

INSIDE

PORT TOWNSEND | PORT LUDLOW | JEFFERSON COUNTY

REAL ESTATE

Gardening Trends for 2020

JULY 2020

A supplement to the July 15, 2020 Jefferson County / Port Townsend Leader



Top Gardening Trends for 2020

Blooms and beyond: The top gardening trends for 2020

(BPT) - Whether you have an outdoor oasis or are a nurturing indoor plant parent, gardening offers a multitude of benefits and has the power to brighten up any space or mood. Spring is the time to plan what plants to grow, and with some expert insight on top trends, you'll be gardening with success and enjoying the results.

The team at Ball Horticultural Company shares the top trends for 2020, guiding plant lovers at all levels to confidently grow a garden, big or small.

Indoor Garden Rooms

Mother Nature has made her way indoors with more people planting inside their homes in a variety of ways. Whether it's creating a soothing space by a windowsill filled with houseplants or growing your own edible herbs and microgreens in your kitchen, planting indoors is on the rise. Serious plant-lovers are even dedicating entire interior spaces to gardening, creating "garden rooms" or "indoor jungles."

Indoor gardening lets homeowners experience the benefits of plants wherever they live, regardless of the weather outdoors. Easy-to-care-for houseplants, such as Dieffenbachia, a strong and sturdy plant that has stunning and unique tropical leaves, makes people feel like they are on vacation in their own homes. Studies show that foliage plants also clean indoor air and lift overall spirits. Finally, don't be afraid of indoor flowering plants like Gerbera or Cyclamen. Their flowers last 3-4 weeks and are available in many colors to fit your mood or match your seasonal décor.

PanAmerican Seed offers the Kitchen Minis™ collection as an option for gardeners who want to grow and harvest their own vegetables year-round. These potted vegetable plants can thrive on a sunny windowsill or counter. With Kitchen Minis, such as the Siam Edible Potted Tomato, people can pluck ingredients right from the container in their kitchen to use in a recipe. The collection also includes sweet and hot peppers with more options to come.



Gardening for Health and Wellness

It's no secret that consuming fresh vegetables and herbs is beneficial to one's physical health, and gardening at home puts a variety of flavorful produce within arm's reach. The benefits of gardening also extend to mental health, as tending a garden and being close to nature helps reduce stress, calm anxiety and acts as a mood-booster.

Herbs are a simple place to start when growing your own food. You can't go wrong with Everleaf Emerald Towers Basil, which adds flavor to many dishes like fresh Caprese salad. This beautiful, column-like plant not only gives a bountiful harvest, it is also late to flower and can be paired with colorful flowers in a mixed container for month after month of hand-plucked flavor and garden enjoyment.

Mardi Gras Fun Snack Peppers from Burpee Plants are the perfect healthy miniature peppers that add a conversation piece to any garden. They're available in four eye-catching color options that can be grown together in one container for a fun patio display, and kids adore helping to grow, pick and eat these crunchy snacks.

Aromatherapy is also a popular wellness practice, with lavender plants topping the list of must-haves because of its reputation for inspiring relaxation. SuperBlue English Lavender grows rich blue blooms on short flower spikes, providing a calming scent and great garden texture. Alternatively, Primavera Spanish Lavender flowers throughout the summer, displaying great heat tolerance with bushy, scented florets that attract bees and other pollinators.



Bold Colors

Bold colors are planted in gardens across the country and different hues blanket landscapes large and small. Additionally, people with container gardens are planting flowers known for their vivid color for instant impact, making this trend accessible to all, including those who live in a condo or apartment with limited outdoor garden space.

Some standout plants that feature the best bold hues include Galaxy Geranium, a brand-new series that is vigorous enough to keep its large, semi-double blooms in-color all season. Look for stunning dark red, pink, purple, salmon, violet, watermelon and white, giving gardeners the option to choose their favorite shade or create a rainbow of flowers.

Another bold option that is wonderful for sunny borders or bright corners is Rose Marvel Salvia. Its mega-large bloom stems result in spectacular displays in spring and summer so you'll enjoy color throughout the warm months. The rose-pink flowers are deer and rabbit resistant, plus they rebloom without being cut back, saving time and minimizing maintenance.

Ask for these plants at your favorite garden retailer, and you're on your way to experiencing all that flowers have to offer. To learn more about these plants and the top gardening trends of the year, visit the plant experts at www.ballhort.com.



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LISTINGS

PORT TOWNSEND LAND

1/2 ACRE IN KALA POINT

This 1/2 + acre parcel offers beauty and privacy in a centralized location within the gated resort-like community of Kala Point. MLS#1137358, \$56,900. Ellen Niemitalo & Steven Kraght, John L Scott PT, (360)385-4115.

11 PLUS WOODED ACRES

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

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

The property is in the City of Port Townsend. Paved road access and utilities in the city R/W. Parcel is just west of new commercial Short Plat south of 1st. roundabout. MLS#719760, \$1,495,000. Terry McHugh, John L Scott PT, (360)301-1763.

17.9 ACRES IN PORT TOWNSEND!



8199 State Route 20 | Port Townsend, WA 98368
17.9 acres of land in Port Townsend. 1395 ft of Hwy frontage. Well pumps 5.4 gals per minute. New soils septic feasibility report. Zoned RR5 and it comes with additional lot on a separate parcel so there is a potential for 4 residential building sites. MLS#1481306, \$289K. Tim Horvath, Coldwell Banker Best Homes 360.531.0980 timohorvath@hotmail.com

306 E CASCADE AVE., PORT TOWNSEND, WA 98368

Envision the home you can create on this 1/2 acre parcel tucked into a peaceful corner of a neighborhood just 15 mins from downtown Port Townsend. Bordered on 3 sides by WA State Fish & Wildlife property. 2-bdrm septic installed in 2019. View corridors at ground floor level; great water & mountain views likely from 2nd story. Multiple home site possibilities, room for outbuildings. Partially cleared, beautiful trees remain. No CC&Rs. Includes 3 tax parcels. Come see & feel this very special spot. MLS#1578827, \$135,000. Ellen Niemitalo, John L. Scott PT, (360)531-4313.

4 LOTS IN TOWN WITH UTILITIES AT/IN STREET

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

ALL INCLUSIVE, READY TO BUILD SUBDIVISION

Trail Crest is finally ready for you!! Port Townsend's newest addition is a 14 lot, all inclusive, ready to build subdivision. Take the guesswork and some of the expense out of the new construction with a brand new lot at Trail Crest. Terry McHugh, John L. Scott PT, 360-385-4115.

BEAUTIFULLY TREED ACREAGE

Two adjacent lots totaling over 2 acres just out of town on Oak Bay Road. Beautifully treed with some nice secluded building sites. Partial bay views possible with some clearing. Two separate tax parcels for building two houses or possibly more. Close to shopping and recreation. Lots of possibilities with these two buildable lots. 999 is just a placeholder for address. MLS#1588929, \$145,000. Dan Colvin, John L. Scott PT, (360)774-0082.

BEER, BBQ, BOATS AND MORE AT THE PT BUSINESS PARK. GET IN!



North Park Ave., Port Townsend, WA 98368 - Two commercial parcels totaling almost 1/2 acre in the PT Business Park. Lots of new development in the business park and surrounding area with the completion of the Rainier St. connection to Discovery Rd. Many exciting startups! Included parcels: 989800033, 989800032. MLS#1506780, \$130,000. Abbie Little, Coldwell Banker Best Homes, 360-301-4370.

BUILDING & SEPTIC PERMIT APPROVED

Septic drain lines installed. Building plans available to buyer at closing. Ask your broker for the proposed building pictures & floor plan. Cape George amenities. 15 minutes to Victorian Port Townsend. Bring your builder, get started right away. MLS#1541775, \$82,500. Richard Hild John L Scott Real Estate Port Townsend 360-531-1889.

CAPE GEORGE ACREAGE

Level, sunny parcel in Cape George Highlands with installed septic system & 400 sq foot garage. Ready to go with electric meter in and cleared building site. Garage could be used for boat and/or storage while you prepare to build your home or used to store materials during construction. Cape George amenities include marina, boat launch, lap pool, shop, exercise room, clubhouse with full kitchen, and beach access. MLS#1569378, \$140,000. Steve Kraght, John L. Scott PT, (360)301-6484.

FRIENDLY YARD AND MAINTENANCE

Landscape:

- Mow/Edge/Thatch/Aerate/Blow/Weed
- Blackberry, Ivy & Moss Removal
- Bark/Mulch/Topsoil Application
- Hedge Trimming
- Sod Installation
- Pruning

Hardscape:

- Gravel Driveways/Parking Pads
- Gravel & River Rocks
- Retaining Walls

Other Services:

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Tranquility surrounds this NW masterpiece gracing 430 ft of pristine waterfront. Featuring endless views of Discovery Bay, this custom-crafted home offers seamless indoor/outdoor living, flowing from intimate courtyards to grand gathering areas. \$2,400,000 MLS #1591620

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LISTINGS

CAPE GEORGE VACANT LAND

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

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

Alder covered old lots and blocks [Irving Park] — 1 block of property-total 10 lots-just above A-Plus Rental yard-zoned Residential but excellent prospect for re-zone to commercial/light industrial-small housing project-home business sites-surrounded by unopened county ROW's=could be vacated to gain some square footage-use your imagination[this listing is for block 4 — block 5 also available — same price]. MLS#1571272 and MLS#1571279, \$99,000. Bill Perka, John L. Scott PT, (360)531-2310.

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.

DISCOVERY RD. ROUND-A-BOUT.

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

DUPLEX LOT OR SINGLE FAMILY

419 Eddy Court — Near corner of Hastings & Howard: R3 lot (sf or Duplex) slopes to west-toward Howard. Ready to go with sewer, water, and power stubbed to lot (need to pay SDCs to hook-up). Nice lot close to schools, hospital, and city of Port Townsend. MLS#1577638, \$55,000. Bill Perka, John L. Scott Real Estate PT, (360)531-2310.

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.

FUTURE INVESTMENT

Sit back and wait for the utilities to come to these beautiful 4 undeveloped lots within the city limits. A tech conference with the city recommended MLS#1557366, \$29,500. Bobbie Nutter, John L. Scott PT, (360)301-1684.

KALA POINT LAND

Beautiful 1/2 acre lot on a quiet cul-de-sac in the lovely gated community of Kala Point. This property is lightly treed, with water/power in the road. Gentle slope makes it appropriate for walk-out basement design. Close to clubhouse, pool, tennis courts, private beach and boat launch. Build your dream home and enjoy all the great community amenities, as well as the trails & vistas of Fort Townsend State Park which adjoins Kala Point. Just minutes to Port Townsend's vibrant cultural offerings. MLS#1372082, \$58,000. Ellen Niemitalo, (360)531-4313, John L. Scott PT, or Steven Kraght, (360)301-6484, John L. Scott PT.

LARGE PARCEL WITH MATURE TREES

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

LOTS ABOVE THE FAIRGROUNDS

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

MIXED USE PROPERTY RIGHT IN THE HEART OF TOWN!

9999 McPherson Street - This property has so much potential for use — make your business dreams come true! Mature Madrone trees, sloping areas that lead to a ravine. Listing includes parcels 948331501 and 948331601. MLS#1571046, \$39,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177, <https://hcarlson.cbbesthomes.com/>

NOW IS THE TIME TO BUY A PIECE OF PORT TOWNSEND

One day this area now known as Cappy's Trails will be developed and you will be glad you got in at this price. Or if you want to invest for your future, this is the place. Might be fun to take a picnic, garden shears and start making this a piece of your own haven here in PT. MLS#1549403, \$17,000. Lyn Hersey, John L. Scott PT, (360)301-5618.

OCEAN GROVE OUTSIDE OF PORT TOWNSEND

Double lot totaling 0.42 acre with 1 water connection allocation & a 2 bedroom community drain field allocation in Ocean Grove Estates with a community garden, 28 acre greenbelt with some water view walking trails & private beach access on Discovery Bay at Adelma Beach. Possible Olympic mountain views, Port Townsend & all it has to offer is only a 10 minute drive away. Discovery Bay Golf Course just down the street on Cape George Road. Build your ideal home & live the Pacific Northwest dream. MLS#1547414, \$100,900. Lynette M. Holloway, John L. Scott PT, (360)774-0135.

OCEAN GROVE OUTSIDE PT

Olympic Mountain and partial Discovery Bay views from three Ocean Grove lots totaling 0.64 acre with a PUD 3-bedroom community drainfield allocation and 1 PUD water connection allocation. Trees have been cleared to maximize views. Address assigned & culvert installed. Community garden, 28 acre greenbelt with some water view walking trails & private beach access on Discovery Bay at Adelma Beach. 10 minute drive to Port Townsend. Discovery Bay Golf course just down the street on Cape George Road. MLS#1547410, \$139,950. Lynette Holloway, John L. Scott PT, (360)774-0135.

PORT TOWNSEND BUSINESS PARK

Light industrial 12,000 sqft. corner lot with sewer, water, & storm water connections stubbed in. This lot is ready to build with a freshly paved new road along with all the amenities & benefits of the PTBP. This lot will accommodate a 2,940 square foot building. MLS#1564239, \$120,000. Terry McHugh, John L. Scott PT, (360)379-4570.

SERENITY AND BEACH LOCATION

The perfect combination of serenity and beach proximity. Nestled in a quiet spot in the desirable North Beach neighborhood only two blocks from the beach and a short jaunt to Fort Worden. Potential for views come explore dreams. MLS#1150153, \$109,000. Ellen Niemitalo, John L. Scott PT, (360)385-4115.

SHY HALF ACRE LOT IN AREA OF QUALITY HOMES

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

SOUTH OF PORT TOWNSEND VACANT LAND

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

THE BEST OF THE NORTHWEST

Kala Point lot in a planned gated community, with paved roads, indoor/outdoor swimming pool, work out room, club house, quarter mile of beach, playground, barbeque area at the beach, boat ramp and dock, tennis courts, trails through the woods and at 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, \$89,000. Teresa Goldsmith, John L. Scott PT, 360-385-4115.

THE PT BUSINESS PARK IS WHERE IT'S AT!

North Park Ave., Port Townsend, WA 98368 - Two commercial parcels totaling almost 1 acre in the PT Business Park. Lots of exciting development in the business park and surrounding area with the completion of the Rainier St. connection to Discovery Rd. Many exciting startups! Included parcels: 989800035, 989800034. \$238,500, MLS#1506778. Abbie Little, Coldwell Banker Best Homes, 360-301-4370.

TRAIL CREST READY TO BUILD LOTS

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

VACANT LAND PORT TOWNSEND

Level lot on sunny area in central Port Townsend location. Corner lot surrounded by a unopened right-a-way and city owned property to provide privacy. Sewer, water and electric are close. Located on quiet, dead end street. Easy access to Port Townsend's non-motorized trail system. Affordable building site. MLS#1567044, \$75,000. John L. Scott PT, Contact Steve Kraght (36)301-6484 or Lori Kraght (360)301-1969.

WATER AND MOUNTAIN VIEWS CAPE GEORGE

Southwest corner lot with water and Mountain view. Lot is level for a single story home with a slight slop to the west for good drainage. Have your garage entry on inside of the street and your front door on the other street. Cape George amenities include Marina, beaches, indoor pool, workout room, community club house, community workshop, beach playground, Pickle ball, bocce and Petanque courts. MLS#1282937, \$79,500. Lyn Hersey, John L. Scott PT, 360-385-4115.

3372 CAPE GEORGE RD PORT TOWNSEND, WA 98368



HEPA Filter Hospital Grade installed. Views, elegance, acreage, Exquisite architectural design with no expense spared. Luxury and make sensible for perfect comfort and enjoyment. This 4.36 acres parcel affords a certain tranquility & seclusion yet only minutes from town PT. This home is adorned inside and out with CNC milled Clear Alaskan Yellow Cedar Dynamic Architectural Windows and Doors. Integrated Hydronic heating system insulated foundation, 3 foot thick walls and the & much more. Call for details or visit cbbesthomes.com. MLS#1553637. Price: \$1,599,500. Broker: Tim Horvath, 360.531.0980, CB Best Homes.

LISTINGS

PORT LUDLOW LAND

467' OF WATERFRONT ON 15 PRIVATE ACRES!

Lots A-D, N Bayview Dr, Port Ludlow, WA 98365 - 467' of pristine waterfront! 15+ acres on four private parcels. Create one master estate or build on each parcel. Gorgeous views of Admiralty Inlet, Cascade Mtns, Mt. Baker & shipping lanes! Lush with wildlife, native plants and trails. Close to services, boat launch & golf. Well & septic needed. MLS# 1551097, \$495,000. Pam Pegley, Coldwell Banker Best Homes, 360-301-3694, Pam@PamBegleyRealtor.com

BEAUTIFUL 15-ACRES OF WATERFRONT & MOUNTAIN VIEWS!



0 No. Bayview Ln., Port Ludlow - Create a master estate or build four separate homes on this beautiful, rare 15+ acres on 467' of pristine waterfront! You'll love the gorgeous views of Admiralty Inlet, the Cascade Mountains, Mt. Baker and shipping lanes. Lush with wildlife, native plants and trails. Close to services, boat launch, gold & airport. Power nearby. Can buy just two parcels for \$275,000. MLS#1551098 & 1551099, \$275k. Coldwell Banker Best Homes, (360)301-3694, pam@pambegleyrealtor.com, www.cbbesthomes.com

BUILD YOUR DREAM HOME IN PORT LUDLOW

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

GOLFER'S DREAM!

52 Highland Drive | Port Ludlow, WA 98365 Build your Custom Dream Home on this wooded lot which backs to the Port Ludlow Golf Course. Treed for privacy. The price is right! Optional membership into the Bay Club and within walking distance of the Port Ludlow golf course clubhouse. Also, near the tennis courts and walking trails. MLS#1523701, \$89K. Tim Horvath, Coldwell Banker Best Homes 360.531.0980 timohorvath@hotmail.com

ON THE FIRST FAIRWAY



Highland Drive, Port Ludlow, WA 98365 - Fantastic Port Ludlow location ready immediately in area of fine homes on the Port Ludlow Gold Course. Nearby amenities include hiking trail, golf course, marina and more. South Bay Estates has CCRs & does not require club membership. Call for details or visit www.mysoundbroker.com MLS#1551209, \$49,900. Ruth Gribbin-Schmitt, Coldwell Banker Best Homes, 206-659-3939.

ONE OF THE LAST VIEW LOTS IN PORT LUDLOW!



40 Foster Lane, Port Ludlow, WA 98365 - One of the last view lots in Port Ludlow! Best of all, the sewer and water hook up fees are paid, a current value of \$13000! This lot comes with a house plan that was approved by the LMC Architectural committee and by the county (buyer to verify). Enjoy a great location in a quiet, walkable neighborhood near Kehele Park with membership to the Beach Club which offers; social activities, indoor and outdoor swimming, workout facility, pickleball and tennis courts. Beach access, walking trails too. MLS#1547672, \$79,900. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

TRI-AREA LAND

AMAZING HALF ACRE LOT, READY TO GO, BUILD YOUR DREAM HOME!

213 B Street, Port Hadlock, WA 98339 - Drain field installed, power, water to the property. County approved building permits as well as septic permits for a 5 bedroom system. This would allow for a lovely 3 bedroom home and also room(septic) for an ADU. Call for details or visit cbbesthomes.com. MLS#1579076, \$89,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177.

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.

COMMANDING VIEWS OF THE SHIPPING LANES!



2378 Oak Bay Road, Port Hadlock, WA 98339 - Enjoy commanding views of the Shipping Lanes and the Cascade Mountains from this ready-to-build-on lot just 2.5 miles south of Port Hadlock. All the utilities are installed or to the lot: underground power to the lot as well as public water and an installed 3 bedroom offsite septic system. This large lot offers two tiers making it ideal for a shop and/or RV garage on the lower level with your custom home on the upper level taking in the awesome views. Just a few minutes from stores & services. MLS#1522703, \$175,000. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

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)301-1763.

EXCEPTIONAL BEAUTY & SERENITY



888 XXX Elkhorn Ridge Rd., Quilcene, WA 98373 - Serenity and exceptional beauty awaits! This 20+ acre property offers several possibilities for home sites with panoramic views and the Olympics. Privacy, yet excellent road access for building your future home. Convenient location to Port Townsend, Port Ludlow, Hood Canal Bridge. MLS# 1411563, \$175,000. Teya Walkker, Coldwell Banker Best Homes, (360)643-9000, teya@cbbesthomes.com

FABULOUS 4 ACRE PARCEL

Fabulous 4 acre Parcel with outstanding marine views right in Oak Hills with Power and Water close to the building site. Level and partially cleared with

site evaluation complete. MLS#1229198, \$135,000. Terry McHugh, John L Scott PT, (360)301-1763.

GORGEOUS 4 ACRE PARCEL

Adjacent to Pope Resources commercial forestlands. Private with views to North all the way to Port Townsend. Cleared driveway and Building site with PUD water and Power on King Fisher at driveway entrance. MLS#1229192, \$167,500. MLS#1229190, \$162,500. Terry McHugh, John L Scott PT, (360)301-1763.

HURRY AND GRAB THIS PARTIAL VIEW LOT BEFORE IT'S GONE!

105 Port Townsend Bay, Port Hadlock, 98339 — One of the last remaining parcels in Villas by the Sea, a well maintained gated community close to dining, shopping, private marina. This sloped lot offers dual accessibility from upper and lower roads expanding your building options. CC&Rs, Community drainfield and underground utilities in place. Call for details or visit cbbesthomes.com. MLS#1439803, \$67,500. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177.

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

MARROWSTONE LAND

DREAM WATERFRONT ACREAGE

Wonderful combination of Pasture, Large Douglas Fir trees and arguably the best waterfront view property on Marrowstone Island. 11 acres with 450~ of low bank waterfront with a super nice, almost new set of stairs to a great beach for miles of stress-free walking. Stairs are shared with the parcel to the East. Wetland delineation and Perc. test completed with plat process in 2014, PUD water meter base installed at roadside. MLS#1186051, \$950,000. Terry McHugh, John L. Scott PT, (360)301-1763.

LISTINGS

MARROWSTONE ISLAND WATERFRONT

Gorgeous West facing Marrowstone Island Waterfront with endless views of the Olympics and front & center views of Kilisut Harbor. Great 5 acre parcel with towering beautiful conifers, PUD water tap paid/meter installed. MLS#1189952, \$419,000. Terry McHugh, John L Scott PT, (360)385-4115.

MARROWSTONE VACANT LAND

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

VIEWS OF OLYMPICS AND THE BAY

Spectacular West facing Marrowstone waterfront with 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, \$419,000. Terry McHugh, John L Scott PT, (360)385-4115.

WEST SIDE LAND

VACANT LAND IN GARDINER



Fabulous Discovery Bay waterfront with tidelands priced to sell. Medium bank with unstoppable views of the Bay, the Straits and into the San Juan Islands, this is a big Marine view from the obvious cleared home site. 3 bedroom septic installed 1989 and renewed in 1997, PUD water in easement road, Large timber on most of the parcel with the waterfront area cleared. MLS#1574986, \$199,000. Terry McHugh, John L. Scott PT, 360-301-1763.

COMMERCIAL

BEAUTIFUL COMMERCIAL OFFICE SPACE, CONVENIENTLY LOCATED IN THE POPULAR UPTOWN NEIGHBORHOOD

800 Polk Street #104, Port Townsend, WA 98368 - Luxurious finishes include: wood trim, plush carpeting, and French doors with transom windows for extra light. Enter into the spacious reception area that includes a private half bath and kitchenette. The main office is large, open and light, with plenty of room for a variety of group sizes. HOA duties include: common lights, insurance, water, garbage, required maintenance. MLS#1556813, \$290,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177, holleycarlson@gmail.com, <http://hcarlson.cbbesthomes.com/>

BOUTIQUE HOTEL



Meticulously maintained boutique hotel in the heart of bustling Port Townsend. Highly profitable with 16 full suites the Bishop Victorian sits on 3 tax parcels offering room to expand. Property also has 9 garden level offices, one main level retail space & large conference room. Features include courtyard with award winning gardens, additional commercial space for added revenue, experienced personnel, classic Victorian furniture, fixtures and finishes. Consistent top rating on Trip Advisor. MLS#1550538, \$2,000,000. Steve Kraght, John L. Scott PT, 360-301-6484.

COMMERCIAL VACANT LAND PORT TOWNSEND

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

FABULOUS PORT TOWNSEND OPPORTUNITY



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

TWO PRIME COMMERCIAL PARCELS



Two Prime commercial parcels right on the New Rainier St., with close proximity to everything. These are ready for almost any use with utility stub outs in place for water, sewer, power. Includes both parcels: 997-800-602 & 997-800-501 Zoned CII-S Rainier Street / Upper Sims Sub-Area - See PTMC Chapter 17.31. MLS#1556328, \$889,000. Terry McHugh, John L. Scott PT, 360-385-4115.

WATERFRONT RESIDENTIAL

LUXURY HOME ON 5.1 ACRES!

Enjoy views of the waterfront, mountains, and Victoria all day long from the professional park like landscaping and large windows. Retreat to master suite with fireplace, 7piece spa-like bathroom and private exercise room. Chef's kitchen, media room, office, studio, sun room, why leave home? Detached guest ADU. Call for details or visit kwells.cbbesthomes.com. MLS#1584594, \$1,580,000. Karena Wells, Coldwell Banker Best Homes, 360.403.5800.

PORT TOWNSEND RESIDENTIAL

AMAZING UNOBSTRUCTED VIEWS OF PT BAY, THE STRAIT OF JUAN DE FUCA & THE CASCADE MOUNTAINS!

400 Wilson St., Port Townsend, 98368 - Newly remodeled with impeccable style: kitchen features quartz countertops, stainless appliances, new windows, panty, flooring & paint. Wake up to the view in the upper level master suite with ensuite master bath. Additional features: beautiful hardwood floors, new bathrooms with heated floors, new plumbing & wiring, detached garage, landscaped yard, office and oversized lot with option to build. MLS#1567512, \$699,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177, <http://hcarlson.cbbesthomes.com>

CHARMING MULTI-FUNCTIONAL HOME



Olympic Mtn. & valley views. 1 bedroom apartment on main floor, studio apartment on second floor, movement studio on lower floor. All three spaces have wonderful natural light & views. Mature, well thought out landscape adds charm, privacy. Ideal for work at home. MLS#1609547, \$565,000. Steve Kraght 360-301-6484 or Lori Kraght 360-301-1969 John L Scott Real Estate.



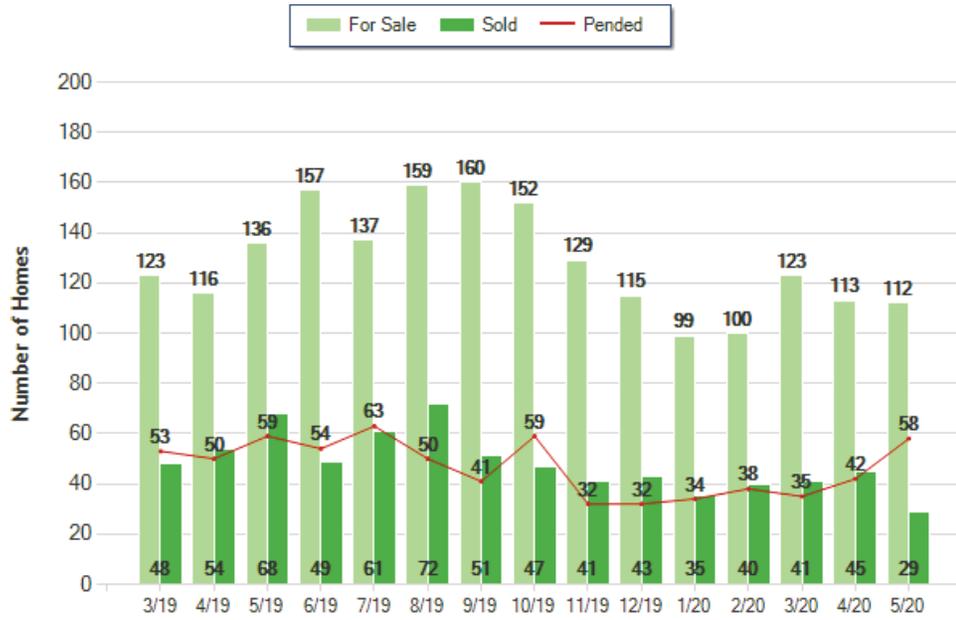
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(360) 385-4200
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- ▶ Road & Street Clearing
- ▶ Land Clearing
- ▶ Foundation Excavation

Number of Homes For Sale vs. Sold vs. Pended (Mar. 2019 - May. 2020)

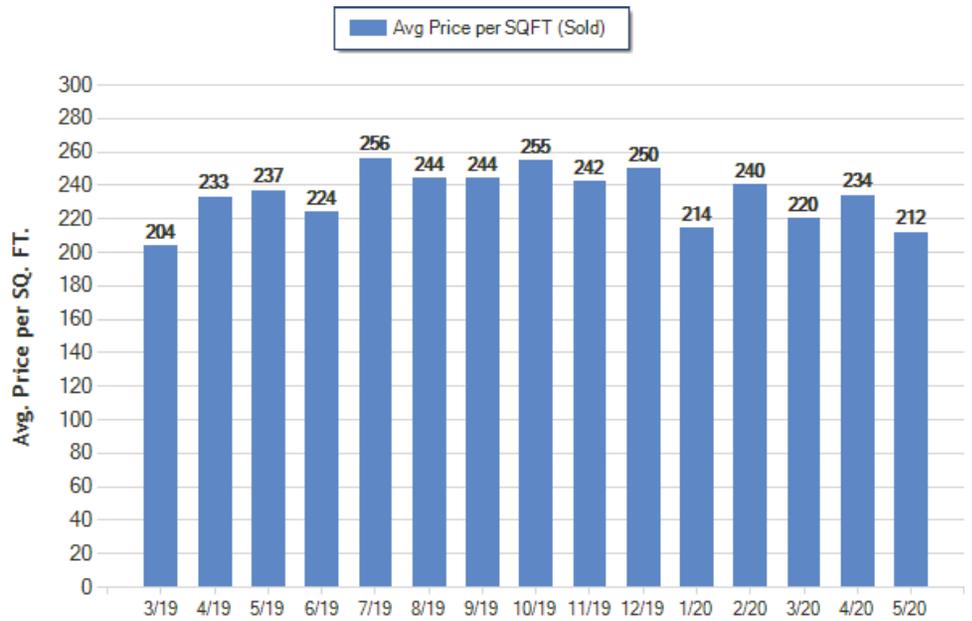


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	Curmt vs. Prev Month			Curmt vs. Same Month 1 Yr Ago			Curmt vs. Same Qtr 1 Yr Ago		
	May. 20	Apr. 20	% Change	May. 20	May. 19	% Change	Mar. 20 to May. 20	Mar. 19 to May. 19	% Change
For Sale	112	113	0.9% ▼	112	136	-17.6% ▼	112	136	-17.6% ▼
Sold	29	45	-35.6% ▼	29	68	-57.4% ▼	115	170	-32.4% ▼
Pended	58	42	38.1% ▲	58	59	-1.7% ▼	135	162	-16.7% ▼

	TODAY'S STATS			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	6/1/20 - 6/30/20	5/1/20 - 5/30/20	% Change	6/1/20 - 6/30/20	6/1/19 - 6/30/19	% Change	1/1/20 - 6/30/20	1/1/19 - 6/30/19	% Change
For Sale	111	124	-10.5% ▼	111	157	-29.3% ▼	111	157	-29.3% ▼
Sold	61	30	103.3% ▲	61	49	24.5% ▲	254	279	-9% ▼
Pended	80	55	45.5% ▲	80	54	48.1% ▲	284	289	-1.7% ▼

Average Price per SQFT (Sold) (Mar. 2019 - May. 2020)

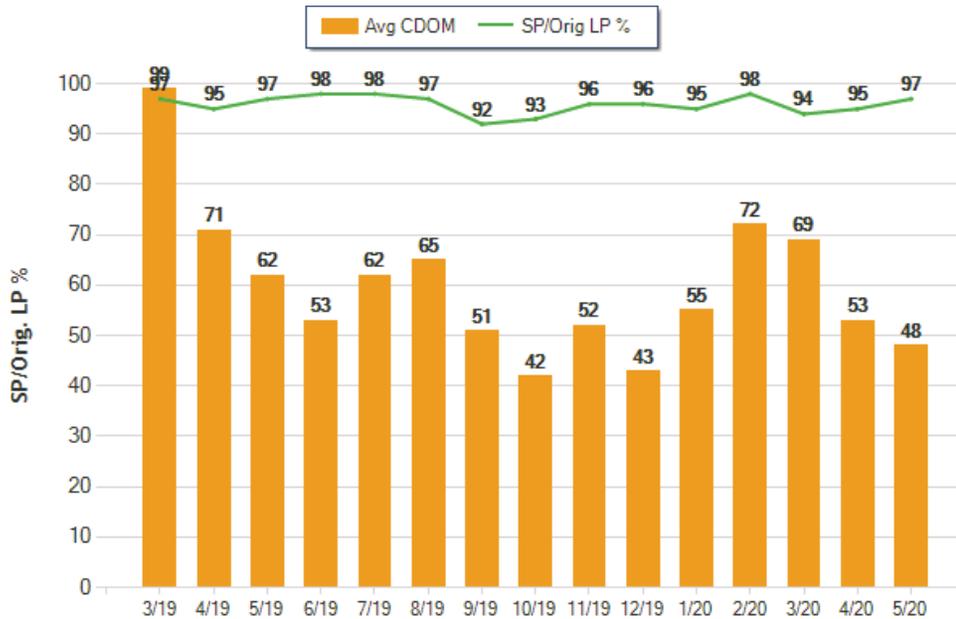


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	Curmt vs. Prev Month			Curmt vs. Same Month 1 Yr Ago			Curmt vs. Same Qtr 1 Yr Ago		
	May. 20	Apr. 20	% Change	May. 20	May. 19	% Change	Mar. 20 to May. 20	Mar. 19 to May. 19	% Change
Avg. Sq. Ft. Price (Sold)	212	234	-9.4% ▼	212	237	-10.5% ▼	223.46	226.41	-1.3% ▼

	TODAY'S STATS			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	6/1/20 - 6/30/20	5/1/20 - 5/30/20	% Change	6/1/20 - 6/30/20	6/1/19 - 6/30/19	% Change	1/1/20 - 6/30/20	1/1/19 - 6/30/19	% Change
Avg. Sq. Ft. Price (Sold)	255	211	20.9% ▲	255	224	13.8% ▲	232	224	3.6% ▲

Avg CDOM & SP/Orig LP % (Mar. 2019 - May. 2020)



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	Curmt vs. Prev Month			Curmt vs. Same Month 1 Yr Ago			Curmt vs. Same Qtr 1 Yr Ago		
	May. 20	Apr. 20	% Change	May. 20	May. 19	% Change	Mar. 20 to May. 20	Mar. 19 to May. 19	% Change
Avg CDOM	48	53	-9.4% ▼	48	62	-22.6% ▼	57	75	-24% ▼
Sold/Orig LP Diff. %	97	95	2.1% ▲	97	97	0%	95	96	-1% ▼

	TODAY'S STATS			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	6/1/20 - 6/30/20	5/1/20 - 5/30/20	% Change	6/1/20 - 6/30/20	6/1/19 - 6/30/19	% Change	1/1/20 - 6/30/20	1/1/19 - 6/30/19	% Change
Avg CDOM	46	51	-9.8% ▼	46	53	-13.2% ▼	57	76	-25% ▼
Sold/Orig LP Diff. %	98	97	1% ▲	98	98	0%	96	96	0%

Average Price of For Sale and Sold (Mar. 2019 - May. 2020)



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	Curmt vs. Prev Month			Curmt vs. Same Month 1 Yr Ago			Curmt vs. Same Qtr 1 Yr Ago		
	May. 20	Apr. 20	% Change	May. 20	May. 19	% Change	Mar. 20 to May. 20	Mar. 19 to May. 19	% Change
Avg. Active Price	607	557	9% ▲	607	599	1.3% ▲	571	561	1.8% ▲
Avg. Sold Price	382	417	-8.4% ▼	382	439	-13% ▼	422	425	0.7% ▼

	TODAY'S STATS			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	6/1/20 - 6/30/20	5/1/20 - 5/30/20	% Change	6/1/20 - 6/30/20	6/1/19 - 6/30/19	% Change	1/1/20 - 6/30/20	1/1/19 - 6/30/19	% Change
Avg. Active Price	649	606	7.1% ▲	649	592	9.6% ▲	649	592	9.6% ▲
Avg. Sold Price	488	375	30.1% ▲	488	383	27.4% ▲	434	412	5.3% ▲

Statistics Provided By

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Call if you have questions: 360-385-4115

LISTINGS

CONDOMINIUM WITH A VIEW

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

EUROPEAN TUDOR STYLING AT ITS BEST!



90 Oak Shore Drive, Port Townsend, WA 98368 - This exquisite property has so much to offer: formal living & dining rooms, large office/study with fireplace, eat-in kitchen, spacious master suite included; fireplace, skylights, double closet, art room, game room, 2 car garage & tons of windows to let in the light as well as the greenery from the lovely estate sized grounds. Many new improvements: carpet, kitchen updates, etc. Plus all of Kala Point amenities! MLS#1572930, \$630,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177, holleycarlson@gmail.com, <http://hcarlson.cbbesthomes.com/>

FABULOUS VALLEY VIEW HOME ON 10.7 ACRES



Peaceful & Private Acres. Bring Horses & Airplanes! Deeded access to miles of nature - biking, hiking & horseback riding on Larry Scott Trail. Custom home w/ incredible vaulted ceilings, stone fireplace & marvelous views from southern facing bank of windows. MLS#1614458, \$770,000. Richard Hild, John L. Scott Real Estate Port Townsend 360-531-1889.

FABULOUS VALLEY VIEW HOME ON PRIVATE 2400' MANICURED GRASS AIRSTRIP!

WA68. Hangar & Shop. 25 minutes to Seattle Boeing Airport. Back in the gracious privacy of a 4 bedroom home with 26' vaulted ceilings. Bank of windows look upon 10+ acres of rolling pasture & woods. Deeded access to miles of horse, biking & hiking trails (Larry Scott Trail). 12 minutes to downtown. Near golf course. Spacious decks provide outdoor living spaces to enjoy views of territorial pond & neighboring horse farms. Highspeed internet. MLS#1584072, \$874,000. Richard Hild, John L. Scott PT, (360)531-1889.

GRACIOUS HOME WITH MAIN FLOOR LIVING



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

KALA POINT CONDO - PENDING



Light & bright water view condo, offering main floor living. Renovated kitchen w/custom hickory cabinets opens to private patio. Living room w/cast iron fireplace, with access to large deck overlooking view. Second floor hosts large bonus room, ideal for hobbies/media room & private guest quarters. Features include: new light fixtures/window coverings, ample storage w/pullouts in the kitchen & bonus area in the garage, S/S appliances, interior laundry, easy beach access, Kala Point amenities. MLS#1580834, \$385,000. John L. Scott PT, contact Steven Kraght (360)301-6484 or Ellen Niemitalo (360)531-4313.

MAGICAL WATERFRONT



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

MAPLEWOOD MEADOWS



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

METICULOUSLY MAINTAINED



Well-crafted home location is North Beach. Spacious home features 4 bedrooms, 1100 sq

ft garage. Amenities include, 9 foot ceilings, recessed lighting, efficient heat pump, instant hot water in master bath, 7 skylights, wired for generator, metal roof. MLS#1611612, \$627,400. Steve Kraght 360-301-6484 or Lori Kraght 360-301-1969 John L. Scott Real Estate Port Townsend.

PRISTINE WATERFRONT



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

THIS CHARMING CONDO IS LOCATED IN THE HEART OF THE HISTORIC UPTOWN PORT TOWNSEND



800 Polk Street #204C, Port Townsend, 98368 — Special features include: 1 bedroom/1 bathroom with spacious loft area; open floor plan;oak floors;vaulted ceilings;new appliances (w/d, d/w & hot water heater); beautiful woodwork & custom banisters. Call for details or visit cbbesthomes.com. MLS#1584364, \$339,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177.

LISTINGS

THIS IS AN ESTATE



Super location! Two nice flat lots. The northerly lot has City sewer easement on the southerly 15 feet of that lot. House needs work. Sold as-is. No repairs or work orders. MLS#1532409, \$250,000. Richard Hild, John L. Scott PT, (360)531-1889.

WATER AND MOUNTAIN VIEWS



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

PORT LUDLOW RESIDENTIAL

BE PREPARED FOR AWESOMENESS!



23 Raeburn Court, Port Ludlow, WA 98365 - This spacious home overlooks the Port Ludlow golf course and features views of the shipping lanes and the Cascades, including Mt. Baker. Light and bright with spacious rooms, both formal and informal. The large master suite offers a sitting room and a luxury bathroom. An ensuite bedroom is on the main level with additional guest space on the lower level. Plenty of space for hobbies

and exercise. MLS#1578294, \$825,000. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

CALLING ALL WINE COLLECTORS!



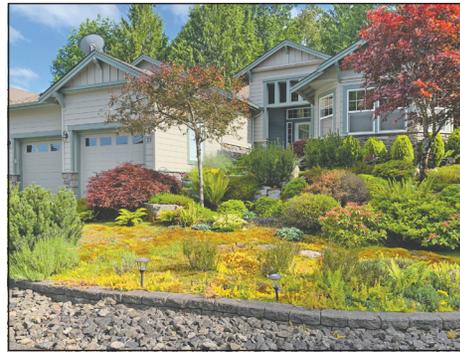
63 Red Cedar Lane, Port Ludlow, WA 98365 - Calling all wine collectors! Enjoy your own Napa Valley inspired 1200 bottle wine cellar and a million dollar Olympic Mountain view! The private and lush 1+ acre lot in desirable Woodridge offers meandering paths, specimen trees, garden spaces, even a gazebo. Take in the sunsets from every room in this light-filled home or from the all-seasons deck. Pamper your guests with a 2-bedroom guest wing. Pamper yourself with a gourmet kitchen and a main level master suite with a spa-like master bath. MLS#1538150, \$829,000. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

ENERGY EFFICIENT, LIGHT & BRIGHT!



102 Timber Ridge Drive | Port Ludlow, WA 98365 Soaring ceilings, open floor plan! New kitchen appliances, two ensuites, mega storage, low maintenance landscape, 6.27K solar panel system reduces energy bill! Spacious main-level master boasts dbl closets, 5-piece bath suite. Entertain on new composite deck w/territorial views. South Bay Club-golf. MLS#1516889, \$485K. Pam Begley, Coldwell Banker Best Homes 360.301.3694 pam@cbbesthomes.com | cbbesthomes.com

GORGEOUS FORMER MODEL HOME!



Home richly appointed with upgrades and extras kissing Timberton's wooded greenbelt offering the quintessential NW lush backyard with tranquil cascading water. Complete main level living sporting 2 MASTER BEDROOMS meets easy care landscape AND fantastic community amenities including indoor pool, tennis courts, fitness area. Call details or visit www.mysoundbroker.com. MLS#1608490 \$489,000. Ruth Gribbin-Schmitt, Coldwell Banker Best Homes, 206.659.3939.

HARMONY AND TRANQUILITY RESIDE HERE



201 S Bay Lane, Port Ludlow, WA 98365 - Harmony and tranquility reside here. This beautiful, west-facing custom waterfront home overlooks the peaceful Inner Harbor of Port Ludlow. Located in a neighborhood of similar homes, enjoy main-level living on nearly an acre of manicured, private grounds with a path to the water's edge. The focal point from every room is oriented toward the water. Plenty of room for hobbies and guests with an inviting open floor plan ideal for entertaining. Whole house generator, composite deck and a patio. MLS#1535838, \$1,010,000. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

LOTS TO LOVE IN THIS SPACIOUS VIEW HOME!

23 Raeburn Ct | Port Ludlow, WA 98365 The new siding and resurfaced driveway draw you in, the scenes unfolding before you capture your heart. Tucked in like an eagle's nest, you have serene views of Port Ludlow's golf course, Mt. Baker and Admiralty Inlet, where ships sail daily. Enjoy light-filled spaces for daily living! MLS#11490602, \$858K. Karen Best, Coldwell Banker Best Homes 360.301.1710 karen@karenbest.com | cbbesthomes.com

LUDLOW COVE LIVING NEVER LOOKED SO GOOD!



351 Anchor Lane, Port Ludlow, WA 98365 - Ludlow Cove living never looked so good! This former model home is beautifully finished with many extras like a water view and heated bathroom floors. A home for all seasons of life with a main level spa-like master suite and plenty of flex spaces including a keeping room off the kitchen and additional space for guests, hobbies or media room. Big storage thru-out including a finished storage room. MLS#1521002, \$659,500. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

PORT LUDLOW



Feel like a change of scenery? Move into a Brand New Home and get away from it all and immerse yourself the active community in the woods by the bay. Perfectly located, just 20 minutes to Kitsap County or 25 minutes to downtown Port Townsend. BE THE FIRST to live in this craftsman style home offering modern finishes, super efficient ductless heat pump w/ A/C, over sized slider & huge unfinished basement that could be completed for extra living space. Access to North Bay amenities. MLS#1605789 \$475,000 Nikki Casal/ Coldwell Banker Best Homes, 360-301-3384.

SERENE, QUIET WATER VIEW HOME



120 E Alder, Port Ludlow, WA 98365 - Peace in Paradise! Serene, Beautiful Water Views of the Bay. Access to Community Beach w/Tideland Rights & Boat Launch. 3 lots = view protection. Vacation Home or Rental Income Potential. Rear lot fully fenced. Enjoy amenities close by! Boating, Golfing,

LISTINGS

Hiking, Dining, Shopping, Wine & Cideries. MLS# 1553414, \$388,500. Dana Petrick, Coldwell Banker Best Homes, 360-301-0344, Dana@DanaPetrickRealtor.com

TWO FOR ONE!

Rare chance to buy an updated 2 bdrm home AND a professional shop with living space on adjacent lot! All this plus a detached studio and 5-car garage on .65 acres! Master suite has 5-piece bath, walk-in closet. Call for details or visit pbegley.cbbesthomes.com. MLS#1577570, \$549,000. Pam Begley, Coldwell Banker Best Homes, 360.301.3694

UPGRADED INNER HARBOR HOME!



Home offers easy care resort style living with excellent proximity to the Bay Club. On the main level, enjoy your great room with soaring ceiling accented in faux beams, well-appointed kitchen, spacious master end-suite, utility room & private deck. 2nd level boasts 2nd master suite, skylights & additional living space. Call for details or visit www.mysoundbroker.com. MLS#1577822 \$395,000. Ruth Gribbin-Schmitt, Coldwell Banker Best Homes, 206.659.3939.

YOU'LL LOVE THE LIFE YOU LIVE!



641 Highland Drive, Port Ludlow, WA 98365 - You'll love the life you live in this perfectly placed home, just a half-block to tennis courts and the Port Ludlow Golf Course club house. This single story home offer many enhancements including a newer roof and decks, encapsulated crawlspace, updated flooring, a new guest bathtub surround, solid wood doors and rustic teredo trim. MLS#1581872, \$399,000. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

TRI-AREA RESIDENTIAL

PORT HADLOCK HEIGHTS



Lots to love in this affordable one-owner home! Open great room & kitchen. Large front windows allow natural light to flood the living room. Kitchen has newly updated range & refrigerator & extra freezer. Large master bath with soaking tub. Home is on leased land. MLS#1553936, \$175,000. Michael Morrow 360-774-1013 or Joelle Boyce 360-643-9555, John L. Scott PT.

STARTER HOME OR DOWNSIZE



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

UNIQUE CUSTOM BUILT HOME



2007 Oak Bay Road, Port Hadlock, WA 98339 - Fabulous home on 2.2 acres with beautiful water & mountain views! It boasts a wraparound porch, 2nd floor master & family room deck overlooking the water, spiral staircase to 3rd floor bonus room, mud room, & laundry chute from master bathroom to basement laundry room. Tree house & path to the beach provide for endless fun outside. Tideland's

included in the sale. A must see! MLS#1557494, \$625,000. Tanya Rublaitus, Coldwell Banker Best Homes, (360)301-0736, mybrokertanya@outlook.com, <https://trublaitus.cbbesthomes.com/>

UNIQUE OPPORTUNITY!



Cottage on Rhody Drive. A mobile home is also on the property. Both fixers are usually rented. Cottage rents- \$650 & mobile at \$450. That totals a nice payment if you buy on owner contract. Large back yard perfect for gardening with utilities but not buildable. MLS#1385604, \$154,500. Teresa Goldsmith, John L. Scott Real Estate 360-385-4115

MARROWSTONE RESIDENTIAL

COME HOME TO PARADISE - PENDING



Start your day with beautiful sunrise views of Admiralty Inlet, Cascade Mtns, Whidbey Island & shipping traffic from the oversized deck of this remodeled home set on 1.3 acre. Watch eagles soar from the large picture windows where natural light fills the home. Cathedral ceilings, updated kitchen appliances, 2nd sink w/instant hot water, extra deep freezer, heat pump. Large heated garage/shop w/10' wide sliding barn door, plenty of extra storage & 30Amp RV hookup w/water. Come home to paradise. MLS#1570408, \$525,000. Lynette Holloway/Joelle Boyce, John L. Scott PT, 360-385-4115.

MARROWSTONE ISLAND



Perched above the water, looking out to the bay & mountains beyond, you can enjoy all things that celebrate the PNW at its finest. Waterfront w with tideland rights, gives you ample opportunity to enjoy what it truly means to live ON the water. Clams and oysters at your fingertips! Thoughtfully built including many of the finer details: stamped concrete floors (1st level) bamboo on upper levels, radiant floor heating throughout, AV wiring for TV & surround sound, Alder & Hickory cabinetry & MORE! MLS#1540132 \$749,000 Nikki Casal/ Coldwell Banker Best Homes, 360-301-3384.

RALPH WALDO EMERSON ONCE SAID "NATURE ALWAYS WEARS THE COLORS OF THE SPIRIT."



105 Fins Trails, Nordland, WA 98358 - Enjoy all the colors of nature year round in the native-plant gardens, ponds and trails that meander through your own woods. At the heart of this custom home is the great room inviting the outdoors in, open to the gourmet kitchen, featuring a Rumsford fireplace and radiant floor heat. Master suite is separate from the guest wing as is a studio with its own entrance. Whole house generator. Truly a home for all seasons. MLS#1582351, \$623,500. Karen Best, Coldwell Banker Best Homes, (360)301-1710, karen@karenbest.com, www.karenbest.com

OUT OF AREA RESIDENTIAL

POTENTIAL VIEWS OF MT. RAINIER & HOOD CANAL!



630 Green Mountain Lane | Brinnon, WA 98320 Private, quiet paradise. One bedroom one bath home with an adjoining cabin with its own bedroom and bathroom. Gas Range & gas heat in the house. 4 bay tall shop. 5 separate complete RV hookups. RV carport on 5 acres. Relaxation, privacy and quiet. Adorned with giant ferns and Rhododendrons. MLS#1506370, \$349.9K. Tim Horvath, Coldwell Banker Best Homes 360.531.0980 timohorvath@hotmail.com

Home Sale Preparation for Interesting Times

The new buzz words these days seem to be “Living in uncertain times” and the “new normal.” Selling a property right now can feel a bit overwhelming, and if you are asking yourself “Where do I start?” you are not alone.

To help ease the way, here is a snapshot of the real estate market and a summary of best-foot-forward rules of engagement for selling your home.

In any given area or time, there is uncertainty in the real estate market. During this very unusual time, the current market is less uncertain for sellers (however, it can be a challenging time for buyers.)

Market Snapshot

Port Townsend and the Olympic Peninsula Rainshadow continue to be a top ten destination for small town living. New opportunities for work and lifestyle options have expanded possibilities for business function. People can now live and work almost anywhere that has a good internet connection.

Now that the real estate industry can function with COVID guidelines in place, interest and urgency is escalating. Properties are coming on the market and if reasonably priced and desirable, listings often receive multiple offers.

Sellers may choose an offer review period when listing to allow buyers extra time to arrange travel and timing to see the property. This is becoming more standard in the market.

Although we are in a “seller’s market” and living in a

destination community, there are still expectations that sellers must meet for buyers to engage fully on price and terms. (Please note statistics found on page 7 for current market activity.)



It’s really a Pre-Move practice!

For presentation, preparation is everything. Your choices of what, where and how to fix or change, from minimum to optimum, will likely depend on time and cost factors.

A fresh set of eyes is helpful for providing you feedback on first impressions; most often sellers become comfortable

with what they have around them and what they see every day. Less is best to allow the home to show well and the prospective owner to see themselves living there.

If your home is ready but landscaping is not up to par, remember the importance of presentation as the buyer walks up to the front door. Extensive landscaping is not necessary but tidying up, mulching and even re-graveling the drive can be important steps to create a good first impression.

Think of preparing your home for the market as a pre-move strategy, then all the work that you’ll do to clear clutter, open pathways, refresh and lighten spaces, and remove personal items, are really steps forward in presenting your home for sale.

In preparation, pay special attention to anything that speaks of deferred maintenance. Some choices, like flooring, are personal choices and are often best left to the buyer. Piecing together what you can and cannot do will help determine the scope of work and related values of improvements to the buyer.

If you determine it is in your best interest to list and sell your property, make sure you can align your expectations as a seller with what a buyer’s expectations might be.

A Realtor® can help you with that and much more.

*Contributed by Teren MacLeod,
licensed broker with Remax First.
Teren can be reached at (360) 774-1441*



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ASK THE EXPERTS...



Q: How do I get the best price for my home?

A: Rely on the expert you are hiring, your Realtor, to provide you with good data using comparable sales. Do not rely on online tools like Zestimate's. They have not been in your home or your competition's home. Do ask your Realtor how your home compares to those selected. Compare floor plans, square footage, level of finish, location, etc. Ask your Realtor to provide you with interior and exterior photos of the comps used. Remember, the longer your home sits on the market the less likely you are to get full price or over full price. The first couple of weeks of the listing are critical to the success of obtaining the best price for your home. If you are overpriced, you will not get the showings necessary to produce an offer(s).

Make sure you are presenting your home in its best light...literally. Use high wattage light bulbs in your light fixtures if possible. Ask your Realtor for staging advice or hire a stager. Declutter - when selling, less is usually more. You want a buyer to imagine how they will live in your home. Freshen up the paint. Trim up/freshen up the landscaping...first impressions do matter. If your flooring is worn, consider replacing it. At the very least make sure your home is spic and span clean and that the house smells fresh. If you are considering upgrades to obtain a higher sales price, make sure you have your Realtor help you understand which upgrades have the highest return and which upgrades appeal most to buyers. Don't fall into the trap of assuming a dollar for dollar return on upgrades.

If you have additional questions or would like a market analysis, please reach out to one of our home sales experts. We'd love to talk with you!

Karen Best, Owner
Coldwell Banker Best Homes

Guiding You Home



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