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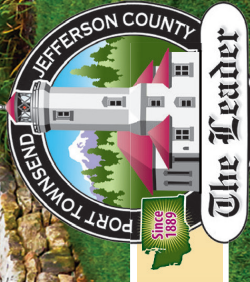
INSIDE

PORT TOWNSEND | PORT LUDLOW | HOOD CANAL
REAL ESTATE

HOMEOWNER
FIRE PREVENTION



OCTOBER 2019



LISTINGS



MOVE IN READY!

464 MONTGOMERY LANE
PORT LUDLOW, WA 98365
\$439,900 MLS#1503997

Partial view of the Bay, open light floorplan, great flow & warm feel in the home. Custom stained oak cabinetry, induction cooktop, wrap around granite countertops and peninsula, updated appliances & room for 2+ in the kitchen!
Built in wet-bar!



Carol Wise
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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, \$125,000. 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, \$56,900. 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.

3.4 ACRES, TWO PARCELS

Cape George amenities, includes marina, boat launch, exercise room, pool, large workshop, beach. Development is easy as Cape George water is available, electric in the street and property surveyed. 2nd parcel is across Bay Ridge Road and has nice running/strolling trails and at the top has a nice plateau that would be ideal for artist/writing studio. MLS#1411924, \$135,000. Steve Kraght/Ellen Niemitalo, 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 & 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.

ALREADY PLATTED LOTS - JUST OUTSIDE CITY LIMITS

Commercial grade timber covered old lots and blocks [Salem Add.] - 8 blocks of property-total 98 lots - 11.25 ac - lots only - 15.35 ac - with unvacated ROW's - zoned Residential - good soils - public water available - small housing project - home business sites - surrounded by unopened county ROW's=could be vacated to gain some square footage - use your imagination. MLS#1477930, Bill Perka, John L. Scott PT, 360-531-2310, \$349,000.

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, \$58,745. Steven Kraght, John L Scott PT, (360)385-4115.

CAPE GEORGE VILLAGE

One of the last remaining prime building lots in Cape George Village. Level lot positions itself to take advantage of wide views which include the shipping lanes, Vancouver Island, the San Juan Islands and Protection Island. Good mix of cleared land and trees. Cape George amenities include boat launch, marina, pool, exercise facility, workshop, clubhouse and beach. MLS#1184390, \$87,500. Steve Kraght/Ellen Niemitalo, John L. Scott PT, 360-385-4115.

CORNER OF DISCOVERY AND JACOB MILLER ROADS - JUST OUTSIDE CITY LIMITS

Alder covered old lots and blocks [Irving Park] - 2 blocks of property-total 20 lots-just above A-Plus Rental yard-zoned Residential but excellent prospect for re-zone to commercial/light industrial-small housing project-home business sites-surrounded by unopened county ROW's=could be vacated to gain some square footage-use your imagination. MLS#1477019, Bill Perka, John L. Scott PT, 360-531-2310, \$199,000.

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 & 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.

EXCEPTIONAL VIEW

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

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Safety operating tips for indoor fires

LILY HAIGHT
LHAIGHT@PTLEADER.COM

With the heavy rains of September lowering the wildfire danger on the Olympic Peninsula, East Jefferson Fire Rescue announced the end of the summer-long burn ban on Sept. 24.

But even though the threat of wildfires is over for the year, that doesn't mean homeowners should be less vigilant about protecting their homes from fire. Just walk your fire worries indoors.

As the weather cools down, wood stoves are fired up and heaters are cranked on, increasing fire risk in homes.

While unattended cooking is the number one cause of home fires, according to the National Fire Protection Association, heating equipment is also a leading cause of fires in US homes.

Here on the Olympic Peninsula, where the tradition of wood-burning endures, fire departments handle a lot of house fires that start at and around chimneys and stove pipes.

"The majority of house fires we have are from improper use of wood stoves," said Assistant Fire Chief Brian Tracer from East Jefferson Fire Rescue. "This means not maintaining them, cleaning them regularly, or installing them without a permit."

Nationwide, local fire departments responded to an estimated average of 52,050 fires involving heating equipment each year from 2012 through 2016.

Heating equipment accounted for 15 percent of all reported home fires from 2012 to 2016 and resulted in 490 civilian deaths and 1,400 civilian injuries annually as well as \$1 billion in direct property damage. Half of all reported home fires happen in December, January and February, according to the National Fire Protection Association.

HOME HEATING FIRE CAUSES

- Most home heating fire deaths (86%) involved stationary or portable space heaters.
- The leading factor contributing to home heating fires (27%) was failure to clean chimneys and other solid-fuel burners.
- The leading factor source of ignition in home heating fire deaths (54%) was heating equipment too close to things that can burn, such as upholstered furniture, clothing, mattress, or bedding.
- Nearly half (48%) of all home heating fires occurred in December, January and February.

Source: National Fire Protection Association, 2012-2016 statistics

Other common occurrences that cause house fires are lacking general safety protocol, like putting heaters too close to papers, books or furniture, Tracer said.

"Another thing to be aware of is to use the manufacturer's recommendations for heaters, which say to clean them out every year."

SMOKE DETECTOR BEST PROTECTOR

East Jefferson Fire Rescue's first recommendation for winter preparation is to invest in a good, working smoke detector.

"It's statistically proven that working smoke detectors help save lives," writes East Jefferson Fire Rescue in their seasonal safety tips. "However, the best smoke detector is worthless if the batteries in it are old or have been removed."

As the weather cools down, it is the perfect time to check and replace the batteries in your smoke detector.

Newly released guidance from the National Fire Protection Association states you should periodically dust or vacuum your smoke detectors. Follow manufacturers' instructions for cleaning.

When purchasing a smoke detector, choose one that has the label of a recognized laboratory. Be sure to position smoke alarms away from the kitchen to prevent false alarms. Generally, they should not be closer than 10 feet to a cooking appliance.

BE AWARE OF CARBON MONOXIDE

Carbon monoxide is known as "the silent killer," according to East Jefferson Fire Rescue.

It is an invisible, odorless, colorless gas created when fuels like kerosene, gasoline, wood, coal, natural gas, propane, oil and methane burn incompletely.

This can happen if a furnace or other heating appliances such as a portable generator or water heater is faulty and not operating correctly.

Symptoms of carbon monoxide poisoning may include headache, nausea and drowsiness. Extremely high levels of poisoning can be fatal, causing death within minutes, according to East Jefferson Fire Rescue.

EJFR recommends installing and maintaining a carbon monoxide detector, which is a similar device to a smoke detector. Most new homes require carbon monoxide detectors to be installed.

EJFR also recommends having your fuel-burning heating equipment, such as fireplaces, furnaces, water heaters, wood stoves, etc. inspected by a professional every year.

They also recommend opening the damper for proper ventilation before using a fireplace, and never use your oven or stovetop to heat your home.

During and after a snowstorm, however rare they are here in Jefferson County, be sure vents for the dryer, furnace, stove and



Have a professional clean and check wood stoves and stovepipes annually for safe operation. Photo by Metrocreativeconnection

fireplace are clear of snow build-up.

INVEST IN GENERATOR

Being located on the coast, Jefferson County often experiences power outages during windstorms in the winter months. On top of that, last year brought a "Snowmageddon," that took some residents by surprise.

While the Jefferson County PUD works hard to ensure that the power stays on, sometimes it can take several hours or even days for power to be restored. A portable generator can help homeowners keep their lights on and the house heated.

But East Jefferson Fire Rescue advises using portable generators outdoors in well-ventilated areas, away from doors, windows, vents and other building openings to prevent exhaust fumes from entering the home.

OUTDOOR BURNING AND YOUR HEALTH

Land-clearing burning is allowed by permit only, says East Jefferson Fire Rescue. Fires used for debris or rubbish disposal are not considered recreational fires and are illegal.

Recreational fires are still allowed. This includes a fire that has a total fuel area of three feet or less in diameter and two feet or less in height that is for pleasure, religious, ceremonial, cooking, warmth or similar purpose. They must burn only charcoal or firewood.

In the city of Port Townsend, you can
See SAFE HEAT, page 10 ▼



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GORGEOUS HIGH BANK WATERFRONT

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

JUST OUTSIDE OF CITY LIMITS

3 Tax parcels [about 1/2 ac] fronting on Discovery Rd. and Larry Scott Trail-surrounded by unopened county ROW's=could be vacated to gain some square footage-use your imagination—potential small home site. MLS#1478027, Bill Perka, John L. Scott PT, 360-531-2310, \$39,000.

LEVEL LOT

Level lot on sunny area in central Port Townsend location. Corner lot surrounded by a unopened right-a-way and city owned

property to provide privacy. Sewer, water and electric are close. Located on quiet, dead end street. Easy access to Port Townsend's non-motorized trail system. Affordable building site. MLS#1494399, \$75,000. Steven Kraght, John L. Scott PT, 360-301-6484.

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 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.

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. Gold 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.

REMARKABLE SW FACING WATERFRONT ACREAGE

Panoramic discovery Bay and Olympic mountain views. Possibly the best parcel available on the Quimper Peninsula. Only parcel in this area with its own beach—that you can get to. MLS#1449489, \$350,000. Bill Perka, John L. Scott PT, 360-385-4115.

RHODY COURT

This development is ready to build on R4 zoned, 3 lots=15,000sft. Designed by architect Ross Chapin, this small pocket neighborhood has all land us permits/entitlements in place: SEPA review; design review; recorded survey; parking and landscaping plan. Seller has done all the work for this R4 project that requires density of 5 minimum to 9 maximum units that must be attached. Close to store, transportation, Hospital and trails. MLS#1411790, \$295,000. Jan Marquardt, John L. Scott PT, 360-385-4115.

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.

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LISTINGS

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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.

THE BEST OF THE NORTHWEST

Kala Point lot in a planned gated community, with paved roads, indoor/outdoor swimming pool, work out room, club house, quarter mile of beach, playground, barbeque area at the beach, boat ramp and dock, tennis courts, trails through the woods and at the lagoon. This lot has southern exposure and is backed up to woodland Hills a 5 acre each parcel development and ready for your dream home. MLS#1408701, \$109,000. Teresa Goldsmith, John L. Scott PT, 360-385-4115.

VACANT LAND PORT TOWNSEND

R3 Multi Family Lots (4) in town with water/sewer/power access at/in street. R3 zoning is Min 5 to Max 8 dwellings on this 20,000 sft parcel. Boundary survey completed; Wetland Biologist has completed an "Assessment" on NW Lot. Follow up Wetland delineation/Buffer identification will still need to be done. Lot has some trees with Salal brush, paths cut in. Consult with City planners for further requirements. MLS#1502290, Jan Marquardt, John L. Scott PT, 360-301-4611, \$149,000.

WATER AND MOUNTAIN VIEWS CAPE GEORGE

Southwest corner lot with water and Mountain view. Lot is level for a single story home with a slight slope to the west for good drainage. Have your garage entry on onside of the street and your front door on the other street. Cape George amenities include Marina, beaches, indoor pool, workout room, community club house, community workshop, beach playground, Pickle ball, bocce and Petanque courts. MLS#1282937, \$67,500. Lyr Hersey, John L. Scott PT, 360-385-4115.

WATER FRONT VACANT LAND

11.4 acs., 450+' of West Facing Waterfront! This gorgeous large parcel truly feels special from the moment you drive through the old growth trees and enter the manicured clearing that overlooks beautiful, pristine Discovery Bay. Features include: Gated entry on private road with only 3 parcels, High bank waterfront including tidelands and a rugged trail to the beach, PUD power and water on site, large clearing prepared for homesite and yard/gardens, large mature Fir and Cedar trees. MLS#1469948, Terry McHugh, John L. Scott PT, 360-301-1763, \$720,000.

WATER FRONT VACANT LAND

West Facing 11.7 acs. w/ 468' of waterfront on Discovery Bay incl. Tidelands. Stunning western views over the bay into the Mtns from a gorgeous parcel with power & water on site. Large manicured cleared area ready for your home and gardens. Gated entry on a private road with only 3 parcels. Mature Fir & Cedar trees frame the property providing large parcel privacy. Big waterfront parcels like this close to Port Townsend will soon be very rare. MLS#1470520, Terry McHugh, John L. Scott PT, 360-301-1763, \$720,000.

PORT LUDLOW LAND

BUILD YOUR DREAM HOME IN PORT LUDLOW

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

BUILD YOUR DREAM HOME IN THE NORTH BAY COMMUNITY!

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

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.

TRI-AREA LAND

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

Commerical 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.

GORGEOUS 4 ACRE PARCEL

Gorgeous 4 acre parcel in Oak Hills with unstopable 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 pri-

vacy. MLS#1229192, \$167,500. Terry McHugh, John L Scott PT, (360)385-4115.

MELWOOD TERRACE

Beautiful double lot in desirable Melwood terrace ready to build with most of the hard work done. 3 bedroom 2000 sq. ft house plans and septic design are ready to resubmit. Water taps, electric, and foundations are already there for both lots. You can choose to build this lovely open floor plan home or adapt the daylight basement foundation to your own design. Either way you'll be miles ahead of starting from scratch. Close to shopping, dining, and recreation. Seller financing considered. MLS#1483575, \$75,000. Dan Colvin, John L. Scott PT, 360-774-0082.

PORT HADLOCK VACANT LAND

Level 1,600 +/- foot manicured grass airstrip just waiting for your Maule, Stinson or Piper J3. Clear approaches both east & west. Located about a mile southeast of the east end of Jefferson County International Airport with all of its services and the Spruce Goose Cafe. Hangar and shop midfield. Easy access from both Mason Street and Cedar Ave. Rumor has it that Port Hadlock will be getting sewer in maybe 6 years. Once that happens this investment property will be prime for development. MLS#748461, Richard Hild, John L. Scott PT, 360-531-1889, \$900,000.

MARROWSTONE LAND

DREAM WATERFRONT ACREAGE

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 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 Kilisut Harbor. Great 5 acre parcel with towering beautiful conifers, PUD water tap paid/meter installed. MLS#1189952, \$419,000. Terry McHugh, John L Scott PT, (360)385-4115.

VIEWS OF OLYMPICS AND THE BAY

Spectacular West facing Marrowstone waterfront with 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.

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LISTINGS

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MLS#1187130, \$419,000. Terry McHugh, John L Scott PT, (360)385-4115.

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.

COMMERCIAL

BUSINESS PARK VACANT LAND

Commercial lots ready to build. MLS#165455, Terry McHugh, John L. Scott PT, 360-301-1763, \$168,000.

COMMERCIAL VACANT LAND PORT TOWNSEND

Short Plat just south of the first roundabout on Evans Vista - Port Townsend. This parcel is lot 3 of the brand new just recorded PT-20 Short Plat so it does not yet have an address or apn# of its own. MLS#778674. Terry McHugh, John L. Scott PT, 360-301-1763, \$400,000.

KALA POINT LOT

Beautiful 1/2 acre lot on a quiet cul-de-sac in the lovely gated community of Kala Point. This property is lightly treed, with water/power in the road. Gentle slope makes it appropriate

for walk-out basement design. Close to clubhouse, pool, tennis courts, private beach and boat launch. Build your dream home and enjoy all the great community amenities, as well as the trails & vistas of Fort Townsend State Park which adjoins Kala Point. Just minutes to Port Townsend's vibrant cultural offerings. MLS#1372082, Ellen Niematalo, John L. Scott PT, 360-531-4313, \$58,000.

KALA POINT LOT

Enter this .37 acre lot on a delightful and gently curving & sloping driveway to a cleared building area for your new home. Lovely trees and community greenbelt provide privacy, particularly from the street and to the south and east of the property boundaries. An installed two bedroom conventional trench septic system with the electric and water on the property facilitates your building process. Live the Pacific NW dream in the lovely Kala Point gated community with many wonderful amenities. MLS#1505896, Lynette Holloway, John L. Scott PT, 360-774-0135, \$72,700.

VACANT LAND IN DISCOVERY BAY

Bay from this 35 Ac +/- parcel—Part of old Junction City Plat —50x110 lots—numerous parcel numbers [17 mol] —each city block[2 ac mol] has its own parcel #-possibly a residential development—but the real value lies in the 3.5 million yards of gravel on the site[geotec report available]—old gravel pit on site—Cash only—Liquidating family estate Will sell ALL or PART. MLS#1077237, Bill Perka, John L.

Scott PT, 360-531-2310, \$500,000.

WATERFRONT RESIDENTIAL

DABOB BAY

Fabulous and exceptionally rare West facing waterfront estate on pristine Dabob Bay that encompasses 16+ acs, 840'~ of easy access waterfront, 2 homes with over 5,330 sqft. of indoor living space, huge shop and garage. Classic PNW designed main house is open and bright with outstanding, breathtaking views over the entire bay and deep into the Olympic Mtns. The fun, equally fantastic beach house is right on the water with a great deck & super easy access to the secluded beach. 3 sep. tax parcels. MLS #1458924, \$1,295,000. Terry McHugh, John L. Scott PT, 360-301-1763.

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

2335 35TH ST, PORT TOWNSEND, WA 98368

This craftsman style home sits on a full city block (8 lots) in a beautiful park like setting. Light filled main level features spacious kitchen, dining & living area w/ French doors that

See LISTINGS, page 8▼



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3 BDRM, 2 1/2 BATH, SPACIOUS TRIPLE WIDE 2 car garage, on approx. 1 acre, 100 ft. along the Dosewallips River. Great garden soils and plenty of wildlife, with elk sometimes being rather tame. Great location behind town & generally quiet. #1510605 \$269,500



WEST FACING WATERFRONT ACERAGE WITH SMALL RUSTIC CABIN Propane frigde, cookstove, free-standing woodstove. New porch and foundation footings, metal roof. Open a view & restore the beach access. #1464070 \$115,000



OVER AN ACRE with WOODS ALL AROUND Very private and nicely cleared for camping, bunkhouse or development. Water on site and electricity nearby. Gated entrance. Across Highway 101 from McDonald Cove and 4 miles South of Brinnon. #1459400 \$39,900



5 WOODED ACRES - HOOD CANAL VIEW Quiet, peaceful and private. Power and phone are in at the road. Walkers Creek runs through the lower portion of the property. Close to Pleasant Harbor Marina and Olympic National Park. #1466307 \$89,000



2 LARGE LOTS AT SNOW CREEK RANCH Approximately 1 1/2 Acres with access to Crocker Lake. Great location for commute to larger towns. Select tree removal could result in View of Crocker Lake, access area to the Creek. #1478438 \$52,500



LOT WITH ACCESS TO FISHERMAN'S HARBOR AT THE END OF COYLE PENINSULA Water hook up is active, property is ready to pull in a camper or two. Seller is currently constructing a picnic structure to keep out of rain. #1471437 \$27,500

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

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LISTINGS

▼Continued from page 6

open to the wrap around deck; oak floors; cozy propane stove; beautiful cherry railing; bonus room; laundry w/sewing or ironing space; & wrap around deck. Master suite w/ walk-in closets has additional area for office and offers light, bright spaces to spend your time in. Out-building=garage/shop/studio. MLS#1510341, \$585,000, Belinda Button, Coldwell Banker Best Homes, (360) 385-0836.

4+ ACRES OF NW CONTEMPORARY HOME

593 McMinn Rd | Port Townsend, WA 98368. Unique NW contemporary home with park-like acreage. This home is light and bright w/great gathering spaces and extra rooms for studios or live-work. The great room has amazing windows and vaulted ceilings. Home has been updated with an eat-in kitchen, fresh paint and new wool Berber carpeting, environmentally friendly cork flooring on main floor. Private master suite has loads of closet space and sauna. The yard is a paradise with a garden, firepit, green house and a fenced area for pets. MLS#1446278, \$650,000. Caroline Erickson, Coldwell Banker Best Homes. 360.390.8480

+ ACRE NO CCR's

44 Arcadia Terr | Port Townsend, WA 98368. I dare say, this is a SLEEPER. Private location, nice buffer, fenced on E/W sides, forest setting, paved street, paved apron. It is a perfect place for your new home, no CCR'S. Waterline easement. There is even an emergency service access to adjacent properties. Power in street, fire hydrant N end of property. No septic info. Please confirm building details with the County. City Water. MLS#1377861, \$80,000. Carol Wise, Coldwell Banker Best Homes. 360.531.1301

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.

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.

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.

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.

KALA POINT HOME

This welcoming home in beautiful Kala Point offers main floor single-level living + space upstairs for hobbies & guests. Living room features vaulted ceiling, gleaming hardwood floors, wood burning fireplace. Comfortable family room adjoins kitchen w/butler & pantry. Master suite with access to deck. Upstairs guest suite, bonus room, loft bedroom & office. Endless storage. Large deck, beautifully landscaped private back yard w/garden shed. Amenities include private beach, pool, tennis & more. MLS#1420509, \$500,000. Ellen Niemitalo, John L. Scott PT, 360-531-4313.

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.

PORT TOWNSEND RESIDENTIAL

Start building equity! Great opportunity in a superb, quiet location in PT close to shopping, schools, trails & marina. Featuring rebuilt walls in bedrooms w/ new sheet rock & new insulation. Bathroom includes new plumbing, insulation, & wiring. Easy to install a wood/pellet stove to heat entire home. Two rear decks. Fruit trees, including plum, cherry & apple. Large, flat fenced backyard. 1-car garage/workshop offers many possibilities. Bring your plans & ideas to remodel this classic PT home! MLS##1475371, \$220,000. Joelle Boyce, John

L. Scott PT, 360-643-9555.

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.

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.

SUPER CLEAN MOVE-IN READY HOME

Three bedroom, 2 bath home sitting on large corner lot. Great location. Lots of new upgrades. Spacious yard. Covered porch. Extended parking. Convenient to trails, grocery, etc. MLS#1422994, \$309,900. Ian Meis, RE/MAX FIRST, INC. (360)301-6909 or (360)385-6499.

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.

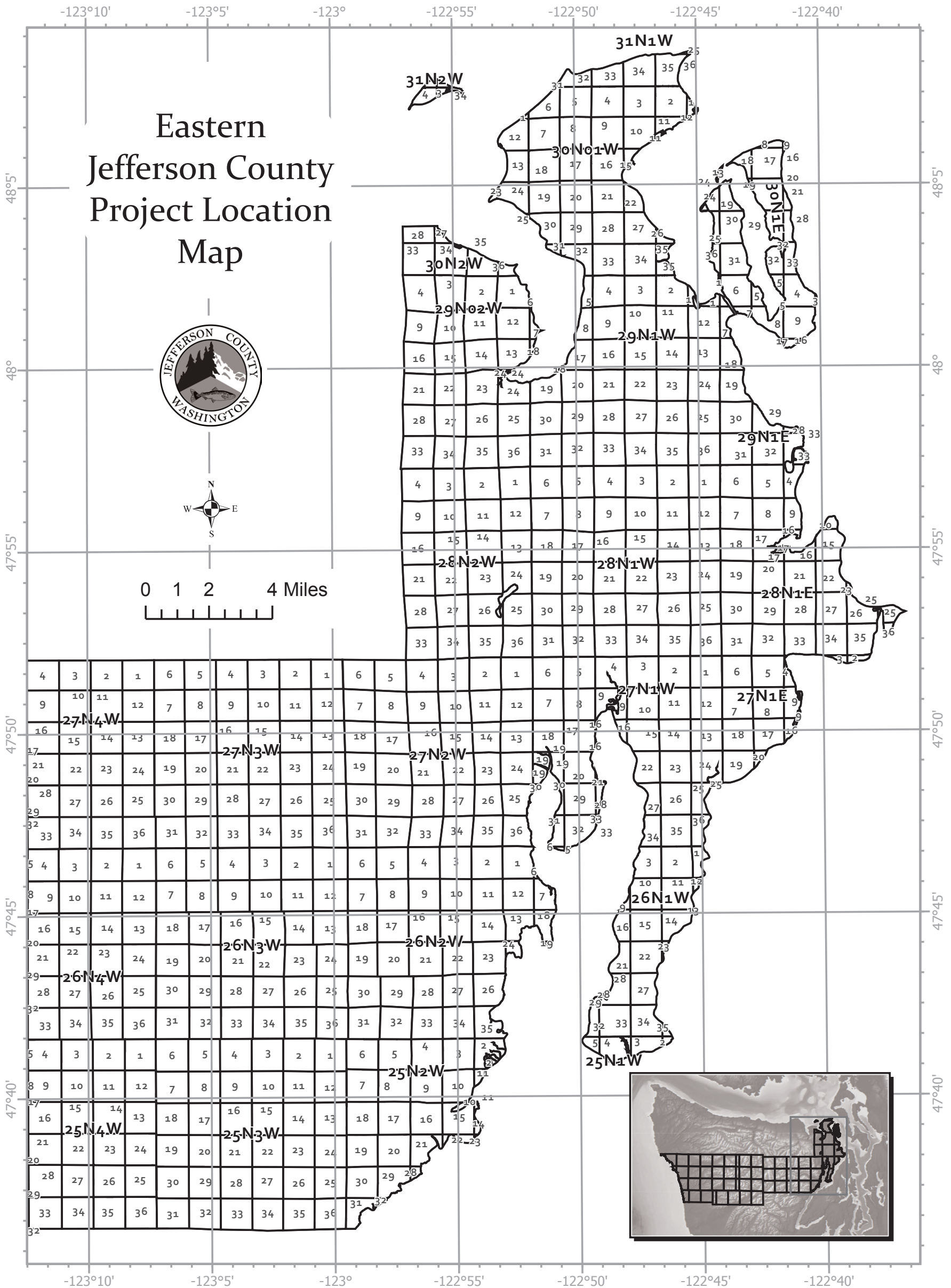
WOODLAND HILLS

Picture yourself in a beautiful open design home in the middle of nearly five level acres with lots of garden space and just minutes from Port Townsend. Solar PV, rain water catchment, heated bathroom floor, surround sound, sun room, central vac, 3 car garage, recirculating hot water, Jacuzzi tub, extra insulation and a detached studio are just some of the amenities. Almost 3 acres are fenced and gated at both ends of a large U shaped driveway. Pick apples, pears, cherries & blueberries. MLS#1463922, \$799,000. Dan Colvin, John L. Scott PT, 360-774-0082.

PORT LUDLOW RESIDENTIAL

Beautiful turn key North Bay cottage. 2 Bed, 1.75 bath, bamboo floors, stone fireplace in living room. Fully fenced back yard with mature landscape. Detached carport with shop HOA neighborhood includes boat launch,

See LISTINGS, page 11 ▼



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SAFE HEAT IS CLEAN HEAT

▼ Continued from page 3

never have a land-clearing fire or rubbish burning fire, said Emily Stewart, public information officer for East Jefferson Fire Rescue. According to the Olympic Region Clean Air Authority (ORCAA), burning garbage is illegal and can result in fines of up to \$14,000 per occurrence.

All county-wide burning is subject to immediate closure at any time, in the event air stagnation conditions exists as determined by the Washington State Department of Ecology, ORCAA and the Department of Natural Resources.

Wintertime burning of wood stoves and recreational fires can lead to an increase in air pollution, which can have health effects.

According to ORCAA, wood smoke can lead to an increase in the severity of existing conditions such as asthma, heart disease, cancer and pneumonia. Not only that, but the most common health effects from woodsmoke include congestion, headaches and itchy eyes. The fine particles from woodsmoke can permanently damage lung tissue and can lead to serious respiratory problems.

Air pollution from smoke in the winter time can affect the community in a major way, according to the Asthma and Allergy Foundation of America. Asthma is the top reason for missed school days for children. In 2013, about 13.8 million missed school days were reported due to asthma.

ORCAA says the homeowner is responsible for the impact of smoke from your chimney on your neighbors. State laws require that smoke from your chimney not exceed 20 percent opacity. If excessive smoke is impacting a neighbor's health and they report it, you can be cited.

Wood stoves must be certified in Washington state. To find out if your stove is certified, visit the ORCAA website, www.ORCAA.org.

BE WARM AND SAFE THIS WINTER

- Keep anything that can burn at least three feet away from heating equipment, like the furnace, fireplace, wood stove, or portable space heater.
- Have a three-foot "kid-free zone" around open fires and space heaters.
- Never use your oven to heat your home.
- Have a qualified professional install fixed space heating equipment, water heaters or central heating equipment according to the local codes and manufacturer's instructions.
- Have heating equipment and chimneys cleaned and inspected every year by a qualified professional.
- Remember to turn portable heaters off when leaving the room or going to bed.
- Always use the right kind of fuel, specified by the manufacturer, for fuel-burning space heaters.
- Make sure the fireplace has a sturdy screen to stop sparks from flying into the room. Ashes should be cool before putting them in a metal container. Keep the ash container a safe distance away from your home.
- Test smoke alarms at least once a month.

Source: National Fire Protection Association



Even with a screen in place, there are too many flammable items near the heat, where they may catch fire. Photo by Metrocreativeconnection

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marina, clubhouse, tennis course, golf course, and pool. Broker, Mike Carter. MLS#1483212. \$274,900. Port Ludlow, WA.

CUSTOM WATERFRONT LUXURY LIVING!

81 Waterhouse Lane | Port Ludlow, WA 98365. Spectacular in every way, this custom waterfront home was designed to take advantage of the sweeping views and provide gracious living with easy beach access. Enjoy all seasons of your life in this home with main level living as well as a fully contained mid level complete with a full kitchen for guests and/or future help. The walk-out basement offers more living potential and storage plus a shop with space for a wine cellar. Close to the marina, stores, trails. Life here is a dream come true! MLS#1367855, \$1.1M. Karen Best, Coldwell Banker Best Homes. 360.301.1710

MOUNTAIN VIEW HOME

224 Mats View Terr | Port Ludlow, WA 98368. Perched at the top of a private cul-de-sac is this custom home with spectacular water & mountain views. The second-floor covered patio is a perfect spot to sip coffee & watch the sunrise over the Cascade Mountains. Prepare breakfast in the gourmet kitchen that features one-of-a-kind tile, double oven, SS appliances & a baker's block. After playing a round of golf or walking the trails & beaches nearby, relax & rejuvenate in the 6-piece master bathroom and master suite with magnificent views. MLS#1444077, \$595,000. Staci Matthes, Coldwell Banker Best Homes. 360.774.1579

MOVE IN READY!

464 Montgomery Lane | Port Ludlow, WA

98365 Partial view of the Bay, open light floor plan, great flow & warm feel in the home. Custom stained oak cabinetry, induction cooktop, wrap around granite countertops and peninsula, updated appliances & room for 2+ in the kitchen! Built in wet-bar, hardwood flooring, Paloma Propane stove for the cooler NW evenings. Super nice size Master Suite enjoys winter filtered view, guest bedroom on main floor w/full guest bath,bed/bath downstairs with a spacious bonus office/craft space & storage! MLS#1503997, \$439,900. Carol Wise, Coldwell Banker Best Homes 360.531.1301 | www.port-townsendrealestate.net

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.

GORGEOUS EVER-CHANGING VIEWS

From this custom home designed to capture valley and mt. 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, \$650,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

IT'S ALL HERE - AND THEN SOME!

1990 customized home and gardens on 5+ private sunny acres in the heart of Chimacum Valley off Egg & I Road, extraordinary barn and

pastures, insulated shop with bays and office, tractor barn, livestock areas, woods, privacy and sun. All powered by a PV-solar system! It does not get any better than this. Call for an appointment or more information. This is NW country lifestyle at its very best. Broker, Teren MacLeod. MLS#1481208. \$449,500. Chimacum, WA.

HOOD CANAL RESIDENTIAL

VIEWS!!!! VIEWS!!!! VIEWS!!!!

One of the most amazing views of the Hood canal including Mt. Rainier & the full Cascade mountain range come w/this custom home on private, end of the road, five acres. Detached garage w/carport & guest quarter above. Home features wood floors, quartz counters in kitchen, SS appliances, mini-split heating system, on-demand hot water system. Large, private master suite w/cozy propane fireplace, walk-in closet, shower & soaking tub. Home & Garage have easy care metal roofs & home recently painted. MLS#1448268, \$589,000. Steven Kraght, John L. Scott PT, 360-301-6484.

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#1484455, \$885,000. Richard Hild, John L. Scott PT, (360)385-4115.

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Featured



Beautiful & tranquil country setting. Spacious custom home on close to an acre of land just mins outside of Port Townsend. Open and level land allows gardening and outdoor hobbies, mature apple trees on site. Inside you will find a well thought floor plan. Separate Living and Family rooms, Eat-in kitchen and a dining room, 2 guest beds and a large bonus room at the end of the hall. Upstairs is dedicated to a "lofty" Master Suite with tons of storage and a big light filled bath. New roof Feb 2019!

\$499,900 Ian Meis MLS# 1524367



Country cabin on 5 forested acres - a private park! 2 bdrm/1 bath + a bonus room on the 3rd level accessed by a separate entrance. Enjoy the peaceful life. Plenty of room for some serious gardening. Huge workshop. RV Set-Up. Timber recently surveyed & value established. New roof 9/19. Owner will consider carrying a contract. For the last several years, this has been a rental for the Wooden Boat School.

\$325,000 Christine Cray MLS# 1517787



Spacious, 2-level view home in the desirable Kala Heights condos of Kala Point. Light filled large living areas. Views of Port Townsend and the bay. Large skylights and woodburning fireplace. Just over 2,000 sq. ft of living space, main floor master with updated bath. Downstairs 2nd bedroom + bath. Plus Kala Point amenities: Pool, clubhouse, boat launch, community beach, sports courts, and miles of trails.

\$424,900 Ian Meis MLS# 1515000



Stylish Open Plan w/Vaulted Ceilings, this one is move-in ready (the interior was recently painted & refreshed). Located in Towne Point, a small community with 'big' amenities - Clubhouse, Tennis Court & RV/ Boat Storage. 3 Bedrooms/2 Bathrooms. Ensuite Master Bedroom. Fenced yard (back & side) - boasts plenty of room for the gardener, outside activities or the pets. Easy access to Port Townsend's vibrant walking trail system as well as close to schools, shopping, medical & all marine activity!

\$249,000 Paula Clark MLS# 1519658



Septic permit for 3 bedroom system in place and good until 2022. Sunny lot at the end of the road. Property backs up to large lots and offers plenty of privacy. In a nice area of custom homes. Close to Port Townsend with beaches, shopping, restaurants, theaters and arts and boating community. Come build your dream home! Water is on the lot.

\$81,000 Terry Smith MLS# 1507898



Waterfront Condo that is peaceful, private and offers a view of the marina, islands, shorelines, boat traffic, and wildlife. Light-filled floor plan, large outdoor living deck. Large master bedroom with a view of the water. Kitchen with ceramic tile lots of light and a view of the water. On the ground floor level. Resort Amenities: 2 pools, golf, tennis, boating, hiking trails & more.

\$405,000 Brian Becker MLS# 1502785



Extraordinary south-facing end-of-road home on diverse acreage in the western-heart of Chimacum Valley. Custom-milled woodwork with oak, cherry, mahogany, ash, pine, fir, teak, and purple heart. Functional, flowing floor plan and efficiencies built with forever in mind. Well-constructed and loved. W Egg & I Home, Land, Garage/ Workshop, "Palapa", Studio, Gardens - abundant nature will not disappoint.

\$595,500 Teren MacLeod MLS# 1487099



Sweeping views of Hood Canal and Olympic Mtns. Cottage style home on 2 beautiful acres in Shine! Very diverse property, with a bit of everything. Park like in the front. Room to farm in the back. Southern exposure for gardening. A good-sized shop and small barn for hobbies and livestock. Watch the sunset from the enclosed sun-room year-round. Open design with eat in kitchen and woodburning stove.

NEW PRICE! \$484,900 Ian Meis MLS# 1471025



Beautifully landscaped 3 br 1.5 bath, charming home. Fully fenced backyard w/ covered deck, patio, paved walkways, garden folly, workshop and outbuilding, a Gardeners paradise. Tastefully remodeled kitchen, formal dining space 2 bedrooms upstairs, lower level has bedroom w/ French doors leading to patio area.

\$484,900 Michael Carter MLS# 1502193



Timeless masterpiece sitting on just over 3/4 of an acre! This home is 2470 s/f, main level living with an open floor plan. Just needing your cosmetic touches. Quality of craftsmanship throughout this home built for entertaining and quality of life. Sitting on a very private lot, quiet, tranquil and peaceful. Kala Point is one of the most beautiful communities on the Olympic Peninsula.

\$599,000 Christine Cray MLS# 1468393



Stunning forever views of Olympic & Cascade Mountains, Port Townsend Bay & the Strait. Privately located on the bluff overlooking the ferry & downtown. A wall of windows in nearly every room. Ensuite bdrms. Solid floors. Updated kitchen. Exterior recently painted. Heated glassed in Swim Spa. Basement (448 sq') w/separate access now used for storage, but could be perfect for studio/hobby/ workshop.

\$776,000 Paula Clark MLS# 1474992

BEAUTIFUL SUNNY LOT

Sunny, partial view, level lot with views of the Olympic Mountains and Discovery Bay. Enjoy the beautiful sunsets from this west facing lot. Community amenities included. 10-minute drive to Port Townsend and all it has to offer. Bring your building plans!

\$59,000 MLS# 1475040 Terry Smith

LIGHT INDUSTRIAL ACREAGE

Great Price. Just outside the city limits of Port Townsend. On the water view side of Otto Street to the South of 192 N. Otto St. 130' Frontage on Otto St. and over 75883 square feet of land. Will require a septic system, buyer to investigate permit requirements. Includes 2 tax parcels. Water available.

\$79,900. Charlie Arthur. MLS#1312338

MATS MATS BAY

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

MLS#1453339 Christine Cray

WATERFRONT PROPERTY

225 feet of low bank waterfront! Views of Hood Canal and Cascade Mountains. This sale includes 2 tax parcels, each with 2-bedroom (4 total) reservations on community drain field. Power and community water are in the street. Multiple possible building sites depending on size and siting of home.

\$139,900 MLS#1447675 Ian Meis

NEW PRICE! READY TO BUILD

Two parcels equaling .42 acre in Ocean Grove community. Partial Discovery Bay and full, broad Olympic mountain views. 4 BR septic assessment paid (2 on each parcel) for connection to community drain-field. Gently sloped. Private beach with parking and access at Adelma Beach. Wooded water-view trails.

\$110,000 MLS#1467970 Teren MacLeod

NICE BUILDING LOT - DESIRABLE KALA POINT COMMUNITY

There is an expired septic permit for a 3 bedroom conventional system. Kala Point amenities include a clubhouse with indoor/outdoor pool, private beach, boat dock and boat launch as well as walking trails. Close to Port Townsend and many restaurants, shops, parks, beaches and art galleries.

\$57,000 MLS#1395042 Terry Smith



CHARLIE ARTHUR
Broker/Owner •360- 531-3357



BRIAN BECKER
360-774-6923



MICHAEL CARTER
360-808-4020



PAULA CLARK
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CHRISTINE CRAY
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JOHN EISSINGER
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TEREN MACLEOD
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IAN MEIS
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