

INSIDE

PORT TOWNSEND | PORT LUDLOW | HOOD CANAL

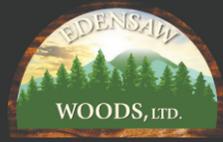
REAL ESTATE



FIRST THINGS FIRST: BUYING BARE LAND



JUNE '19



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Starting from scratch doesn't mean simpler

Steps to take when buying raw land in Jefferson County

KIRK BOXLEITNER
KBOXLEITNER@PTLEADER.COM

If you're a property owner who's ever dealt with the hassle of inherited problems in the houses you've bought, you might find it tempting to start from bare dirt.

While buying an undeveloped plot of land may appeal, the precautions and processes required to do so can be just as challenging.

Michael J. Anderson, a civil engineer and surveyor based in Port Townsend, says a number of steps should be seen as mandatory to purchase raw land, starting with the title report.

The title report identifies the property's current owner, and will likely require searches of property deeds at the local courthouse, as well as a visit to the county assessor for help on locating the actual property title.

As elementary as it might seem, Anderson also considers it essential to visit the property, to get a real feel for the lay of the land, to make sure it suits whatever purpose you have in mind, whether it's building a home or starting a farm.

"You want to see for yourself exactly where the sun goes down and comes up,



Even the neighborhoods of Cape George have vacant lots ready to develop. Photo courtesy of the Washington Department of Ecology

and where all the existing trees and other vegetation are," Anderson said. "Knowing those things now, regardless of what you might choose to do with those plants,

is essential to help you plan your views from the property in the future."

For the same reasons, soil and topographical surveys are even more vital, and slightly less esoteric, ways of working toward plans for the property, since knowing the depth of the bedrock is necessary for the construction of any building.

"If you have a river running through your property, you need to know what the proper setbacks from the water should be," Anderson said. "If one corner of the property has a sudden drop-off, there's the likelihood you'll need to build a retaining wall."

Checking the existing utility connections lets the prospective buyer know how much electricity, water and sewer usage are available for whatever home or other facility you plan on building there, and whether they'll need to be upgraded.

"Find out what the fees are," Anderson said. "City fees for water and sewer have become quite substantial since I first came here."

And as long as you're hunting down

deeds and titles, Anderson noted it's always wise to stop by the Department of Community Development, to look up a given parcel's zoning designation, so that you're not planning a light industrial business on an acre that's only cleared for cottage industries, as a hypothetical example.

While nothing can substitute for on-site visits, the U.S. government provides a host of supplemental resources online, from topographical maps by the U.S. Geological Survey at usgs.gov to floodplain maps by the U.S. Army Corps of Engineers at usace.army.mil.

The Army Corps' online floodplain maps can be used to assess the potential of a property to be prone to flooding, while the Geological Survey's online topographical maps can reveal the location of drainage ways, roads and other structures.

You can also check online for surplus land that may be for sale from the government through the Bureau of Land Management at blm.gov or the Government Services Administration at gsa.gov.

"LAND, THEY'RE NOT MAKING IT ANYMORE"

- Mark Twain

Commercial and Multi-Family Opportunities



Lots A, C, and D Otto St., Port Townsend
.4 - .7 acre in size, 3 phase power in street, zoned commercial/light industrial

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MLS#1345311, 1345312, 1345315



500 Cleveland, Port Townsend

Commercial-hospital zoning
Two tax parcels total .90 acres with water views

\$199,000 MLS#1345638



Landes Street, Port Townsend

1 acre lot with high density R-III zoning, perfect for multi-family use

\$330,000 MLS#1440062



N Park Ave, Port Townsend

4 commercial lots in Port Townsend Business Park, total 1.4 acres, may be possible to buy in pairs

\$368,500 MLS#1349066



Cliff Street, Port Townsend

33 Lots, 3.37 acres total, mixed use commercial zoning off upper Sims Way, might have water views

\$495,000 MLS#1460063



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Bare land market cooled by obstacles

DEAN MILLER
DMILLER@PTLEADER.COM

While the price is rising for large tracts of land, the backlog of building projects in Jefferson County may have cooled buyer interest in home lots.

John Driver, who analyzes land prices for Northwest Farm Credit Services says agricultural real estate values remain stable to increasing, as investors look to diversify their portfolios and growers hunt the kind of reliable water Washington cropland enjoys.

But when it comes to small tracts, the picture is less clear.

For starters, the money supply is a little tighter. Bankers interviewed for this article said not all lenders will even offer a land-only loan. It's easier to walk away from land than it is to walk away from a home, so some banks will only consider an "all-in-one" loan that covers the cost of land and the cost of building a home on it.

Some banks simply don't offer bare land loans because they have plenty of lending business with home mortgages.

Time is another obstacle. With contractors in high demand, RE/MAX FIRST managing broker Terry Smith says waiting as long as two years to get started is a non-starter for many house hunters in the Jefferson County/Port Townsend market.

She has been selling real estate here since 2001 and says bare land sales are less of her work than they used to be.

"People are interested," she said. "But then a lot of times once they do the research and see the cost of the building permit and the sewer, it's not a cheap and easy proposition."

For now, she said, it's often more expensive to build from scratch than it is to buy a ready-built house. Some of that, she said, also has to do with home-builders' ambitions. There are fewer who want to start with a small home and then add on over time.

A national factor with some application here is the way the great recession gutted the

"Once they do the research and see the cost of the building permit and the sewer, it's not a cheap and easy proposition."

TERRY SMITH
MANAGING BROKER
RE/MAX FIRST, INC

on-spec home building industry. Those builders holding spec houses were left making loan payments on finished homes or even searching for tradesmen to finish homes after widespread bankruptcies.

Driver said he expects some of the large-tract factors that he monitors for Farm Credit Services may also affect home lot prices and vice versa. He is bullish about farmers turning their level, easy-to-develop land into housing tracts.

"There are folks that think that's a problem," the analyst said. "It's the reality that that may be the highest and best use of that ground is for housing. From an economics standpoint, if you're willing to pay more for (bare land) for housing, that's its best use."

Smith said she does still encounter buyers who are determined to build what they want. When they find a lot with the right zoning and septic systems nearby or certain for approval, they take the plunge. Her advice is to look carefully before just buying a bare lot. If you haven't checked out the number and variety of decisions ahead of you, you might be headed for buyer's remorse. "A lot of people get decision-weary," she said.

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JEFFERSON COUNTY REAL ESTATE STATISTICS

All below stats are for all Jefferson Co. – Single Family Residences & Condos

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For Sale/Sold/Pended



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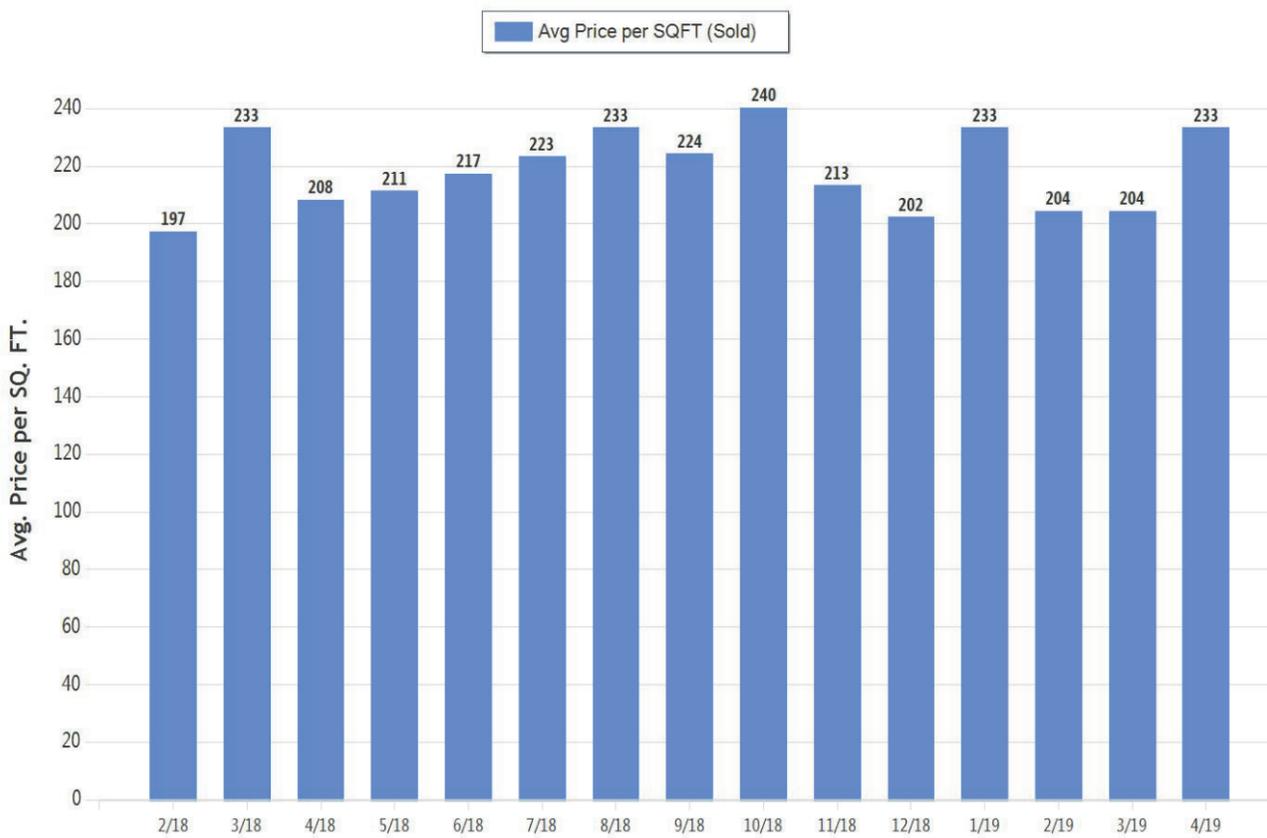
April 2019 is a Seller's market*
 Home For Sale in April 2019: 116 units.
 Down 5.7% compared to last month
 Down 27.5% compared to last year

Home Placed under Contract in April 2019: 53 units.
 0% compared to last month
 Down 19.7% compared to last year

Home Closed in April 2019: 53 units.
 Up 10.4% compared to last month
 Down 7% compared to last year

*Buyer's market: more than 6 months of inventory based on closed sales
 Seller's market: less than 3 months of inventory based on closed sales
 Neutral market: 3 - 6 months of inventory based on closed sales

Average Price per Square Foot (Sold)



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April 2019 Average Sold Price per Square Footage is Appreciating*
 Average Sold Price per Square Footage in April 2019: \$233
 Up 14.2% compared to last month
 Up 12% compared to last year

*Based on 6 month trend - Appreciating/Depreciating/Neutral

JEFFERSON COUNTY REAL ESTATE STATISTICS

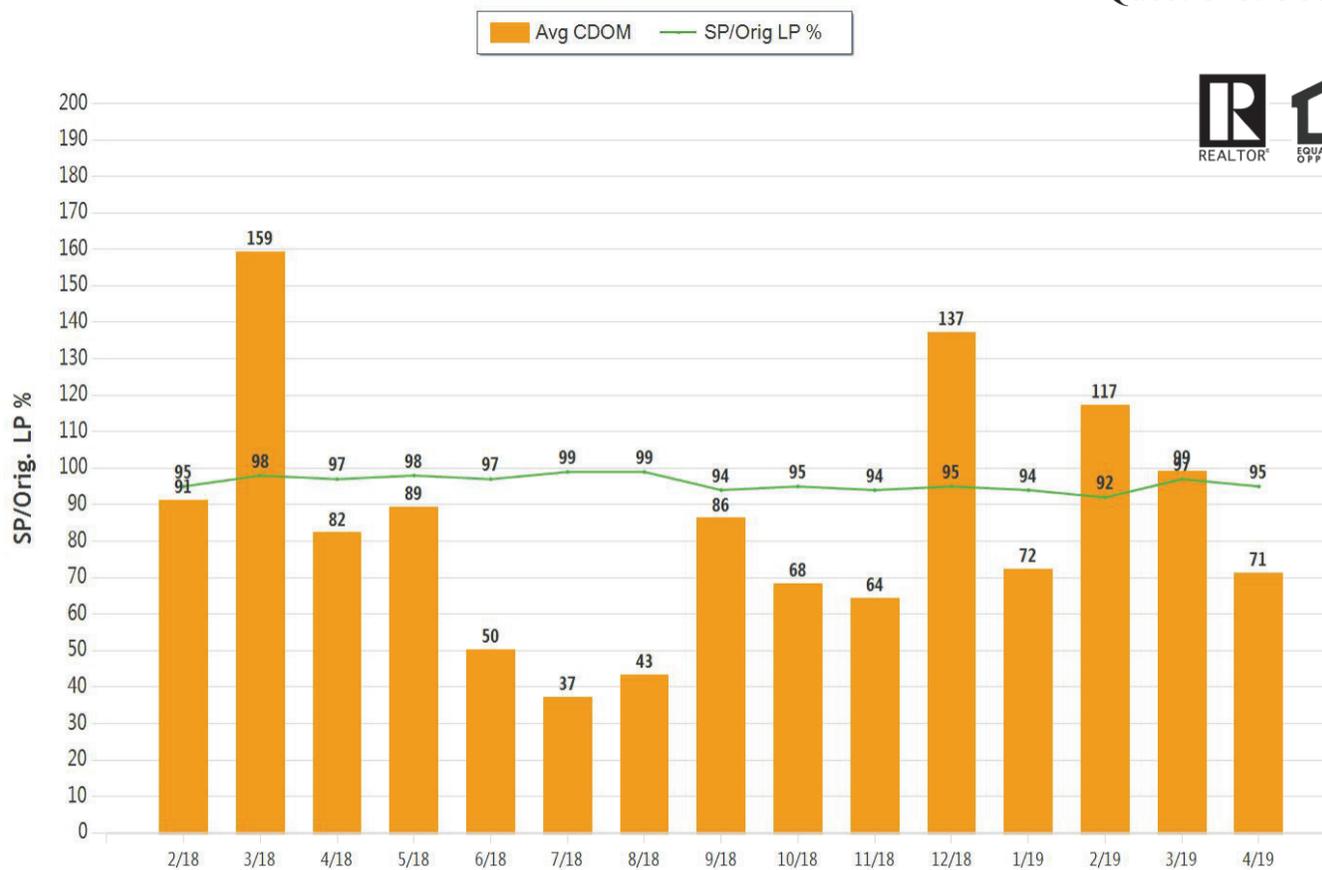
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Average Days on Market SP/Orig LP %



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April 2019 Average Continuous Days on Market trend Remains Steady*

April 2019 Sold/Original List Price Ratio Remains Steady*

Continuous Days on Market in April 2019: 71
Down 28.3% compared to last month
Down 13.4% compared to last year

Sold/Original List Price % in April 2019: 95%
Down 2.1% compared to last month
Down 2.1% compared to last month
Down 2.1% compared to last year

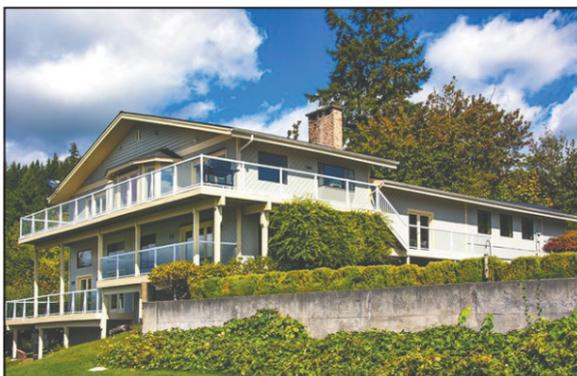
*Based on 6 month trend - Rising/Falling/Remains Steady

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\$1,295,000

Terry McHugh

360.301.1763

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LISTINGS

WATERFRONT LAND

BECKETT POINT VIEW PARCEL

Amazing unobstructed views of Discovery Bay, Diamond Point, Protection Island, the Olympic Mts., and the Strait of Juan de Fuca. Enjoy crabbing, shrimping, and fishing. Community boat launch. CCR's protect your investment. Land is leased by the Fisherman's Club. Sewer reservation fee will be paid by seller. MLS#799009, \$38,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

EDGE OF THE WORLD YET 50 MINUTES TO PORT TOWNSEND

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

COMMERCIAL

ACCESSIBLE COMMERCIAL PROPERTY

In Port Hadlock. Entrepreneurs look no further! Enjoy a terrific Port Hadlock location and build a successful business here. Easy entry off Chimacum Road with sidewalks and curbs. This commercial property is a rare find and investment in your future and the Tri-Area commercial district. Buyer to verify building restrictions with the county. MLS#1185613, \$136000. 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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ENJOY RURAL LIVING IN BRINNON
Roughly 8 Acres of Hood Canal Waterfront, with 3 Bedroom 1 bath home, garage and large metal building. Concrete walkways and breeze-way. Established landscaping throughout.
#1460101 \$550,000



PORT LUDLOW GEM
2 Bedroom, 2 Bath sunny golf course living in a one level home on the eighth fairway of the Port Ludlow Golf Course. House is well maintained with large dining/family room looking out at the golf course. This is a MUST SEE!
1445088 \$419,000



EXCEPTIONAL 120 ACRE TIMBERED PARADISE
Unique parcel, total seclusion, adjacent to a National Forest. Panoramic views down the Hood Canal and West into the Olympic Mountains, over the Dosewallips River Valley below.
#111054 \$875,000



DUCKABUSH RIVER FRONTAGE
3 lots in Olympic Canal Tracts totaling over half an acre. 220 ft of river frontage w/cement walkways. Power, Water and Septic. 4 RV Pads with power and water at each pad. Storage shed and well house.
#1455106 \$185,000

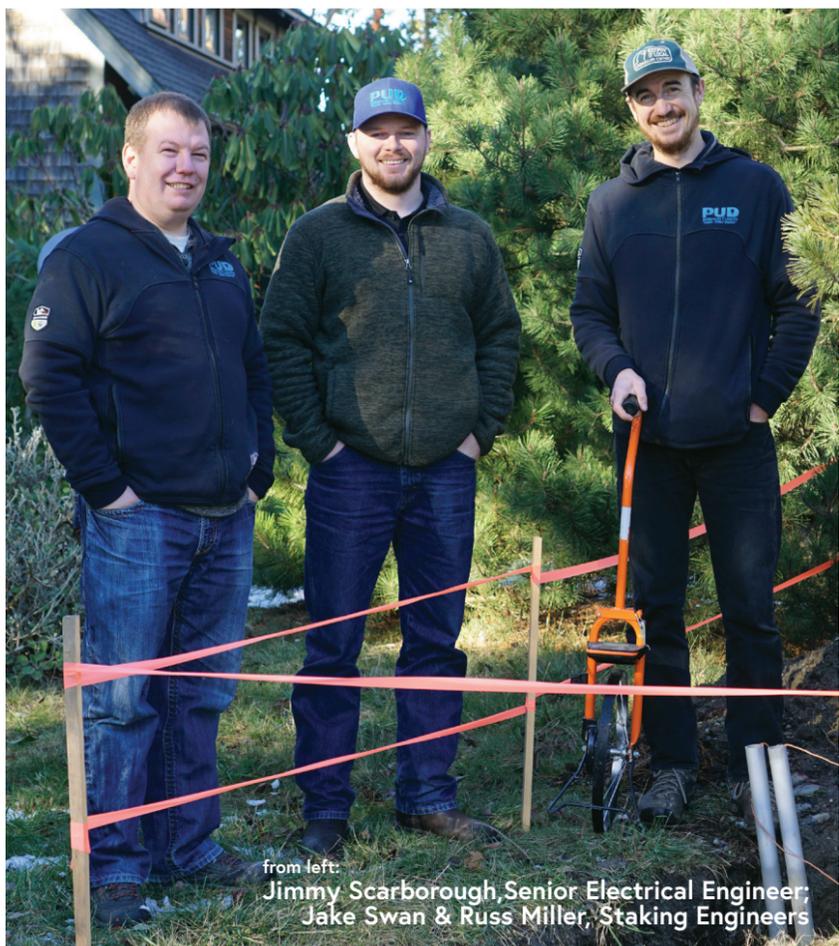


CANAL VIEW CABIN
Outstanding view of Hood Canal and the Duckabush River. Recently restored with a new deck from the upper loft & new windows. (680 sq. ft.) 2 lots for picnic space, nice getaway spot.
#144279 \$152,500



OVER AN ACRE WITH WOODS AND VERY PRIVATE
Water on site and electricity nearby. Gated entrance. Nicely cleared for camping or development. Close to Olympic National Park, State beaches and boat launches.
#1459400 \$39,900

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

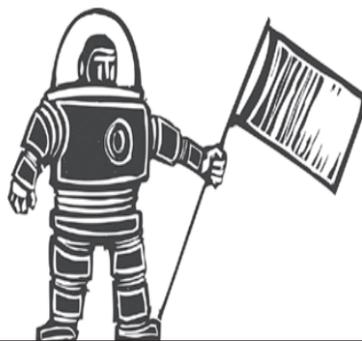
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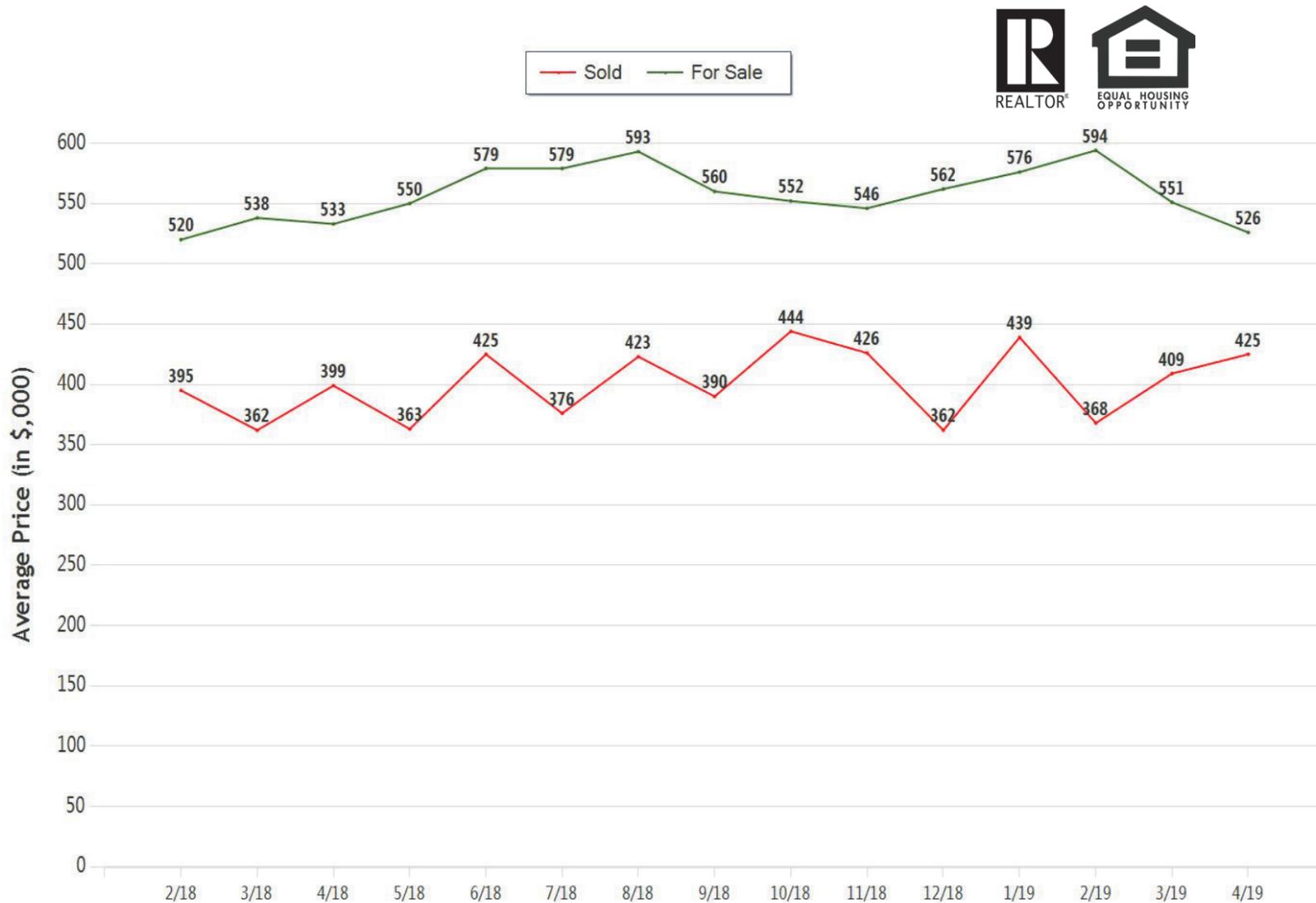
JEFFERSON COUNTY REAL ESTATE STATISTICS

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REAL ESTATE
Port Townsend

Average Price For Sale & Sold

Questions? 360-385-4115



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April 2019 Average For Sale Price is Depreciating*

Average For Sale Price (in thousand) in April 2019: \$526
 Down 4.5% compared to last month
 Down 1.3% compared to last year

April 2019 Average Sold Price is Neutral*

Average Sold Price (in thousand) in April 2019: \$425
 Up 3.9% compared to last month
 Up 3.9% compared to last month
 Up 6.5% compared to last year

*Based on 6 month trend - Appreciating/Depreciating/Neutral

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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 & Steven Kraght, John L Scott PT, (360)385-4115.

10,000 SQ. FT. LOT
 Available just 5 miles south of Port Townsend. This lot has an expired septic design and permit from 2003 for a 3 bedroom conventional system. The water tap is installed & power is very accessible, development costs would be very reasonable. Seller financing may be an option. MLS#1280490, \$39,000. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

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

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#33818, \$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. Territo-

See LISTINGS, page 10▼

JEFFERSON COUNTY REAL ESTATE STATISTICS

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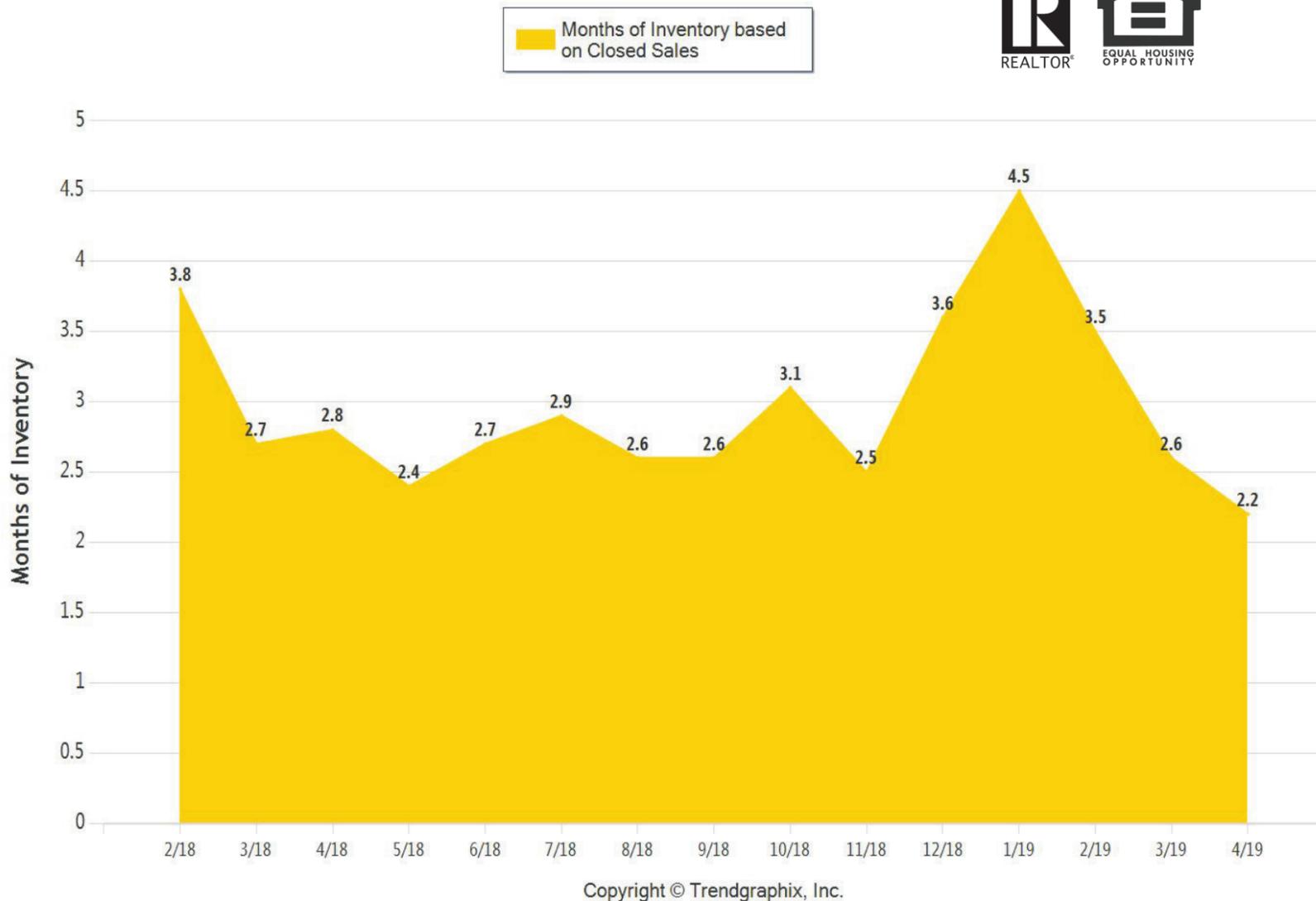
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Months of Inventory Based on Closed Sales



April 2019 is a Seller's market*

Months of Inventory based on Closed Sales in April 2019: 2.2

Down 15.6% compared to last month

Down 21.4% compared to last year

* Buyer's market: more than 6 months of inventory based on closed sales
 Seller's market: less than 3 months of inventory based on closed sales
 Neutral market: 3 - 6 months of inventory based on closed sales

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LISTINGS

▼Continued from page 8

rial views. MLS#1368564, \$251,000. Brian Becker, RE/MAX FIRST, INC., (360)774-6923.

6.2 ACRES ZONE R-2

Brand new parcel: 6.2 acres zoned R-2, possible 43 lots on just built Rainier street. Just off Discovery Road at the proposed Howard Street extension. Water & Sewer mains just installed. The land is ready to be developed. MLS#968397, \$400,000. Terry McHugh, John L Scott PT, (360)385-4115.

7.4 ACRES ZONED R-3

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

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 KALA POINT PROPERTY

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

LEVEL PROPERTY W/CEDAR & FIR

10,000 sq foot property in up and coming neighborhood. Level property features nice cedar and fir trees and abuts Port Townsend's non-motorized trail system. Zoning is R# so property could be for two duplex's or four-duplex's. 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 Adelpa Beach. 0.380 Acre. MLS#1274851, \$67,500. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

OCEAN GROVE ESTATES PROPERTY

Double lot in the peaceful and picturesque neighborhood of Ocean Grove Estates that has a community garden, 28 acre greenbelt with walking trails and private beach access on Discovery Bay at Adelpa Beach. Golf 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.

PREMIER PROPERTY ON BEAUTIFUL DISCOVERY BAY!

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

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 +- Square Feet 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 quite. 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. Pot Ludlow amenities pools, several hiking trails, gold course, marina. MLS#39679 \$46,500. Steven Kraght, John L Scott PT, (360)385-4115.

VACANT LAND IN SOUGHT AFTER BRIDGEHAVEN COMMUNITY

Build your dream home on this .450 acre land, with views of the Hood Canal. Enjoy the use of the Club house, Beach and Marina.

MLS#1428213. \$49,950. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980 or (360)385-6499.

TRI-AREA LAND

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 & repair, B & B Breakfast, nurseries, etc. Become part of a growing community. MLS#1219358, \$275,000. Teresa Goldsmith, John L Scott PT, (360)385-4115.

FABULOUS 4 ACRE PARCEL

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

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 & WATER NEARBY

Possible to vacate streets on three sides allowing more space



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LISTINGS

▼Continued from page 10

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 unstoppable views of Port Townsend Bay. Nice large building site cleared at the top with easy access on graded driveway. This one backs up to Pope Resources forestland for awesome privacy. MLS#1229192, \$167,500. Terry McHugh, John L Scott PT, (360)385-4115.

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

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.

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, \$450,000. Terry McHugh, John L Scott PT, (360)385-4115.

VIEWS OF OLYMPICS AND THE BAY

Spectacular West facing Marrowstone waterfront with unstoppable 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 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 RESIDENTIAL

CAPE GEORGE CRAFTSMAN!

3 bedroom, 2 bath home with open floor plan, large kitchen and deck to enjoy the territorial view, this home has so much to offer, including its proximity to the golf course, walking trails and beaches. Radiant floor heating, a bedroom and bath on the main floor, and spacious master suite and third bedroom on the second floor. The basement also has in-floor heat and could be used as shop/garage or finish it for extra living space or a great hobby room. MLS#1251186, \$339,000. Staci Matthes, CB Best Homes, (360)774-1579.

CENTRALLY LOCATED PORT TOWNSEND HOME

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.

CUSTOM CONTEMPORARY HOME NEAR FORT WORDEN

Sleek design greets 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 roof top garden. MLS#1398001, \$425,000. Steve Kraght, John L Scott PT, (360)385-4115.

EASY LIVING IN THIS "SMART" KALA POINT HOME

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

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.

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.

JUST MINUTES FROM TRAILS, LAKE, GROCERY, SCHOOLS, PARKS & MORE

Pictures & private property just minutes from trails, lake, grocery, parks, schools, library, fuel & more. New roof, gutters, exterior & interior paint. 2nd bedroom with den/office that could be a 3rd bedroom. Newer back deck with room to garden. Heat pump, propane fueled generator & gated driveway. MLS#1420248, \$240,000. Lynette Holloway & Bobbie Nutter, John L Scott PT, (360)385-4115.

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.

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.

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 boast yard action. Priced to sell! MLS#1319101, \$850,000. Teresa Goldsmith & 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 & mountain views in Port Townsends Historic Uptown district! Open kitchen with lots of space & light. Additional 328 sqft private studio office space. Nice garage for parking or workshop. MLS#1398034, \$435,000. John Hansen & David Wald, John L Scott PT, (360)385-4115.

THE "IN" PLACE TO BE

Close to downtown, marina, Maritime center, beach and historic district uptown. Wrap around deck to view water, mountains and boat yard action. Master suite with private balcony. Easy access to beach on the next block. MLS#1319101, \$850,000. Teresa Goldsmith & Dale Barron, John L Scott PT, (360)385-4115.

THIS UPTOWN PROPERTY IS THE BEST

Sweet, furnished 50's duplex has it all. Peaceful, Bell Tower neighborhood, steps to Farmers Market, Aldrich's Market, library, restaurants, parks, beaches, shops, The Rose Theater. One home from the bluff, bay & Bell Tower views. MLS

#1423703/1423612, \$479,000. Teresa Goldsmith, John L Scott PT, 360-385-4115.

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

COZY CHIMACUM RAMBLER

Clean & well maintained 2BDR 1.5 BA 1,200 sqft, on large lot abutting Chimaquam Creek. Super cute & affordable! MLS#1375086, \$259,900. Crystal Craig, CB Best Homes, (206)953-3395.

GREAT INVESTMENT OPPORTUNITY

Great investment opportunity. Possible seller financing. Cute fixer cabin & 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.

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.



James Lagergren

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Featured



Tucked in the woods of Port Ludlow's North Bay, this 2bed/2bath is clean and move in ready. Inside is a big kitchen and living room, updated guest bath, a giant master with en-suite bath and 3 closets, plus a guest bedroom. Outside you will find the magic! Great garden space, a masonry fireplace, and HUGE deck. Be sure to check out the art studio!
\$309,900. Ian Meis MLS# 1454597



Sold!



Open floor plan makes for great flow in this 3 bed/2 bath, single level home that offers great use of space indoors and out. Kitchen has upgraded counters. Be sure to check out the fully fenced back yard and fire pit ready for the summer fun!
\$299,900. Ian Meis MLS# 1439004



CHARLIE ARTHUR
Broker/Owner -360-531-3357



BRIAN BECKER
360-774-6923



Uptown 4-plex is turn key & ready. Live the Port Townsend lifestyle while earning an income! So many options in this location and community. Four distinct apartments-3 on ground level. Sep. electric meters. Many significant and recent upgrades include; electrical, roof, plumbing and insulation. Solid home with Garages/Workshop & Sm. yard. **\$649,000. Teren MacLeod MLS# 1439419**

Sold!



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. Large deck for entertaining with built in benches and flower boxes.
\$588,888. John Eissinger MLS# 1370059



Fresh and clean! Come see this great 3bd/2ba centrally located on quiet dead-end street. Just mins from the beach. Close to parks! Just painted in/out with an open floor plan, natural light, vaulted ceilings, wood beams, skylights, stainless appliances, and a big garage. Spacious fenced back yard and patio for easy entertaining and room to play and garden. Many recent upgrades including a brand-new roof. **\$309,900. Ian Meis MLS# 1452651**



MICHAEL CARTER
360-808-4020



PAULA CLARK
360-302-0144



Wonderful views of Mats Mats Bay and Cascade Mountains!! Lot 9 in Sunrise Cove .9 acre cul-de-sac property, located on Oak Bay Road between Port Hadlock and Port Ludlow. This is a wonderful small community with 19 home sites. 3 Bedroom expired septic permit (Advantex AX20 System). Underground utilities, CCR's with PROTECTED VIEW. **\$125,000. Paula Clark MLS# 1453339**

Sold!



Build your home in this lovely natural setting. Sunny lot with madrone and fir trees is one of the last in Towne Point. The back of the lot is adjacent to a large greenbelt with walking trails. Water and sewer are in the street. Community amenities include a tennis court, clubhouse, storage area for boats and RV's and a park.
\$38,900. Terry Smith, MLS# 1341052



This Beauty is located on the Olympic Peninsula's Marrowstone Island. Nearly 3/4 Acre Low Bank Waterfront overlooks Mystery Bay and your own Tidelands. Surrounded by noble Cedar trees and magnificent views of the Bay and Mountains - it's tranquil and it's peaceful - the perfect place to listen to nature's sweet sounds, launch the kayak and dig for oysters and clams on your tidelands. End of the road privacy. **\$238,000. Christine Cray MLS#1449121**



CHRISTINE CRAY
360-301-4213



JOHN EISSINGER
360-301-2378

Sold!



Amazing unobstructed views of Discovery Bay, Diamond Point, Protection Island, Olympic Mtns. & the Strait of Juan de Fuca! Build your dream home or come to the beach for the weekend. Enjoy crabbing, shrimping & fishing. Community boat launch & storage. CC&R's protect your investment.
\$38,000 . Charlie Arthur MLS# 799009



Beautiful home with view of the water & Indian Island. Vaulted ceilings, large living room, remodeled open kitchen, & fireplace with wide-angle views. Bathrooms have been remodeled. Finished downstairs with bedroom and possible 1/2 bathroom. Pond in the back, large private deck, 4 bay garage, detached rv garage.
\$425,000. Brian Becker MLS# 1438895

Sold!



Enjoy the great views of Admiralty Bay, the Olympic Mountains and Kah Tai Lagoon from this top floor condominium. 2-bedroom 1 bath unit in a well maintained complex. Convenient Uptown location Full size washer and dryer in unit.
\$183,900. Michael Carter MLS# 1434229



TEREN MACLEOD
360-774-1441



IAN MEIS
360-301-6909

NORTH BAY BUILDING LOT

Build your dream home! Utilities are to the lot on this level North Bay building lot. Lot backs up to a greenbelt. There are some nice evergreens on the lot. Enjoy all of the North Bay amenities including the indoor and outdoor pools, exercise room and community beach.
\$34,000. Terry Smith MLS# 1287731

NORTH BAY BUILDING LOT

Build your dream home! Utilities are to the lot on this level North Bay building lot. Lot backs up to a greenbelt. There are some nice evergreens on the lot. Enjoy all of the North Bay amenities including the indoor and outdoor pools, exercise room and community beach.
\$34,000. Terry Smith MLS# 1287731

LIGHT INDUSTRIAL ACREAGE

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.
\$109,900. Charlie Arthur MLS# 1312338

STUNNING AND ELEGANT

This spacious home leaves nothing desired. Beyond the gates you will enter a world of perfect landscape and meticulous quality. Endless views of the sound backed by the Cascade Mountains. Two guest homes offer many possibilities. To see it will take your breath away.
\$2,750,000. Ian Meis MLS# 1322278

BUILD IN DESIRABLE KALA POINT

Lot is gently sloped and lightly treed with some nice evergreens. Backs up to a large parcel. There is an expired septic permit for a 3-bedroom conventional system. Kala Point amenities include a clubhouse with indoor/outdoor pool, pickle ball and tennis courts, boat and RV storage, private beach, boat dock and boat launch as well as walking trails. Close to Port Townsend.
\$57,000. Terry Smith MLS# 1395042

CLOSE TO DOWNTOWN

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



TONI BOUTLIER
360-440-4383



TERRY SMITH
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ERINN WARD
Office Coordinator



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