

INSIDE

PORT TOWNSEND | PORT LUDLOW | JEFFERSON COUNTY

REAL ESTATE

Building Your Legacy

OCTOBER 2020

A supplement to the October 14, 2020 Jefferson County / Port Townsend Leader



5 easy and affordable DIY projects to prep your home for sale

The average American home has nine DIY jobs that need to be tackled, according to a study conducted by Porch.com. Fall is the perfect time to give your home a little TLC and start checking off projects on your to-do list. Here are five easy fall fixups to get your home ready for the upcoming season:

1) Paint the front door - Nothing gives your home an instant face lift like a freshly painted front door. Painted exterior doors can boost curb appeal, add character and provide a trendy but tasteful first



impression of your home. Choose a color that will make your front door pop and improve the look of your home's exterior in less than an afternoon.

2) Repair holes in the drywall - Whether the damage is small from a picture frame nail or anchor, or as large as doorknob damage, DAP's new Eclipse Rapid Wall Repair Patches make repairing holes in drywall so fast and easy, anyone can do it. DAP's Eclipse provides a durable, mess-free repair that requires no spackling, sanding or additional tools - simply patch the damage and it's ready to paint immediately, allowing projects to be finished in minutes, rather than hours or days.

3) Freshen up the landscaping - Planting new flowers or shrubbery is an easy way to bring pops of fall colors to the front of your home. Keep it simple and pick plants in one or two hues that contrast with the exterior of your home. Regular mowing and tending to weeds will always help your front yard look its best.

4) Replace the furnace filter - Dirty filters mean your furnace will likely work harder. Regularly changing the filters in your central air and heating system can significantly improve its efficiency and longevity, while easing the pressure on your wallet. In most

homes, filters should be changed monthly during the heating season. You should also have your furnace serviced periodically to make sure it is working properly and to help avoid larger repairs later on when the temperature drops.

5) Seal window and doors - Small gaps and cracks around windows and doors can allow cold air and rain to make its way inside. Keep your home protected and warm during the fall and winter seasons by replacing worn exterior caulk with DAP Dynaflex Ultra Advanced Exterior Sealant. Dynaflex Ultra uses DAP's exclusive WeatherMax Technology to create a waterproof and weatherproof seal that won't crack or discolor over time.

For more tips to help tackle your fall home improvement checklist, visit www.DAP.com.



LISTINGS

PORT TOWNSEND LAND

11 PLUS WOODED ACRES

Just minutes outside of Port Townsend. Several building sites & has a variety of Maple & Evergreen trees. Property backs up to forest land & is surrounded by large parcels offering complete privacy. Most of the acreage is level & would lend itself to horses, etc. MLS#1523274, \$295,000. Steven Kraght 360-301-6484 or Lori Kraght 360-301-1969, John L Scott Real Estate PTT.

14+ ACRES OF MIXED USE COMMERCIAL (M/C)

The property is 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 Real Estate PTT, 360-301-1763.

4 LOTS IN TOWN WITH UTILITIES AT/IN STREET

20,000 sqft parcel surveyed. Biking/Hiking trails to town. Wetland Assessment was completed on NW Lot. Buffer Delineation is almost done. Consult w/City planners to verify requirements. Perfect for an individual, a family compound or developer. MLS#1502990, \$109,000. Jan Marquardt, John L Scott Real Estate PTT, 360-301-4611.

BUILDING & SEPTIC PERMIT APPROVED

Septic drain lines installed. Building plans available to buyer at closing. Ask your broker for the proposed building pictures & floor plan. Cape George amenities. 15 minutes to Victorian Port Townsend. Bring your builder, get started right away. MLS#1624125, \$87,000. Richard Hild, John L Scott Real Estate Port PTT, 360-531-1889.

COMMERCIAL LAND

Premium commercial parcels, 102,366 Sq. Ft. , located on the new Rainier Street with visibility from both Discovery Road & Sims Way! Stub outs in place for city water and sewer with electrical vault on site makes these lots ready for use! Zoned CII-S Rainier Street / Upper Sims Sub-Area - See PTMC Chapter 17.31. MLS# 1646299, \$650K. Holley Carlson, Coldwell Banker Best Homes | 360.821.3177 | holleycarlson@gmail.com | hcarlson.cbbesthomes.com

COMMERCIAL LAND

Wonderful opportunity to have small individual work spaces for rent or eventually to turn into condos. 20,909 sq. ft. Seller Financing Available! MLS# 1649108, \$130K. Holley Carlson, Coldwell Banker Best Homes | 360.821.3177 | holleycarlson@gmail.com | hcarlson.cbbesthomes.com

DISCOVERY RD. ROUND-A-BOUT.

Water & sewer mains installed w/connection stubs at each right of way. This is a raw untouched sunny parcel that is fully treed w/tons of potential. This land is ready to be developed to the zoning or simply build your dream house on a beautiful private parcel. MLS#968397, \$400,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

DOUBLE LOT TOTALING 0.42 ACRE

1 water connection & a 2-bedroom community drain field allocation in Ocean Grove Estates w/community garden, 28 acre greenbelt, some water view, trails & private beach access on Discovery Bay. Port Townsend & all it has to offer is only a 10 minute drive away. MLS#1547414, \$100,900. Lynette M Holloway, John L Scott Real Estate PTT, 360-774-0135.

FUTURE INVESTMENT

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 Real Estate PTT, 360-385-4115 ext 578.

INSTALLED 2 BEDROOM SEPTIC SYSTEM

Enter this .37 acre lot on a delightful & gently curving & sloping driveway to a cleared building area for your new home. Lovely trees & community greenbelt provide privacy. Utilities on the property facilitates your building process. MLS#1505896, \$72,700. Lynette Holloway, John L Scott Real Estate PTT, 360-774-0135.

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Photo: Ari Stepp

LISTINGS

JUST OUTSIDE CITY LIMITS

Corner of Discovery and Jacob Miller Roads—just outside city limits—Alder covered, lots & blocks-1 block of property-total 10 lots-just above A-Plus Rental-zoned Residential [this listing is for block 5—block 4 also available-same price]. MLS#1571279, \$99,000. Bill Perka, John L Scott Real Estate PTT, 360-531-2310.

LARGE PARCEL WITH MATURE TREES

7.4 acs. zoned R-3(multi-family) possible 90+ lots or simply build your dream house. Ready to go w/utilities recently extended to each right of way corner & all road/drainage work completed along with the paved non-motorized trail across the street. MLS# 968436, \$600,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

LEVEL, SUNNY, PROPERTY ON QUIET CUL-DE-SAC

Over a 1/3 of an acre, all utilities are in, & soils of neighboring lots are good. Kala Point amenities: trails, access to Old Fort Townsend State Park, sugar sand beach, boat launch, indoor/outdoor pool, tennis & pickle ball courts. Minutes from Port Townsend. MLS#1671017, \$65,000. Steven Kraght 360-301-6484 or Ellen Niemitalo 360-531-4313, John L Scott Real Estate PTT

LOTS ABOVE THE FAIRGROUNDS

Fabulous opportunity to own 30,000 sqft off Cappy's Trails in the heart of Port Townsend. 6 Lots between 43rd and 44th Streets, 100ft from Hendricks; near the ongoing development on Grant and 43rd St. R1 zoning = 3 building sites of 10,000 sqft each. Buyer to consult with City. MLS#1531854, \$85,000. Jan Marquardt, John L Scott Real Estate PTT, 360-301-4611.

PORT TOWNSEND BUSINESS PARK

Just developed light industrial 12,000 sqft. corner lot with sewer, water & storm water connections stubbed into the lot. This lot is ready to build with a freshly paved new road along This lot will accommodate a 2,940 square foot building. MLS#1564239, \$120,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

RARE LARGE TIMBERED ACREAGE

Loaded with 35 y/o+ timber & over 1,400' of Larry Scott Trail frontage. Total size is 35~ acs. PUD drain field easement area = 5.9 acs, LST easement = approx. 1ac. PUD water/power is at the end of Discovery Ridge Rd. also drilled 8" cased well on site. MLS#1604675, \$475,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

RIII ZONING

2.2 acres of RIII zoning property on the West side of Discovery Rd. within the city limits. Check this out for your development dream. MLS#33818, \$115,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

TRAIL CREST READY TO BUILD LOTS

Port Townsend's newest addition is a 14 lot all-inclusive subdivision. Take the guess work & some of the expense out of new construction with a brand-new lot at Trail Crest. Lot 59 is a great example of the value to be had at Trail Crest, 10,918 sqft. 8 lots to choose from. MLS#1536290, \$92,500. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

PORT LUDLOW LAND

HELLO GOLFERS!

Parcel kissing the 1st Fairway of Port Ludlow's Championship Course! CCRs. Olympic Peninsula Resort Style Living with nearby 300-slip marina, hiking trails, beaches... golf course. Wait not! Call for details or visit www.mysoundbroker.com. MLS#1551209, \$49,900. Ruth Gribbin-Schmitt, Coldwell Banker Best Homes, (206)659-3939.

TRI-AREA LAND

BEAUTIFUL DOUBLE LOT IN MELWOOD TERRACE

Ready to build, 2 Water taps, electric, & 2 foundations in. You can choose to build on one or both lots. Use the existing plans or adapt the daylight basement foundation. Close to shopping, dining, and recreation. Seller financing considered. MLS#1483575, \$75,000. Dan Colvin, John L Scott Real Estate PTT, 360-774-0082.

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 Mason Street & Cedar Ave. Just a short hop to Jefferson County International Airport w/its services & the Spruce Goose Cafe. MLS#1609027, \$900,000. Richard Hild, John L Scott Real Estate PTT, 360-531-1889.

PRIME COMMERCIAL / RESIDENTIAL LAND

Over an acre of level land just off Rhody drive with plenty of potential. Water and power on the property. 3 phase power close by. 2 BR septic was installed some years ago for a removed mobile home. This property is zoned UGA-C consult the county for land use. MLS#1666460, \$379,000. Dan Colvin, John L Scott Real Estate PTT, 360-774-0082.

VERY RARE- 10+ ACRES IN 2 SEP. TAX PARCELS ZONED LIGHT INDUSTRIAL



Several outbuildings, 2 large shops, very unique & useful acreage close to Hwy104. Drilled well & permitted/installed 3 bm septic. (1950's- 60's) was fuel depot w/above ground storage tanks of diesel & gasoline & the 1970's until recently as a saw mill, now for cider production. MLS#1663194, \$295,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

MARROWSTONE LAND

GORGEOUS WEST FACING MARROWSTONE ISLAND WATERFRONT



With endless views of Olympic mts & Kilisut Harbor. 5 acre parcel w/towering conifers, water tap paid/meter installed. 1.5 miles to Fort Flagler SP. It's easy to visualize your driveway snaking through the mature forest to the most awesome view building site. MLS#1189952, \$419,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.



PUBLISHED BY THE PORT TOWNSEND LEADER, LLC

An independent company

Printed on recycled paper.

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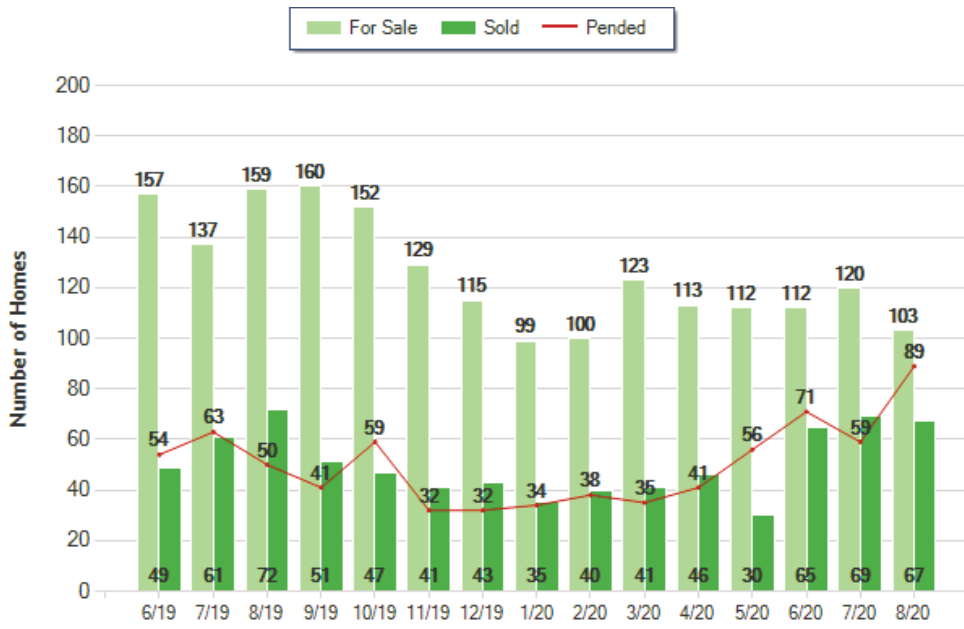
SUBSCRIPTIONS: Print edition and full website edition: \$52 per year in county; \$66 per year out of county.

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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.

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

Number of Homes For Sale vs. Sold vs. Pended (Jun. 2019 - Aug. 2020)

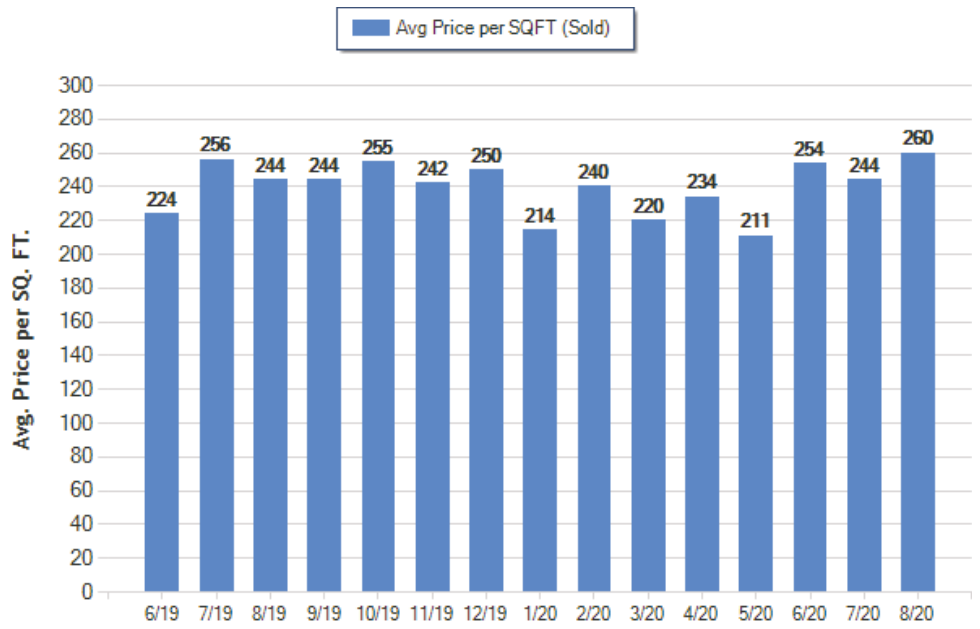


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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Aug. 20	Jul. 20	% Change	Aug. 20	Aug. 19	% Change	Jun. 20 to Aug. 20	Jun. 19 to Aug. 19	% Change
For Sale	103	120	-14.2% ▼	103	159	-35.2% ▼	103	159	-35.2% ▼
Sold	67	69	-2.9% ▼	67	72	-6.9% ▼	201	182	10.4% ▲
Pended	89	59	50.8% ▲	89	50	78% ▲	219	167	31.1% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	10/1/20 - 10/4/20	9/1/20 - 9/4/20	% Change	10/1/20 - 10/4/20	10/1/19 - 10/4/19	% Change	1/1/20 - 10/4/20	1/1/19 - 10/4/19	% Change
For Sale	87	110	-20.9% ▼	87	152	-42.8% ▼	87	152	-42.8% ▼
Sold	5	16	-68.7% ▼	5	8	-37.5% ▼	484	471	2.8% ▲
Pended	6	8	-25% ▼	6	13	-53.8% ▼	502	456	10.1% ▲

Average Price per SQFT (Sold) (Jun. 2019 - Aug. 2020)

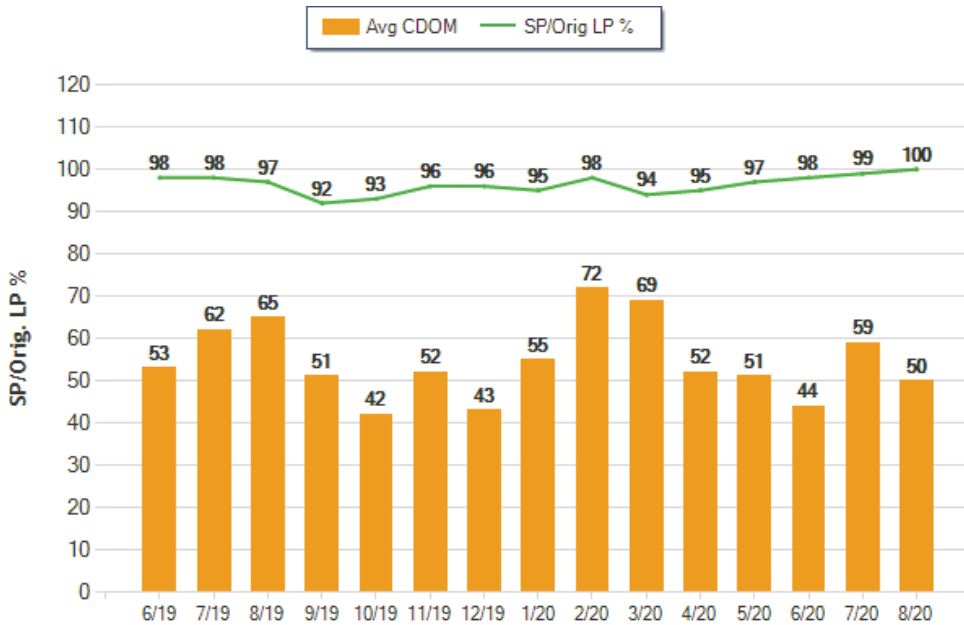


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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Aug. 20	Jul. 20	% Change	Aug. 20	Aug. 19	% Change	Jun. 20 to Aug. 20	Jun. 19 to Aug. 19	% Change
Avg. Sq. Ft. Price (Sold)	260	244	6.6% ▲	260	244	6.6% ▲	252.57	242.64	4.1% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	10/1/20 - 10/4/20	9/1/20 - 9/4/20	% Change	10/1/20 - 10/4/20	10/1/19 - 10/4/19	% Change	1/1/20 - 10/4/20	1/1/19 - 10/4/19	% Change
Avg. Sq. Ft. Price (Sold)	283	259	9.3% ▲	283	278	1.8% ▲	243	234	3.8% ▲

Avg CDOM & SP/Orig LP % (Jun. 2019 - Aug. 2020)

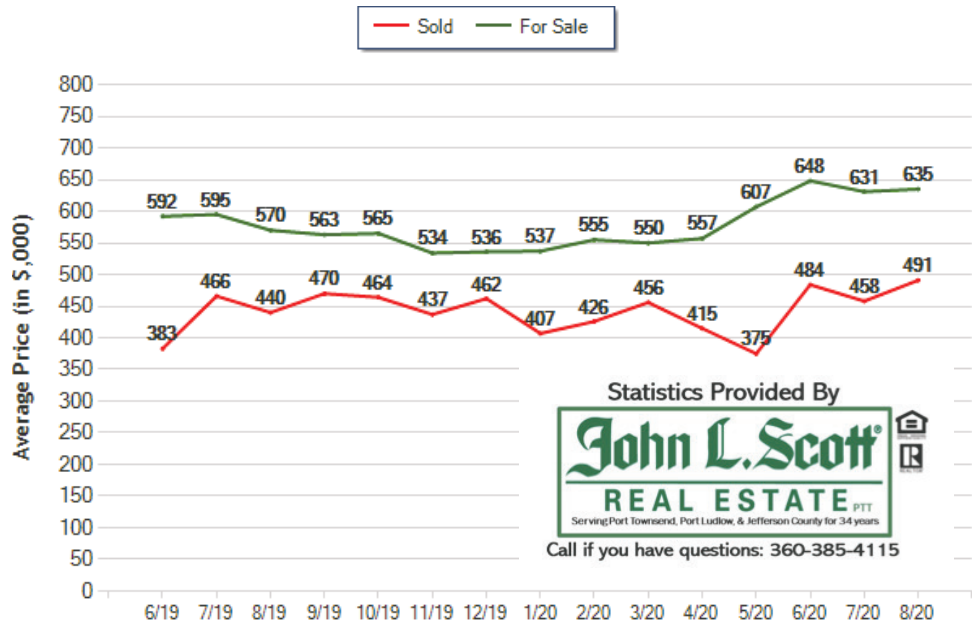


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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Aug. 20	Jul. 20	% Change	Aug. 20	Aug. 19	% Change	Jun. 20 to Aug. 20	Jun. 19 to Aug. 19	% Change
Avg CDOM	50	59	-15.3% ▼	50	65	-23.1% ▼	51	61	-16.4% ▼
Sold/Orig LP Diff. %	100	99	1% ▲	100	97	3.1% ▲	99	98	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		
	10/1/20 - 10/4/20	9/1/20 - 9/4/20	% Change	10/1/20 - 10/4/20	10/1/19 - 10/4/19	% Change	1/1/20 - 10/4/20	1/1/19 - 10/4/19	% Change
Avg CDOM	48	39	23.1% ▲	48	49	-2% ▼	54	69	-21.7% ▼
Sold/Orig LP Diff. %	90	100	-10% ▼	90	93	-3.2% ▼	97	96	1% ▲

Average Price of For Sale and Sold (Jun. 2019 - Aug. 2020)



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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Aug. 20	Jul. 20	% Change	Aug. 20	Aug. 19	% Change	Jun. 20 to Aug. 20	Jun. 19 to Aug. 19	% Change
Avg. Active Price	635	631	0.6% ▲	635	570	11.4% ▲	638	585	9.1% ▲
Avg. Sold Price	491	458	7.2% ▲	491	440	11.6% ▲	477	433	10.2% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	10/1/20 - 10/4/20	9/1/20 - 9/4/20	% Change	10/1/20 - 10/4/20	10/1/19 - 10/4/19	% Change	1/1/20 - 10/4/20	1/1/19 - 10/4/19	% Change
Avg. Active Price	642	635	1.1% ▲	642	565	13.6% ▲	642	565	13.6% ▲
Avg. Sold Price	337	504	-33.1% ▼	337	624	-46% ▼	461	433	6.5% ▲

Statistics Provided By
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LISTINGS

OUT OF AREA LAND

OAK BAY LAND: BEAUTIFULLY TREED ACREAGE

Two adjacent lots totaling over 2 acres, with some nice secluded building sites. Partial bay views may be possible with clearing. Two separate tax parcels for building two houses. Close to shopping & recreation. Lots of possibilities with these two buildable lots. MLS#1588929, \$145,000. Dan Colvin, John L Scott Real Estate PTT, 360-774-0082.

OAK BAY LAND: FABULOUS 4 ACRE PARCEL



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 Real Estate PTT, 360-301-1763.

PORT TOWNSEND RESIDENTIAL

COZY, NEW, ENERGY-EFFICIENT HOME



On just under 5 level secluded acres, minutes from town. 560 sq foot detached garage & separate 550 sq foot covered shop. 680 sq foot guest cottage with 3/4 bath sits privately behind the home. Lots of room for gardens, fruit trees & pets. Tons of storage. MLS#1656156, \$530,000. Dan Colvin 360-774-0082, Joelle Boyce 360-643-9555, John L Scott Real Estate PTT.

NEW CONSTRUCTION/PRE SALE



One story home, on large lot, in a great location. Master separate from guest rooms.

Great room concept, w/ two skylights, granite counter tops, two car garage, master bathroom w/walk in shower, stainless steel appliances.

Just minutes to Port Townsend's amenities.

MLS#1660170, \$585,000. Steve Kraght, John L Scott Real Estate PTT, 360-301-6484.

TRANQUILITY SURROUNDS THIS NW MASTERPIECE



430 ft of pristine waterfront. Featuring endless views of Discovery Bay, this custom-crafted home offers seamless indoor/outdoor living.

Glorious chef's kitchen. Master suite w/ stunning bath. Path to beach. Near golf & regional airport. Consummate comfort & style.

MLS#1591620 \$2,400,000. Ellen Niemitalo, John L Scott Real Estate PTT, 360-531-4313.

UPTOWN



Envision establishing your dream business in this exquisitely transformed property in Uptown. Strong revenue potential: spa, salon, medical therapies, etc. Taken down to studs & rebuilt with attention to quality, it includes an office, 4 treatment rooms & 2 baths. MLS#1617702 \$600,000. Ellen Niemitalo, John L Scott Real Estate PTT, 360-531-4313.

VICTORIAN-ERA FARMHOUSE



On 4.3 acres. The house was built 1890, remodeled 1940. Hardwood & tile floors on the main level. Pastoral and Olympic Mountain views, 12x20' sunroom, a large orchard or fruit and nut trees. Also, a huge detached Garage/shop and two additional outbuildings. MLS#1660833, \$595,000. Bruce Cannavaro, John L Scott Real Estate PTT, 360-301-2809.

PORT LUDLOW RESIDENTIAL

FIXER OPPORTUNITY!

Condominium in Osprey Ride - townhouse style living with lush landscape. Nearby amenities include 300-slip marina, hiking trails, beaches, championship golf course. Enjoy a virtual visit at www.mysoundbroker.com & call for specifics. MLS#1651748, \$250,000. Ruth Gribbin-Schmitt, Coldwell Banker Best Homes, (206)659-3939.

GOLF COURSE FRONTAGE & VIEWS!

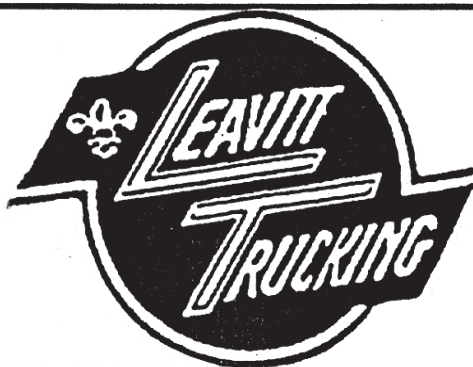


One level, 3-bdrm, 2-bath condo with NO stairs overlooking the 9th fairway. Vaulted ceilings, wood beams, light & bright. Beautiful location, 1-car garage, close to clubhouse! MLS#1661310, Price: \$295,000. Pam Begley, Coldwell Banker Best Homes, 360-301-3694 - pam@pambegleyrealtor.com

LOCATION AT IT'S BEST!



Lovely single story home in a great location. Two bedroom two bath home with large windows, lots of light, custom built ins and a cozy propane fireplace in the living room. Located on a dead end street this home has a peek a boo view and a large deck for entertaining. Additional building out back can be an artist studio, an office or a shop. Partially finished basement offers additional storage. MLS#1656222. \$389K. Jenn Forest, Coldwell Banker Best Homes | 360.316.1147 | jforest1@msn.com | jforest.cbbesthomes.com



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Signs your gutters are in need of repair

Fall is a great time to tackle projects around the house. The weather each fall allows homeowners to make improvements to their homes' exteriors without worrying about extreme heat or cold, while interior projects like painting are made easier because homeowners can open the windows to allow for proper ventilation.

Fall also marks a great time to prepare for upcoming projects that can make winter work that much easier. For example, fall is a great time to take stock of your gutters so you can address any issues before leaves begin to fall or the first snowstorm touches down. Compromised gutters can contribute to water issues in basements and adversely affect a home's foundation if not addressed immediately, so it behooves homeowners to learn the signs that gutters are in need of repair or replacement.

- Gutter hanging off the home: Gutters were once installed predominantly with spikes. However, many industry professionals now install gutters with



- hanger brackets. Why the change? Spikes loosen over time, leading to the gutters hanging off the home. That can contribute to serious issues if left untreated. Gutters hanging off the home need not necessarily be replaced, but rather secured to the home, ideally with hanger brackets instead of spikes. Brackets hook into the front of the gutter and are then screwed into the fascia of a home. A professional who specializes in gutter repair can perform this task relatively quickly, and it's an inexpensive yet highly effective solution.
- Gutter separation: Gutters that are no longer fastened together can leak and contribute to issues that affect the home's foundation, siding and appearance. Clogs and the accumulation of debris can cause gutters to separate because they are not designed to hold too much weight. Replacement of separated gutters may or may not be necessary depending on how big the problem is and the condition

of the existing gutters. If replacement is not necessary, separated gutters may be remedied by securing the joints, another relatively simple and inexpensive fix.

- Peeling exterior paint: Paint that appears to be peeling off of your home may indicate that water is seeping over the edge of the gutter closest to your home. When that happens, water is coming down the side of the house, causing the paint to peel. In such instances, replacing the gutters is often necessary.
- Basement flooding: Not all signs of deteriorating gutters are outside a home. Many a homeowner has been flummoxed by flooding in their basements, and such flooding can be caused by aging, ineffective gutters. That's because deteriorating gutters sometimes allow water to leak near the foundation of a home, contributing to basement flooding.

Fall is an ideal time to inspect gutters and have any issues fixed before leaves begin to fall or harsh winter weather arrives.



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ASK THE EXPERTS...



Q: I've never purchased raw land before. What should I know?

A: When purchasing land, it's helpful to have a team that includes a Realtor. Not only can your Realtor help you locate the right property, they can direct you to resources such as builders, septic designers, etc. that can determine the suitability of the property for you.

The information you need is best collected by answering some questions. First, what is your intended use? Do you want recreational property, or do you intend to build now – and what kind of home do you want? Many communities are governed by CC&Rs (Conditions, Covenants and Restrictions) and architectural guidelines that dictate home size, whether or not manufactured homes are permissible, build time frame, and occasionally, the style of home you can build. Your Realtor can provide a copy of any CC&Rs and other deeded restrictions.

Location matters. Utility type and availability is dependent on location. If in the city of Port Townsend or in the planned community of Port Ludlow, you will likely be hooking up to a sewer system: otherwise, you are generally installing an on-site septic system, although a few communities such as Villas by the Sea are served by a community drain field. Water availability depends on the community. Port Townsend, Cape George, Port Ludlow and Bridgehaven have their own water systems. Many community water systems are managed by PUD No. 1. If community water is not available, you will need to drill a well.

Research can be done prior to making an offer, and some or all of it can be done during the offer using a Feasibility Study contingency. Your Realtor can advise how long your feasibility should be. You will want to include a CAM (Community Assistance Meeting) with the city or county depending on your property's location. These meetings are intended to provide you with specific information about the property you are purchasing. They often include information on the presence of any wetlands, slope issues, potential waterfront buffers and setbacks, etc.

Purchasing land gives you the opportunity to build the home you want. Reach out to one of our Realtors today. We love making your dreams come true!

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

Guiding You Home



Please visit our webpage for helpful links and to start your land search:

<https://www.cbbesthomes.com>

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