-\$600/month & mobile at \$450. That totals a nice payment if you buy on owner contract. There is an additional lot included behind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

MARROWSTONE RESIDENTIAL

COME HOME TO PARADISE - PENDING



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 the colors of nature year round in the native-plant gardens, ponds and trails that meander through your 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 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 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 timhorvath@hotmail.com

ASK THE EXPERTS...



Q: We want to purchase a home and will need financing. We hear that offers with financing keep getting beat out by cash offers. Any ideas for us?

A: The reason sellers prefer cash deals over financing is that cash is more certain. The fact is we have more buyers than we have homes for sale therefore Sellers are often receiving multiple offers. A cash offer means a buyer's credit worthiness is not an issue and no appraisal is needed to support the sales price. A low appraisal means either the seller agrees to sell for the (lower) appraised value, or the buyer brings in additional cash at closing to make up the difference.

To be more "cash-like" start your process early and get fully approved by a lender so that the loan process goes more quickly and is only about the house value - not your credit worthiness. Make sure you include an approval letter which lets the Seller know you have been approved for a loan in the amount of the purchase price. Two, consider waiving the low appraisal process which means you agree to bring in the shortfall at close if the house does not appraise for the sale price. Or, consider waiving the financing contingency all together (you risk losing your earnest money if you do not close).

Get permission to conduct a pre-inspection prior to making an offer. That way, you know the condition of the home prior to your offer and can omit the home inspection contingency which makes your offer stronger. If there is not time to get a pre-inspection shorten the timeline for the home inspection. Think about qualifying your inspection response such as a pass/fail inspection or no repairs on any single issue under \$3000.

Buying a home in today's market is a bit like running a marathon. You want to be fully prepared, committed to go the distance and you need to be "in it to win it". Our Realtors are great coaches and have many proven ideas on how to get you to the finish line and into your dream home. Give us a call.

Karen Best, Owner
Coldwell Banker Best Homes

Guiding You Home



Please visit our webpage for updates and helpful links:

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

Port Ludlow
9522 Oak Bay Rd
360.437.2278



COLDWELL BANKER
BEST HOMES

cbbesthomes.com

Port Townsend
234 Taylor Street
360.385.0836

Home | Awesomeness | Ingenuity | Excellence

WE ALL KNOW WHO REALLY OWNS THE HOUSE...



A FREE POUND of North American made Dog Biscuits? Just for Bringing in this ad? Get on it, humans!



Limit -1 coupon per person

Mon-Sat: 9:30am-6pm, Sun: 10am-4pm (PT only)

Bonita's Four-Legged Friends

1433 W. Sims Way, Port Townsend 10159 Old Olympic Hwy, Sequim

Draperies Northwest

(serving the Peninsula since 1983)



We have the largest selection of fabrics on the Peninsula



Custom Draperies - Shades
Custom Bed Spreads

- Free In-Home Estimates -

Call Jan Perry
to schedule an appointment

360.457.9776