

# INSIDE

PORT TOWNSEND | PORT LUDLOW | JEFFERSON COUNTY

## REAL ESTATE



MARCH 2019

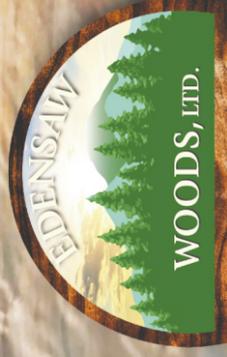
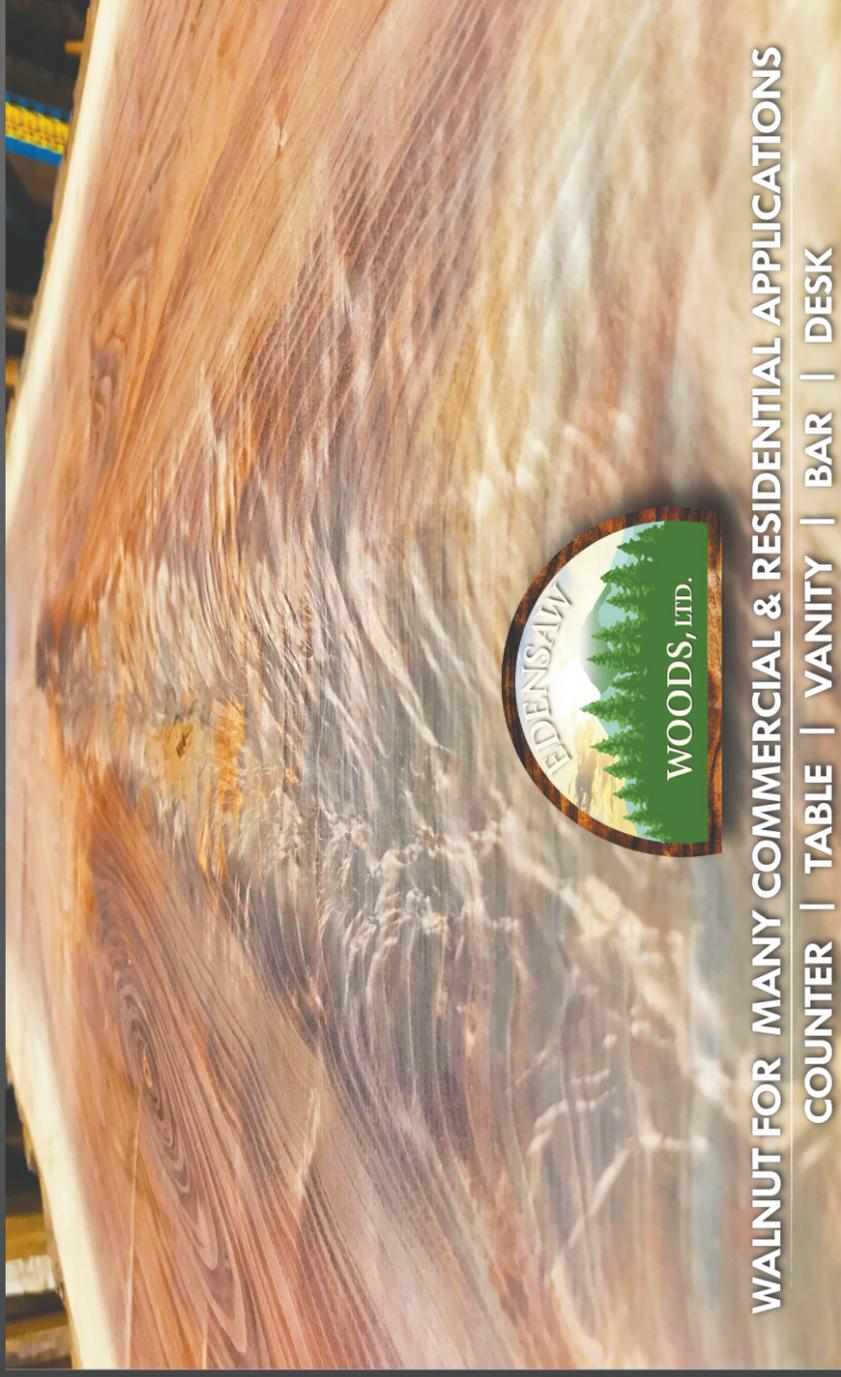
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# Why use a real estate agent?

Negotiation experience and local expertise matter.

Real estate agents aren't just brokers. They're professional members of the National Association of Realtors and subscribe to its strict code of ethics. This is the difference for home sellers and buyers:

- An expert guide. Selling a home usually requires dozens of forms, reports, disclosures and other technical documents. A knowledgeable expert will help you prepare the best deal and avoid delays or costly mistakes. Also, there's a lot of jargon involved, so you will want to work with a professional who can speak the language.

- Objective information and opinions. Real estate agents can provide local information on utilities, zoning, schools and more. They also have objective information about each property. Real estate agents can use that data to help you determine if the property has what you need.



David Wald  
President

Jefferson County Association of Realtors

- Property marketing power. Property doesn't sell due to advertising alone. A large share of real estate sales comes as the result of a practitioner's contacts with previous clients, friends and family. When a property is marketed by a real

estate agent, you do not have to allow strangers into your home. Your real estate agent generally will prescreen and accompany qualified prospects through your property.

- Negotiation knowledge. There are many factors up for discussion in a deal. A real estate agent will look at every angle from your perspective, including crafting a purchase-and-sale agreement that will allow you the flexibility you need to take that next step.

- Up-to-date experience. Most people sell only a few homes in a lifetime, usually with quite a few years in between. Even if you've done it before, laws and regulations change. Real estate agents handle hundreds of transactions over the course of their careers.

- Your rock during emotional moments. A home is so much more than four walls and a roof. And for most people, property represents the biggest purchase they'll ever make. Having a concerned but objective third party can help you stay focused on the issues most important to you.

- Ethical treatment. Every real estate agent must adhere to a strict code of ethics, which is based on professionalism and protection of the public. As a real estate agent's client, you can expect honest and ethical treatment in all transaction-related matters.

- Real estate has its own language full of acronyms and semi-arcanic jargon, and your agent is trained to speak that language fluently. And it's not just about how much money you end up spending or netting. A real estate agent will help draw up an agreement that allows enough time for inspections, contingencies, and anything else that's crucial to your particular needs.

- Real estate agents make it their mission to know just about everyone who can help in the process of buying or selling a home. Mortgage brokers, real estate attorneys, home inspectors, home stagers, interior designers — the list goes on — and they're all in your agent's network.

Use a real estate agent. You'll be glad you did!

## LISTINGS

### PORT TOWNSEND RESIDENTIAL

#### BEAUTIFUL UNIQUE CUSTOM BUILT KALA POINT HOME

3 bedroom, 2.25 bathroom, 1,952 sq. ft. home on .510 acre. Property backs up to Fort Worden State Park. Secluded from street. Light and bright. All Kala Point amenities. MLS#1370059, \$588,888. John Eissing-er, RE/MAX FIRST, INC., (360)301-2378.

#### CAPE GEORGE CRAFTSMAN

3 bedroom, 2 bath home with open floor plan, large kitchen and deck to enjoy the territorial view, this home has so much to offer, including its proximity to the golf course, walking trails and beaches. Radiant floor heating, a bedroom and bath on the main floor, and spacious master suite and third bedroom on the second floor. The basement also has in-floor heat and could be used as shop/garage or finish it for extra living space or a great hobby room.

MLS#1251186, \$339,000. Staci Matthes, Coldwell Banker Best Homes, (360)774-1579.

#### CENTRALLY LOCATED PORT TOWNSEND HOME

Large double lot. 1560 sq. ft. home. 4 bedrooms, 2 bathrooms. 0.230 acre. Garden space. Nice studio nestled around back. MLS#1361230, \$410,000. Ian Meis, REMAX FIRST, INC., (360)301-6099.

#### CENTRALLY LOCATED PORT TOWNSEND HOME

This centrally-located Port townsend home needs lots of work but also has tremendous potential. Reverse floor plan, with 2 bedrooms and one full bath + utility room downstairs living, dining, kitchen and master bedroom/bath upstairs. MLS#1404886, \$229,000. Ellen Niemitalo, John L Scott PT, (360)385-4115.

#### CUSTOM CONTEMPORARY HOME NEAR FORT WORDEN

Sleek design greet you as you enter wall of windows facing peek-a-boo view provides sense of space. Features include wide plank fir floors, walk-in shower, designed for a second story rooftop garden. MLS#1398001, \$425,000. Steve Kraght, John L Scott PT, (360)385-4115.

#### CUTE AND AFFORDABLE

Single story 2 bedroom 2 bath cottage on large corner lot in South Port Townsend. Detached single car garage. Close to airport. Call for a showing. MLS#1401299, \$239,000. Crystal Craig, Coldwell Banker Best Homes, (206)953-3395.

#### EASY LIVING IN THIS 'SMART' KALA POINT HOME

Architecturally dreamy and set up to turn on lights, irrigate landscape and check most systems via an app! Live in style. Kala Point amenities. MLS#1410665, \$699,000. Christine Cray and Paula Clark, RE/MAX FIRST, INC. (360)301-4213 or (360)385-6499.

#### ELEGANT MODERN NORTH BEACH HOME

Sweeping views of the straits and Mt. Baker. Perfect mixture of indoor/outdoor comforts. Fully remodeled inside and out. Open concept living. This is a "must see." MLS#1417689, \$649,900. Ian Meis, RE/MAX FIRST, INC., (360)301-6909.

#### ENJOY UPTOWN LIVING

Enjoy uptown living in this single-level move-in-ready home. Original refinished hardwood floors throughout. Seated high upon the lot, basked in the sun, this home features view of the Olympic Mountains to the West. Foundation and Frame built like a

rock! MLS#1393905, \$345,000. John Hansen & Dave Wald, John L Scott PT, (360)385-4115.

#### GORGEOUS EQUESTRIAN COMPOUND

5 Acres. Main house - 2426 sq. ft., 3 bdrm, 2 bath, 2 car detached garage, 1200 sq. ft. 2 bdrm, 2 bath ADU with covered porch and attached garage. Large shop. Four horse stalls, fenced arena, and hay storage. Lovely landscaping. Apple orchard. Rental income possibilities. MLS#1121961, \$729,999. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

#### HOME ON QUIET ROAD IN A SECLUDED PART OF PORT TOWNSEND

1512 sq. ft. home. 2 car garage with club house with loft. MLS#1415120, \$205,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980 or (360)385-6499.

#### LOVELY CAPE GEORGE HOME

Location and style. This home offers an open design and room to expand. Cape George amenities. 1,409 Sq. Ft., 3 bedrooms, 1.75 bathrooms. MLS#1414249, \$339,000. Ian Meis, RE/MAX FIRST, INC. (360)385-6499 or 360-301-6909.

#### PRIVACY AND CAPE GEORGE COMMUNITY AMENITIES

Enjoy the beaches and trails and pool. This charming house in the woods has a bathroom upstairs and downstairs. Newly refinished hardwood floors and new paint outside. Two bedrooms with two bathrooms. MLS#1407125, \$310,000. John Hansen & David Wald, John L Scott PT, (360)385-4115.

#### PRIVATE PORT TOWNSEND LOCATION ON 5 PRISTINE ACRES WITH VIEWS

Modern day farmhouse w/the "Magnolia" vibe. Generous rooms, soaring ceilings and amenities designed for comfort. 2,959 sq. ft., 3 bedrooms, 2.5 bathrooms. MLS#1392152, \$739,000. Paula Clark, RE/MAX FIRST, INC. (360)302-0144.

#### RARE OFFERING: FRONT ROW CONDO IN SEAVIEW COURT

Front row seats for the best show in town. Rare offering of a front row condominium in the Seaview Court Association. Sweeping shipping lane views come with this well kept condo. Two bedrooms and two bathrooms with a two car garage with pull down storage, two large decks and storage shed. MLS#1395892, \$460,000. Steven Kraght & Ellen Niemitalo, John L Scott PT, (360)385-4115.

**Holley Carlson**  
360.821.3177

Choosing Holley as our Real Estate agent was the single best decision we made in our home buying process! It was our first home together so there were lots of questions and inevitably, emotions, along the way. She is genuine, thoughtful, insightful, and exceedingly patient. From her excellent recommendations, to the way she guided us through tough situations, it was clear from the start that she was 100% on our team. We never felt pressured to do or see anything - Holley always had our best interests at heart and kept it fun, even in the most stressful moments. We also can't say enough about how great she was at making herself available. My husband and I both have busy work schedules that definitely did not make it easy to schedule showings, but Holley always found a way to make it happen. She's superwoman!

At every turn, Holley went above and beyond. Working with her was a dream and in the end, we found the perfect Port Townsend house and a new friend as well!

**Brian & Caitlin Kura, Homeowners**



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**Port Townsend** 234 Taylor St. 360.385.0836

**Port Ludlow** 9522 Oak Bay Rd. 360.437.2278

See LISTINGS, page 5▼

# Use of exotic woods for home decorations remains popular

CHRIS MCDANIEL  
CMCDANIEL@PTLEADER.COM

A continuing recent construction trend is for the natural beauty of wood to be left bare and appreciated, not hidden behind layers of paint.

And it doesn't matter if the wood is expensive and exotic or cheap and common.

"We see a lot of poplar, white oak, red oak, maple and fir," said York Johnson, millhouse manager at Edensaw Woods. "Another one is African sapele, if you want to spend a little more money, but I do see it quite a bit. There is lots of domestic and exotic. You start to feel like you have seen everything, but yesterday I saw a species, a Mexican walnut, that I had never seen before."

Jim "Kiwi" Ferris, who co-founded Edensaw Woods with the late Charlie Moore in 1984, purchases wood from around the world. He bases his orders on current demand.

"For decking, we are moving quite a bit of tropical exotic species," he said. "Some of the stuff I buy, it is a year before I get it, so it's not like I can really tell. The economy might be tanked by the time it gets in."

Ferris purchases the wood, hoping the current construction boom in Washington continues.

"We are still selling lots, and we used to sell lots," he said.

The wood passing through the Edensaw millhouse generally isn't for framework hidden behind drywall, Johnson said.

"Most of the stuff we work with is going to be finished carpentry," he said. "We will put a nice straight square edge, or we do both edges, plank it out. We will surface it as much as they want and sand it if they want that as well." Some customers are discerning and want flawless wood, Johnson said.

"There is not a knot on it," he said. "There is not a check. They call it 'god-wood,' which is perfection. We have to go through 100 boards to find 13."

Other customers don't mind imperfections because those provide a unique beauty, Johnson said.

"It's something they trust you to make a decision about," he said. "The warehouse guys, we will make that call."

Less expensive woods such as hickory also are in high demand, Johnson said.

"It is a lower grade, full of knots," he said. "I think it is kind of cool. You take something that is rough looking, put clean edges on it, and you can put together a nice piece of

furniture. You get to see all the imperfections. But it is kind of hard to work with."

Another less expensive option is the humble alderwood, which grows all over the north Olympic Peninsula, Johnson said.

"Alder is white, it is local," he said. "We mill

thousands and thousands and thousands of feet. We just rip two edges."

Another company takes the planks and pushes it through a routing machine, Johnson said.

"They basically become a click-together panel for a wall," he said. "This stuff is about an inch thick. They can do entire walls out of this stuff, or do a modular system with cheap wood. Because alder is cheap."

See EXOTIC WOOD, page 11 ▼



This carving of horses titled "Mesa Thunder," made from black walnut by master woodcarver J. Chester Armstrong of Oregon, is an example of what raw woods can be transformed into. This piece is on display at Edensaw Woods. Leader photo by Chris McDaniel



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# PT architect takes grounded approach to home design

KIRK BOXLEITNER  
KBOXLEITNER@PTLEADER.COM

Andrew Reece laughed as he described his home in the rural outskirts of Port Townsend as “a fishing lure” to draw in clients for his architecture and construction business.

“I worked for eight years on my main house,” Reece said, who was joined at his drawing table by his faithful pet pooch, both of whom enjoy the view from his windows. “I started by building my shop, then moving into the guest house.”

Reece moved to Port Townsend and has worked as an architect for more than three decades, but he knew he wanted to be an architect since he was 5.

“My grandfather had a hardware store in the Pacific Palisades, so I grew up around tools and hardware,” Reece said. “And I watched my mom and dad build their own house when I was a kid. My father was a dentist, but he had friends who were architects.”

Between those formative experiences and a high school education that included a focus on modern architecture, during an era when it was fashionable in his native Southern California, Reece received a solid grounding in the field even before he received his degree in architecture from the University of Arizona.

In 1993, Reece began working with contractor Ray Weber, and now that Reece is working as an architect and builder, he’s able to apply what he learned from Weber, such as keeping realistic cost estimates throughout the design-and-build process.



Architect Andrew Reece designed his own home to facilitate his process in designing houses. *Leader photo by Kirk Boxleitner*

“There are designers of public buildings that wind up costing twice their original estimates,” Reece said. “They incur huge overruns that force their clients to tear things out of the design to make it conform to their budgets.”

See ARCHITECT, page 10 ▼



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# (360) 385-2900

## The Leader

## LISTINGS

▼Continued from page 2

### SO CLOSE TO DOWNTOWN AND MARINA

So close to downtown, marina, maritime center, beach and historic uptown. Wrap-around deck to water view, mountains and boat yard action. Priced to sell! MLS#1319101, \$850,000. Teresa Goldsmith and Dale Barron, John L Scott PT, (360)385-4115.

### SUNNY LEVEL 1.72 ACRE JUST OUTSIDE OF PORT TOWNSEND

Home was in process of being remodeled but was not finished. Property includes a barn and a garage/shop that needs some TLC. Property is being sold "as is." Septic system has been inspected. MLS#1414802, \$150,000. Terry Smith, RE/MAX FIRST, INC. (360)301-9698 or (360)385-6499.

### SWEET LIGHT AND CLEAN

Newer manufactured home in Hamilton Heights. Trails, beaches, arts and Fort Worden very close! Listed at an affordable \$239,500. MLS#1405249, \$239,500. Susan Stenger, John L Scott PT, (360)385-4115.

### SWEET UPTOWN BUNGALOW

Sweet uptown bungalow with partial water and mountain views in Port Townsends Historic Uptown district! Open kitchen with lots of space & light. Additional 328 sq. ft. private studio office space. Nice garage for parking or workshop. MLS#1398034, \$435,000. John Hansen and David Wald, John L Scott PT, (360)385-4115.

### TRADITIONAL UPTOWN BUNGALOW

1,718 sq. ft., 3 Bedrooms, 1 Bathroom, 1 car detached garage. Hardwood floors. Secluded. Landscaped for privacy. Outbuilding for storage. Light and bright. MLS#1353348, \$365,000. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

### PORT LUDLOW RESIDENTIAL

#### CHARMING, WELL MAINTAINED HOME IN PARK-LIKE SETTING

Charming, well maintained home situated in park like setting on 1/2 acres lot. Secluded yet =cheery, tons of natural light, w/ 10-foot ceilings, three skylights with a wall of windows to back yard. 2 bedrooms 2 bathrooms located in Olympic Terrace neighborhood. MLS#1397998, \$468,000. Steve Kraght, John L Scott PT, (360)385-4115.

### TRI-AREA RESIDENTIAL

#### 1979 DOUBLEWIDE MANUFACTURED HOME

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

### COZY CHIMACUM RAMBLER

Clean and well maintained 2 bedroom, 1.5 bath 1,200 sqft, on large lot abutting Chimacum Creek. Super cute and affordable! MLS#1375086, \$259,900. Crystal Craig, Coldwell Banker Best Homes, (206)953-3395.

### GORGEOUS EVER-CHANGING VIEWS

From this custom home designed to capture valley and mountain views. Large windows keep this lovely home bathed in natural light. Open floor plan. Guest apartment features full kitchen and washer/dryer hookups. All this on 5 acres close to Port Townsend and the Hood Canal Bridge. 3,613 sq. ft. 3 bedrooms, 2.75 bathrooms. MLS#1286612, \$625,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

### GREAT INVESTMENT OPPORTUNITY

Great investment opportunity. Pos-

sible seller financing. Cute fixer cabin and mobile with tenants. - Let's go see! MLS#1385604, \$169,500. Susan Stenger, John L Scott PT, (360)385-4115

### LOVELY WATER & MOUNTAIN VIEWS

This property offers wonderful privacy with lovely water and mountain views. Multiply fruit trees, flowering trees and shrubs and space for your gardening choices. 3 bedrooms and 3 bathrooms plus extra room for office/den. MLS#1262626, \$399,000. Barbara Saunders, John L Scott PT, (360)385-4115.

### TWO STORY CEDAR HOME ON 5 ACRES

Partly finished 1800 sq. ft. shop with a second story. Shared well. Private and quiet. 3 bedrooms, 2 bathrooms. Deck, outbuildings, RV parking, barn. MLS#1415081, \$375,000. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980 or (360)385-6499.

### HOOD CANAL RESIDENTIAL

#### ONE OF THE BEST VIEWS IN THE COYLE

Community Beach and boat launch. 1,120 Sq. Ft., 3 bedrooms, 1 bath. 2.4 acres. High bank waterfront. View of Hood Canal. Secluded. Garage and detached shop. MLS#1333698, \$359,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980.

### MARROWSTONE RESIDENTIAL

#### PUGET SOUND & MOUNTAIN VIEWS

Exquisite design home takes in Puget Sound & Mount Baker to Mount Rainier views. Chief's kitchen looks out on the same spectacular view & is designed to be part of the central entertaining area with toasty propane fireplace. Shop/Studio + storage. MLS#1362513, \$945,000. Richard Hild, John L Scott PT, (360)385-4115.

### OUT OF AREA RESIDENTIAL

#### WATERFRONT HOME WHIDBEY ISLAND

Waterfront Whidbey Island home. Over 1/2 acres near end of non-through street in Polnell Shores. Community beach access, boat launch, island, mountains, and water views. Sold "as-is." New septic system needed. MLS#1388547, \$357,500. Lynette Holloway, John L Scott PT, (360) 385-4115.

### WATERFRONT RESIDENTIAL

#### SPACIOUS STUNNING AND ELEGANT VIEW HOME

Perfect landscape and meticulous quality, endless views and so much more. 11,876 Sq. Ft., 4 bedrooms, 6.5 bathrooms. 2.850 Acres. Many custom features including a chef's kitchen, wine cellar, butler's pantry, 2 guest homes. Gated entry. Four car garage. MLS#1322278, \$2,750,000. Ian Meis, RE/MAX FIRST, INC., (360)301-6909.

### PORT TOWNSEND LAND

#### 1.7 ACRES ON OTTO STREET

1.7 Acres Zoned light Industrial/Commercial on Otto Street close to Port Townsend city limits. Lots 1-12 Block 20 Phillips Bay View addition. Nice large parcel with tons of possibilities and potential in growing area of Glen Cove. MLS#1255164, \$149,000. Terry McHugh, John L Scott PT, (360)385-4115.

#### 1/2 ACRE IN KALA POINT

This 1/2+ acre parcel offers beauty and privacy in a centralized location within the gated resort-like community of Kala Point. MLS#1137358, \$59,800. Ellen Niemitalo and Steven Kraght, John L Scott PT, (360)385-4115.

See LISTINGS, page 6 ▼

**John L. Scott**  
Port Townsend

## John L. Scott Port Townsend Welcomes Nicole Blasucci!



908-581-9706

NBlasucci@johnlscott.com

Nicole graduated from St. Joseph's University with a degree in Sales and Marketing. Her grandmother was instrumental in her start in real estate and soon after graduating college she made her first real estate investment. For the past 15 years, Nicole has been managing her family's real estate investment portfolio. She specializes in residential single family, multi family homes, condos, and investment property. Nicole is an inspired entrepreneur at heart. She has negotiated the sale of two of her own start up businesses, one in the fitness industry and the second a residential cleaning service.

Nicole is pleasant, professional, enthusiastic and organized. She has excellent communication skills and is accessible to her clients. She will work hard for you to find you your dream home. Give Nicole a call with your next real estate endeavor!

John L Scott Real Estate Port Townsend  
is delighted to have Nicole join our team!

360-385-4115



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## LISTINGS

▼ Continued from page 5

### 10,000 SQ. FT. LOT

Available just 5 miles south of Port Townsend. This lot has an expired septic design and permit from 2003 for a 3 bedroom conventional system. The water tap is installed and power is very accessible, development costs would be very reasonable. Seller financing may be an option. MLS#1280490, \$39,000. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

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

14 plus acres of Mixed use Commercial (M/C) property in the city of Port Townsend. Paved road access and utilities in the city R/W parcel is just west of new commercial Short Plat south of 1st roundabout. MLS#719760, \$1,495,000. Terry McHugh, John L Scott PT, (360)385-4115.

### 2.2 ACRES ZONED R111 PROPERTY

2.2 acres of R111 zoning property on the West side of Discovery Road within the city limits. MLS#333818, \$150,000. Terry McHugh, John L Scott PT, (360)385-4115.

### 4 UNDEVELOPED LOTS IN PT

4 undeveloped lots in Port Townsend. Sit back and wait for the utilities to come to these lots located within the city limits. MLS#1348414, \$16,000. Bobbie Nutter, John L Scott PT, (360)385-4115.

### 4.97 ACRE PARCEL JUST OUTSIDE CITY LIMITS

The land is dry, level from front to back, and has mature trees and lots of sunshine. Territorial views. MLS#1368564, \$251,000. Brian Becker, RE/MAX FIRST, INC., (360)774-6923.

### 6.2 ACRES ZONE R-2

Brand new parcel: 6.2 acres zoned R-2, possible 43 lots on just built Rainier Street.

Just off Discovery Road at the proposed Howard Street extension. Water and Sewer mains just installed. The land is ready to be developed. MLS#968397, \$400,000. Terry McHugh, John L Scott PT, (360)385-4115.

### 7.4 ACRES ZONED R-3

Brand new parcel: 7.4 acres zoned R-3 (multi-family) possible 90+ lots close to where all the action is soon to be taking place with the proposed Howard Street extension and new Roundabout at Discovery & Rainier. MLS#968436, \$600,000. Terry McHugh, John L Scott PT, (360)385-4115.

### BEAUTIFUL LOTS IN THE FOREST

Pedestrian trail access only at this point. 600+ feet from any utilities. At the current pace of development, these lots may be usable someday. Call city of PT for development information. No restrictions. No sign. MLS#1292640, \$10,700. Charlie Arthur, RE/MAX FIRST, INC., (360)531-3357.

### CAPE GEORGE COLONY PARCEL

Cape George Colony parcel with generous view of Discovery Bay, Olympic Mountains, shipping lanes and Protection Island. Gentle slope of property lends itself to walk-out basement. Marina, boat launch, pool, clubhouse w/large kitchen. MLS#1300541, \$72,500. Steven Kraght, John L Scott PT, (360)385-4115.

### DESIRABLE BUILDING LOT IN KALA POINT COMMUNITY 0.440 ACRE

Kala Point amenities. CC&Rs. Lot is gently sloped and lightly treed with some evergreens. Backs up to a large parcel. There is an expired septic permit for a 3-bdrm conventional system. MLS#1395042, \$57,000. Terry Smith, RE/MAX FIRST, Inc. (360)301-9698.

### DESIRABLE KALA POINT PROPERTY

Looking for a vibrant community in a picturesque part of the world to build your dream home. The property is in Kala Point and a few minutes away from charming Port Townsend. At the end of a cul-de-sac offers plenty of privacy and views. MLS#1256783, \$60,000. Steven Kraght, John L Scott PT, (360)385-4115.

### LEVEL PROPERTY W/CEDAR & FIR

10,000 sq. ft. property in up and coming neighborhood. Level property features nice cedar and fir trees and abuts Port Townsend's non-motorized trail system. Property could be for two duplex or four-duplex. MLS#1246149, \$50,000. Steven Kraght, John L Scott PT, (360)385-4115.

### LIGHT INDUSTRIAL ACREAGE

Just outside city limits of Port Townsend. Will require a septic system. Buyer to investigate permit requirements. Includes 2 tax parcels. Water available. Buyer to verify. 1.742 Acre. MLS#1312338, \$109,900 Charlie Arthur, RE/MAX FIRST, INC., (360)531-3357.

### LOVELY AREA TO BUILD YOUR NEW HOME

Near trails that can take you to Uptown, Fort Worden and beaches with easy access to schools, restaurants, golf course and more. Create your own cozy spot tucked into the trees. MLS#1396171, \$45,000. Barbara Saunders, John L Scott PT, (360)385-4115.

### LOVELY NATURAL SETTING

Build your home here. Sunny lot with madrona and fir trees. This lot is one of the last in Towne Point. Back of lot is adjacent to large greenbelt with walking trails. Water and sewer in street. Community amenities. CC&Rs. Lot has been surveyed. MLS#1341052, \$38,900. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

### LOVELY WOODED PARCEL WITH POTENTIAL VIEW

Build your home (or two homes) on this lovely wooded parcel with potential view in this quiet PT neighborhood. Corner lot, dead-end street, walking trail along east side; lots of privacy here. MLS#1308439, \$135,000. Barbara Saunders, John L Scott PT, (360)385-4115.

### OCEAN GROVE DOUBLE PARCEL

Private. Tucked away in highly desirable Ocean Grove w/2 bdrm hook-up allowed to community drainfield. Easy to see - just follow the meandering path. Low fees in this beautiful community. Access to 200' of community owned Adelma Beach. 0.380 Acre. MLS#1274851, \$67,500. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

### OCEAN GROVE ESTATES PROPERTY

Double lot in the peaceful and picturesque neighborhood of Ocean Grove Estates that has a community garden, 28 acre greenbelt with walking trails and private beach access on Discovery Bay at Adelma Beach. Gol course minutes away. MLS#1368870, \$65,000. Lynette Holloway, John L Scott PT, (360)385-4115.

### ONE 24 ACRE PARCEL

One 24 acre parcel on top of the world, will have incredible saltwater views-with tree clearing-stretches the full length of Discovery Bay and Beyond. Front on Hwy 20. Needs road to building site. Some commercial timber. MLS#715033, \$249,500. Bill Perka, John L Scott PT, (360)385-4115.

### PEACEFUL PROPERTY IN TOWN!

Lovely property in town very peaceful and quiet. City has said that Water has been brought down Cliff past subject property. Need to bring down electric, sewer and pave the street as well. MLS#1354012, \$19,000. Susan Stenger, John L Scott PT, (360)385-4115.

See LISTINGS, page 8 ▼

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## LISTINGS

▼Continued from page 6

### PREMIER PROPERTY ON BEAUTIFUL DISCOVERY BAY!

14.5 acres of no bank waterfront with 339 feet of beachfront. A drilled well is already in place, so bring your dream house plans and vision. Private and conveniently located between Discovery Bay and Port Townsend. This parcel is divided by Anderson Lake Road and SR 20. Buyer to verify building restrictions with Jefferson County. 3753 SR 20, Port Townsend. MLS#1392999, \$549,000. Staci Matthes and Holley Carlson, Coldwell Banker Best Homes. (360) 774-1579.

### SERENITY AND BEACH LOCATION

The perfect combination of serenity and beach proximity. Nestled in a quiet spot in the desirable North Beach neighborhood only two blocks from the beach and a short jaunt to Fort Worden. Potential for views come explore dreams. MLS#1150153, \$210,000. Ellen Niemitalo, John L Scott PT, (360)385-4115.

### SHY HALF ACRE LOT IN AREA OF QUALITY HOMES

Lot is on the corner of Balsa Lane and Pebble Lane in desirable Maplewood Meadows neighborhood. Septic permit has been applied for. A short distance to Port Townsend and its restaurants, shops, arts and boating communities. Bring your building plans and build your dream home! \$75,890 #1397986. Terry Smith, RE/MAX FIRST, INC., (360)301-4213.

### SPACIOUS CITY LOT

Spacious city lot, fully developed on private dead end street. All the utilities are in so easy to begin building. This 80 x 200 lot allows rooms for gardens, outbuilding, furry friends, etc. Surrounded by some nice trees. MLS#1339388, \$145,000. Steven Kraght, John L Scott PT, (360)385-4115.

### SUNNY HALF ACRE

Right in Port Townsend in a lovely location above a pastoral valley. Gently sloping private lot but still close to Uptown, Fort Worden and historic Downtown. Buyer advised to verify utility requirements with the city. MLS#1101907, \$149,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

### THREE LOTS 14,000 ZONED C-2

Three Lots 14,000 +- sq. ft. commercial C-2 zoned located just off upper Sims at the Corner of Fourth and McPherson just south of Jiffy Lube. MLS#1105116, \$115,000. Terry McHugh, John L Scott PT, (360)385-4115.

### WOODED CORNER LOT IN WONDERFUL PT NEIGHBORHOOD

Tuck your new home into this wooded corner lot in this wonderful Port Townsend neighborhood. Walk the adjacent trails to the Fort, uptown, downtown or the beach, it's all within easy reach. Property offers beautiful trees, possible water views, privacy and quiet. Adjacent lot available to enhance your homesite. MLS#1396120, \$95,000. Barbara Saunders, John L Scott PT, (360)385-4115.

### PORT LUDLOW LAND

### 6 ACRE WATERFRONT PROPERTY

Incredible White Rock Cove 6 Acre Waterfront Property. Scenic views of Puget Sound, Seven Sister Island. Beach walks down spit that runs past the property. Perfect for a large one story home. White Rock Lane is a dead end road. MLS#1290456, \$268,750. Lyn Hersey, John L Scott PT, (360)385-4115.

### BUILD YOUR DREAM HOME IN PORT LUDLOW

North Bay building lot. 0.280 Acre. Lot backs up to greenbelt. Enjoy all North Bay amenities. Community beach. Close to golf, marina, and restaurants. MLS#1287731, \$34,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

### EAST FACING WATERFRONT PROPERTY ON HOOD CANAL

.82 acre high bank heavily treed waterfront. Survey on file. MLS#1386458. \$28,000. Tim Horvath, REMAX FIRST, INC. (360)531-0980.

### GENTLY SLOPED LOT IN PORT LUDLOW

Nicely treed lot on dead end cul-de-sac. Community amenities to include The Beach Club, indoor pool, outdoor pool, workout room, community beach, boat launch, clubhouse and much more. Water and power in the street. Far enough away from sewer that septic possible, buyer to verify all utilities. MLS#1313059, \$22,900. Ian Meis, RE/MAX FIRST, INC., (360)301-6909.

### NICE LARGE BUILDING LOT

Nice large building lot with a few trees, gently sloped, in a neighborhood of nice homes. Several spots to build this lot has community water and sewer available. Port Ludlow amenities pools, several hiking trails, golf course, marina. MLS#39679 \$46,500. Steven Kraght, John L Scott PT, (360)385-4115.

### OWN YOUR PIECE OF WASHINGTON HISTORY

0.17 Acre in the Trails End 1st Addition. MLS#1386909, \$3,000. Tim Hor-

vath, REMAX FIRST, INC. (360)531-0980.

### WONDERFUL VIEWS OF MATS MATS BAY & CASCADE MTS.

Lot 9 in Sunrise Cove .9 acre cul-de-sac property, located on Oak Bay Rd. between Port Hadlock & Port Ludlow. Wonderful small community w/19 home sites. 3 bdrm expired septic permit (Advantex AX20 System). Underground utilities, CC&Rs w/PROTECTED VIEW. MLS#1377097, \$125,000. Christine Cray, RE/MAX FIRST, INC. (360)301-4213.

### TRI-AREA LAND

### 4 ACRES WITH GREAT VIEWS

4 acres parcel with great access and views out to Oak Bay and the Cascade Mountains. Minutes to shopping, marina, state and county parks. This parcel was cleared for views and homesite within the last 7 years. MLS#1109928, \$135,000. Terry McHugh, John L Scott PT, (360) 385-4115.

### AWESOME 4 ACRE PARCEL

Awesome 4 acre parcel adjacent to Pope Resources commercial forestlands. Private with views to the North all the way to Port Townsend. Cleared driveway and Building site with PUD water and Power on King Fisher at driveway entrance. MLS#1229190, \$162,500. Terry McHugh, John L Scott PT, (360)385-4115.

### BEST PARCEL IN OAK HILL

One of the very BEST parcels in Oak Hills. This one has it all: End of road privacy, cleared building site and driveway, Paved road access, great view of the Bay all the way to Port Townsend. Private and secluded yet close to town. MLS#1229187, \$169,000. Terry McHugh, John L Scott PT, (360)385-4115.

### COMMERCIAL PROPERTY PT HADLOCK

Commercial location in Port Hadlock. Zoned RVC with lots of uses: Co-housing, far worker housing, assisted living, cottage industry, automotive service and repair, B & B, nurseries, etc. Become part of a growing community. MLS#1219358, \$275,000. Teresa Goldsmith, John L Scott PT, (360)385-4115.

### FABULOUS 4 ACRE PARCEL

Fabulous 4 acre Parcel with outstanding marine views right in Oak Hills with Power and water close to the building site. Level and partially cleared with site evaluation complete. MLS#1229198, \$135,000. Terry McHugh, John L Scott PT, (360)385-4115.

### FABULOUS WATER/MOUNTAIN PARCEL

Fabulous sunny, water and mountain view parcel with a sweet building site at Oak

Hills. Two tax parcels, partially cleared, nice large trees. paved county road access and a really sweet view over Oak Bay into Cascade Mountains. MLS#1282164, \$175,000. Terry McHugh, John L Scott PT, (360) 385-4115.

### FIVE (5) LOTS BORDERING PROSPECT AVE. POWER AND WATER NEARBY

Possible to vacate streets on three sides allowing more space for building and septic. Buyer to verify. Owner may carry note. MLS#1414541, \$20,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980 or (360)385-6499.

### 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.

### NICE 4 ACRE PARCEL IN OAK HILL

Nice 4 acre Parcel in Oak Hills priced to sell. Excellent paved road access and clearing throughout. PUD Water and Power in Road Way. MLS#1229194, \$97,500. Terry McHugh, John L Scott PT, (360)385-4115.

### QUIET .69 ACRE PARCEL

Quiet .69 Acre Parcel right on Chimacum Creek. Very private. PUD Water and Power on Lopeman Road. MLS#1246586, \$27,000. Richard Hild, John L Scott PT, (360)385-4115.

### HOOD CANAL LAND

### SECLUDED GEM IN COYLE

Bring your ideas and dreams to this lovely acreage at the end of the Toandos Peninsula. Own 277 feet of Fisherman's Harbor waterfront. Approx. 7.5 acres of seclusion. Owner may carry a note. MLS#1337157, \$259,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980.

### MARROWSTONE LAND

### DREAM WATERFRONT ACREAGE

Dream waterfront acreage; wonderful combination of pasture, large douglas fir trees and arguably the best waterfront view property on Marrowstone Island. 11 acres with 450' of low bank waterfront with an almost new set of stairs. MLS#1186051, \$1,050,000. Terry McHugh, John L Scott PT, (360)385-4115.

### FABULOUSLY RARE 10 ACRES

Fabulously rare 10 acres w/220' low bank waterfront on the south end of Marrowstone Island. This incredible large parcel is a prime piece of historic old homestead farm mostly pastureland with a nice patch of large timber. MLS#1186001, \$1,050,000. Terry McHugh, John L Scott PT, (360)385-4115.

See LISTINGS, page 10 ▼

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## ACTIVE, PENDING, SOLD, CANCELLED AND EXPIRED IN JEFFERSON COUNTY TOWNS

<b>BRINNON</b>	<b>AVERAGE PRICE</b>	<b>MEDIAN PRICE</b>	<b>AVERAGE DAYS ON MARKET</b>
12 Active	\$298,025	\$168,250	278
0 Pending	\$0	\$0	0
7 Sold (in last 90 days)	\$277,143	\$165,000	445
0 Cancelled (in last 90 days)	\$0	\$0	0
4 Expired (in last 90 days)	\$454,750	\$492,499	445
<b>CHIMACUM</b>	<b>AVERAGE PRICE</b>	<b>MEDIAN PRICE</b>	<b>AVERAGE DAYS ON MARKET</b>
0 Active	\$0	\$0	0
1 Pending	\$625,000	\$625,000	282
2 Sold (in last 90 days)	\$385,000	\$385,000	37
0 Cancelled (in last 90 days)	\$0	\$0	0
0 Expired (in last 90 days)	\$0	\$0	0
<b>FORKS</b>	<b>AVERAGE PRICE</b>	<b>MEDIAN PRICE</b>	<b>AVERAGE DAYS ON MARKET</b>
4 Active	\$220,700	\$224,400	386
1 Pending	\$39,000	\$39,000	47
1 Sold (in last 90 days)	\$115,000	\$115,000	1,157
0 Cancelled (in last 90 days)	\$0	\$0	0
0 Expired (in last 90 days)	\$0	\$0	0
<b>NORDLAND</b>	<b>AVERAGE PRICE</b>	<b>MEDIAN PRICE</b>	<b>AVERAGE DAYS ON MARKET</b>
1 Active	\$945,000	\$945,000	170
0 Pending	\$0	\$0	0
2 Sold (in last 90 days)	\$442,500	\$442,500	48
0 Cancelled (in last 90 days)	\$0	\$0	0
1 Expired (in last 90 days)	\$898,500	\$898,500	293
<b>PORT HADLOCK</b>	<b>AVERAGE PRICE</b>	<b>MEDIAN PRICE</b>	<b>AVERAGE DAYS ON MARKET</b>
9 Active	\$506,656	\$247,000	119
3 Pending	\$264,942	\$289,500	108
5 Sold (in last 90 days)	\$223,400	\$215,500	85
0 Cancelled (in last 90 days)	\$0	\$0	0
1 Expired (in last 90 days)	\$1,150,000	\$1,150,000	154
<b>PORT LUDLOW</b>	<b>AVERAGE PRICE</b>	<b>MEDIAN PRICE</b>	<b>AVERAGE DAYS ON MARKET</b>
43 Active	\$616,978	\$549,500	250
16 Pending	\$478,928	\$473,500	55
36 Sold (in last 90 days)	\$496,283	\$498,365	150
3 Cancelled (in last 90 days)	\$541,167	\$575,000	106
6 Expired (in last 90 days)	\$437,233	\$409,700	258
<b>PORT TOWNSEND</b>	<b>AVERAGE PRICE</b>	<b>MEDIAN PRICE</b>	<b>AVERAGE DAYS ON MARKET</b>
40 Active	\$623,405	\$782,000	189
24 Pending	\$486,592	\$416,750	72
36 Sold (in last 90 days)	\$354,506	\$336,500	75
5 Cancelled (in last 90 days)	\$622,800	\$650,000	133
5 Expired (in last 90 days)	\$307,880	\$325,000	150
<b>QUILCENE</b>	<b>AVERAGE PRICE</b>	<b>MEDIAN PRICE</b>	<b>AVERAGE DAYS ON MARKET</b>
4 Active	\$1,089,500	\$999,500	158
2 Pending	\$264,000	\$264,000	10
3 Sold (in last 90 days)	\$266,667	\$200,000	95
0 Cancelled (in last 90 days)	\$0	\$0	0
0 Expired (in last 90 days)	\$0	\$0	0

# Architect: Design guided by client needs

▼Continued from page 4

By having a more grounded, experience-based perspective on such costs, Reece believes he develops a better sense of trust with his clients, in addition to avoiding unnecessary revisions to his designs.

While Reece has favorite architects he emulates, from Frank Lloyd Wright to Alvar Aalto of Finland, he sees it as his duty to serve the wants and needs of his clients.

“My big enjoyment, especially in residential design, comes from working with a client to get out of them what they want in a home,” Reece said, citing his own lifestyle as crucial to how he designed his house. “I’m an early riser, so I like to get up, light my wood stove, pour a cup of coffee and sit in a

sunny space.

“What are your daily rituals for living?” he asked. “For many people, Sunday is their day of rest, so I want to tap into how they would choose to spend those moments.”

Reece also is conscious of the benefits and challenges specific building sites offer.

“I design the structure to take advantage of the sun and the views,” he said. “If there is no view, I maximize the indoor and outdoor spaces for living.”

Quilcene-based nature photographer Keith Lazelle and his wife, Jane Hall, count themselves among Reece’s satisfied customers.

“We’re very outdoorsy people,” Hall said. “Our lives are in tune with nature. We interviewed a number of

architects, including folks from Seattle, but they didn’t really understand that.”

When mutual friends introduced Lazelle and Hall to Reece, the couple expected the architect to pull out his portfolio. Instead, Reece told them about having hiked the Appalachian Trail and how he worked as a carpenter in Antarctica.

“Keith and I have hiked sections of the Appalachian Trail,” Hall said. “I’m from Georgia, where the trail starts. We saw that this was someone who was really immersed in nature.”

Hall also appreciated how Reece stepped into the role of a builder on site.

The end result was a house that Hall deemed “minimalist, not grandiose and nestled into its surroundings.”

## LISTINGS

▼Continued from page 8

### MARROWSTONE ISLAND BEAUTY

Nearly 3/4 acre low bank waterfront overlooks Mystery Bay and your own Tidelands. Surrounded by noble Cedar trees and magnificent bay and mountain views - it's tranquil and peaceful. End of road privacy. SPAAD completed. Three bedroom septic system approved. MLS#1281645, \$238,000. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

### MARROWSTONE ISLAND WATERFRONT

Gorgeous West facing Marrowstone Island Waterfront with endless views of the Olympics and front & center views of Kilisnoet Harbor. Great 5 acre parcel with towering beautiful conifers, PUD water tap paid/meter installed. MLS#1189952, \$450,000. Terry McHugh, John L Scott PT, (360)385-4115.

### VIEWS OF OLYMPICS AND THE BAY

Spectacular West facing Marrowstone waterfront with unstopable views of the Olympics and the Bay all the way to Port Townsend. Towering Fir & Cedar trees cover most of the property. Very private & pristine parcel. MLS#1187130, \$475,000. Terry McHugh, John L Scott PT, (360)385-4115.

### OUT OF AREA LAND

### TWO 5 ACRE PARCELS IN QUILCENE

2-Five acre parcels at the end of Lakeness Rd. with

water view potential. Both parcels have the BPA power lines running through the eastern portion. Both parcels are very private for a great get away and off road run. MLS#956885, \$69,000. Terry McHugh, John L Scott PT, (360)385-4115.

### WATERFRONT LAND

#### 131 FEET OF LOW BANK WATERFRONT ON BRIDGEHAVEN'S PROTECTED INNER CANAL

Enjoy all Bridgehaven community has to offer. This property will need its own septic system. Seller will consider carrying a note in Deed of Trust. 0.350 Acre. MLS#1407979, \$38,000. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980, (360)385-6499.

#### 880 FEET OF FISHERMAN'S HARBOR WATERFRONT IN COYLE

Fish in your own tidelands. Two building permits with septic designs already approved. Approximately 20 acres with plenty of space to build and recreate. Easy access with graveled roads. Wildlife, views and more. MLS#1337541, \$889,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980.

#### BECKETT POINT VIEW PARCEL

Amazing unobstructed views of Discovery Bay, Diamond Point, Protection Island, the Olympic Mts., and the Strait of Juan de Fuca. Enjoy crabbing, shrimping, and fishing. Community boat launch. CCR's protect your investment. Land is leased by the Fisherman's Club. Sewer reservation fee will be

paid by seller. MLS#799009, \$38,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

#### EDGE OF THE WORLD YET 50 MINUTES TO PORT TOWNSEND

263 feet of waterfront at the mouth of Fisherman's Harbor. Private, secluded, and gorgeous. Build your dream home here or use as recreational property. 5 acres. MLS#1390680, \$195,000. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980.

#### FISHERMAN'S HARBOR WATERFRONT - 7.5 ACRES

Quiet, private, secluded land with building and septic permits in place. Electric on property. Shared well. Owner will consider carrying a note. Building permit can be modified. MLS#1337116, \$369,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980.

#### SECLUDED WATERFRONT WITH HOOD CANAL VIEWS

Views of Fisherman's Harbor. 5 Acres. High bank. Building permits and 3 bdrm septic design are all in place and up-to-date. Seller is willing to carry a note. Shared well and electric installed to property. Giant maple tree, cedar and firs as well as ferns. This is at the end of the Toandos Peninsula in Coyle. MLS#1337067, \$289,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980.

### COMMERCIAL

#### ACCESSIBLE COMMERCIAL PROPERTY

In Port Hadlock. Entrepreneurs look no further! Enjoy a terrific Port Hadlock location and build a successful business here. Easy entry off Chi-

macum Road with sidewalks and curbs. This commercial property is a rare find and investment in your future and the Tri-Area commercial district. Buyer to verify building restrictions with the county. MLS#1185613, \$136,000. Staci Matthes, CB Best Homes, (360)774-1579

#### GREAT LOCATION UPTOWN

Great location Uptown and Commercially zoned. Permitted uses in the C111 zone are banks, medical, health clubs, museum, theaters, apartments, multifamily, apparel, grocery stores, antique sales just to name a few. The land is the value. MLS#923576, \$389,000. Teresa Goldsmith, John L Scott PT, (360)385-4115.

#### PROFITABLE COOKIE BUSINESS

Profitable cookie business with room to grow. Candace's Cookies has been in business for over 20 years. Great location on this busy corner street, this full commercial kitchen adjoins vacant front area of Deli's Grocery. MLS#1241708, \$105,000. Steven Kraght, John L Scott PT, (360)385-4115.

#### SWEETEST SHOP IN PORT TOWNSEND

The sweetest little shop in Port Townsend. Petals flower shop sits in the middle of the uptown district in the cutest building in town. Petals is truly a great, small and easily managed business and a great way to work in P/T. MLS#1269120, \$89,500. Terry McHugh, John L Scott PT, (360)385-4115.

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PJ Tshering, warehouseman at Edensaw Woods, spends his days transferring orders of wood around a 40,000-square-foot warehouse and office building just south of Port Townsend. *Leader photos by Chris McDaniel*

# Exotic Wood: A booming business

▼Continued from page 3

## RENEWABLE RESOURCE

Edensaw has shifted toward sustainable sourcing practices for its wood, Johnson said.

“More customers want Forest Stewardship Council, and it is a more renewable way of logging,” he said. “A lot of our customers are really adamant that they want FSC. If it is for a company that is making a product to sell, there is definitely a plus side to having that FSC stamp on top” which indicates it is certified as being harvested in a sustainable manner.

“People might not know what it means, but it is a nice green tree,” Johnson added. “It makes you feel good. For years, they didn’t request it, but now they are. We are trying to catch back up.”

Alder is a great resource because it grows quickly, Johnson said.

“They grow really well,” he said. “They do great in this area. It is sustainable.”

Alder and other woods once considered only for firewood have seen a surge in popularity, Johnson said.

“We are seeing a lot of woods turned into lumber that would not be as desirable,” he said. “Back in the day, hickory was not a desirable lumber. They used to fell hickory trees flat on the ground and drag the oaks over them so there would be no damage to (the oaks). They would cut down maple and all kinds of stuff to pull the cedars and Douglas fir trees out. Now, everything is worth something because we are consuming so much of it, because there is so much building going on.”

Johnson often is approached by customers who are curious about how much the trees on their properties are worth, he said.

“Ten years ago they would have had some guy come take it,” Johnson said. “Now they are asking



Wood comes in from all over the world to be sold to customers for use as finished products on homes and other projects.

themselves, ‘Can I make this into something? Can I sell it?’ We have people coming in all the time, asking how that gets done. We don’t go to people’s hous-

es and do that, but once it gets slabbed and dried, we can push it through a planer or a sander, and clean it and make it ready to make a table or whatever.”

**Featured**



Private Port Townsend location on 5 pristine acres including Olympic Mt. views. Modern day farmhouse w/the 'Magnolia' vibe features generous rooms, soaring ceilings & amenities designed for comfort. Greatroom. HW floors. Fireplace. Incredible Kitchen w/Butler Pantry & Breakfast Bar seating 6+. Ensuite Master w/huge His & Her Closet. Office w/separate entrance/deck. Basement plumbed & ready for finishes - also plenty of room here for full workshop. Gracious drive onto the property. Perfect! **\$739,000. Paula Clark. MLS#1392152**



Bright elegance awaits you in this 3,115 sq. ft. Kala Point home w/partial water view. Architecturally lovely w/vaulted ceiling, skylights, walls of windows, beautiful fireplace. HW floors, granite counters, new appliances, master on main w/stunning bath. Community amenities. **\$699,000. Christine Cray. MLS#1410665.**



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**TIM HORVATH**  
360-531-0980



**IAN MEIS**  
360-301-6909



**TERRY SMITH**  
360-301-9698



**ERINN WARD**  
Office Coordinator



This 4.97-acre parcel is located just minutes from downtown but located just outside city limits providing more privacy & less regulation. The lot has great drainage, is level & has lots of sunlight making an ideal place to build with minimal development costs. 328' x 646' in dimension. **\$251,000. Brian Becker. MLS#1368564.**



Sunny level 1.72 acres outside of Port Townsend. Home was in the process of being remodeled, but was not finished. The basement is 929 unfinished s.f., the upper level 480 s.f. which is also unfinished. There is a bathroom roughed in upstairs. Needs some TLC. Property is being sold AS-IS. **\$150,000. Terry Smith. MLS#1414802.**



A very nice home in a very desirable neighborhood with a wonderful, private backyard for gardening. Attached 2 car garage. Large deck with hot tub, covered patio. Gas range and oven, refrigerator, dishwasher included. 3 BR, 2 BA w/family room. **\$270,000. Michael Carter. MLS#1398826**



Beautiful unique custom built home all on one level. Views of Port Townsend Bay and Indian Island. Property backs up to Fort Townsend State Park, enjoy the trails. Secluded from the street, very light and bright with skylights and lots of windows. **\$588,888. John Eissinger. MLS#1370059**



Light Industrial acreage just outside city limits of Port Townsend. On water view side of Otto St. to South of 192 N. Otto St. 130' Frontage on Otto St. & over 75,883 sq. ft. of land. Will require septic system, buyer to investigate permit requirements. Includes 2 tax parcels. Water available. **\$109,900. Charlie Arthur. MLS#1312338.**



Two story 1,802 sq. ft. cedar home on 5 acres with partly finished 1800 sq ft shop with a second story. Shared well, lots of cleared area for your many projects. Private and quiet. Lots of woodwork with open finished trusses above the living room. It just feels like home. CC&Rs. **\$375,000. Tim Horvath. MLS#1415081.**



Nice gently sloped lot in Port Ludlow's North Bay community. Nicely treed, dead end cul-de-sac. Comes with access to Beach Club which offers an indoor & outdoor pools, work out room, community beach, & more! Water & power in street. Buyer to verify all utilities. CC&Rs. **\$22,900. Michael Carter. MLS#1313059.**



Location & style! This Cape George home offers open design & room to expand! Natural light throughout house, island style eat-in kitchen w/ stainless package, en-suite master, radiant heat & wood burning stove. Big covered deck. Unfinished space above 2 car garage. Amenities too! **\$339,000. Ian Meis. MLS#1414249.**



Welcome home to this great 4 bdrm/2 bath home centrally located in picturesque Port Townsend. Large double lot offers tons of room for outside activities including covered porch with outdoor kitchen, mature fruit trees, garden space and shop with loft. Nice studio nestled around back. **Ian Meis. MLS#1361230.**

**DOUBLE PRIVATE PARCEL TUCKED AWAY**  
Double private parcel tucked away in desirable Ocean Grove, w/2 bdrm hook-up allowed to community drainfield. Low fees in this beautiful community, just \$20 per year per lot, which includes access to 200' of community owned Adelma Beach, private walking trails & secure RV/boat storage. DNR land across the street guarantees privacy. Includes parcel 977100836, corners to be marked. **\$67,500. Terry Smith. MLS#1274851**

**FIVE (5) LOTS BORDERING PROSPECT AVENUE**  
Five (5) lots bordering Prospect Avenue. Power and water nearby. Possible to vacate streets on three sides allowing more space for building and septic. Buyer to verify. Owner may carry a note. Manufactured homes okay - no restrictions. .240 Acre. **\$20,000. Tim Horvath. MLS#1414541**

**SHY HALF ACRE LOT IN ARE OF QUALITY HOMES**  
Shy half acre lot in area of quality homes. Lot is on the corner of Balsa Lane & Pebble Lane in desirable Maplewood Meadows neighborhood. Septic permit has been applied for. A short distance to Port Townsend & its restaurants, shops, arts & boating communities. Bring your plans & build your dream home. **\$75,890. Terry Smith. MLS#1397986**

**NICE BUILDING LOT IN DESIRABLE KALA POINT**  
Nice building lot in desirable Kala Point community. Lot is gently sloped & lightly treed. Backs up to a large parcel. There is an expired septic permit for a 3 bdrm conventional system. Kala Point amenities, as well as walking trails. Close to Port Townsend and it's many restaurants, shops, parks, beaches and art galleries. **\$57,000. Terry Smith. MLS#1395042**

**LOT NEAR THE HISTORIC HOOD CANAL FERRY DOCK**  
Lot near the historic Hood Canal Ferry Dock .170 acre in the Trails End 1st Addition. Community water and sewer. Buyer to verify. View of the old ferry dock, the Hood Canal and Hood Canal Bridge. Owner may carry a note in Deed of Trust. Own your piece of Washington history. CC&Rs. **\$3,000. Tim Horvath. MLS#1386909**

**EDGE OF THE WORLD YET 50 MINS TO PT**  
Edge of the world yet 50 mins to Port Townsend, 48 mins to Kingston Ferry, 1 hr and 6 minutes to Bainbridge Island Ferry. 263 feet of waterfront at the mouth of Fisherman's Harbor. Shared well and electric onsite. Private, secluded and gorgeous. Property is at the South end of the Toandos Peninsula in Coyle. Owner may carry. **\$195,000. Tim Horvath. MLS#1390680**



**360-385-6499 • 800 714-6499**

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