

INSIDE

PORT TOWNSEND | PORT LUDLOW | JEFFERSON COUNTY

REAL ESTATE



IT'S A COLORFUL LIFE

AUGUST 2020



A supplement to the August 12, 2020 Jefferson County / Port Townsend Leader

5 Steps To Painting Like A Pro At Home

Nothing transforms a home quite like a fresh coat of paint. In fact, painting your own house is one of the smartest and easiest DIY upgrades a homeowner can accomplish, especially as they find themselves spending more time at home. With 71% of homeowners undertaking improvement or renovation projects that include paint, according to an iProperty Management Study, here are surefire tips to ensure you are painting like a pro.

1 Clean your canvas - Paint adheres better to a smooth, clean surface. While living room walls may only need a dry dusting, kitchens and bathrooms, where dirt, grease, oil or mildew can build up, need extra attention. Wash surfaces with soap and water, rinse well and allow to dry completely. For bathrooms, remove mold and mildew by applying a solution of one part bleach to three parts water and allow the solution to sit for 20 minutes. Then scrub mold and mildew with a soft-bristle brush, rinse the surface and allow it to dry. Be sure to wear safety glasses and rubber gloves when working with this bleach and water solution. For surfaces that are particularly grimy, spray with Rust-Oleum® Original Krud Kutter Cleaner & Degreaser, wipe off with a clean cloth and allow to dry.

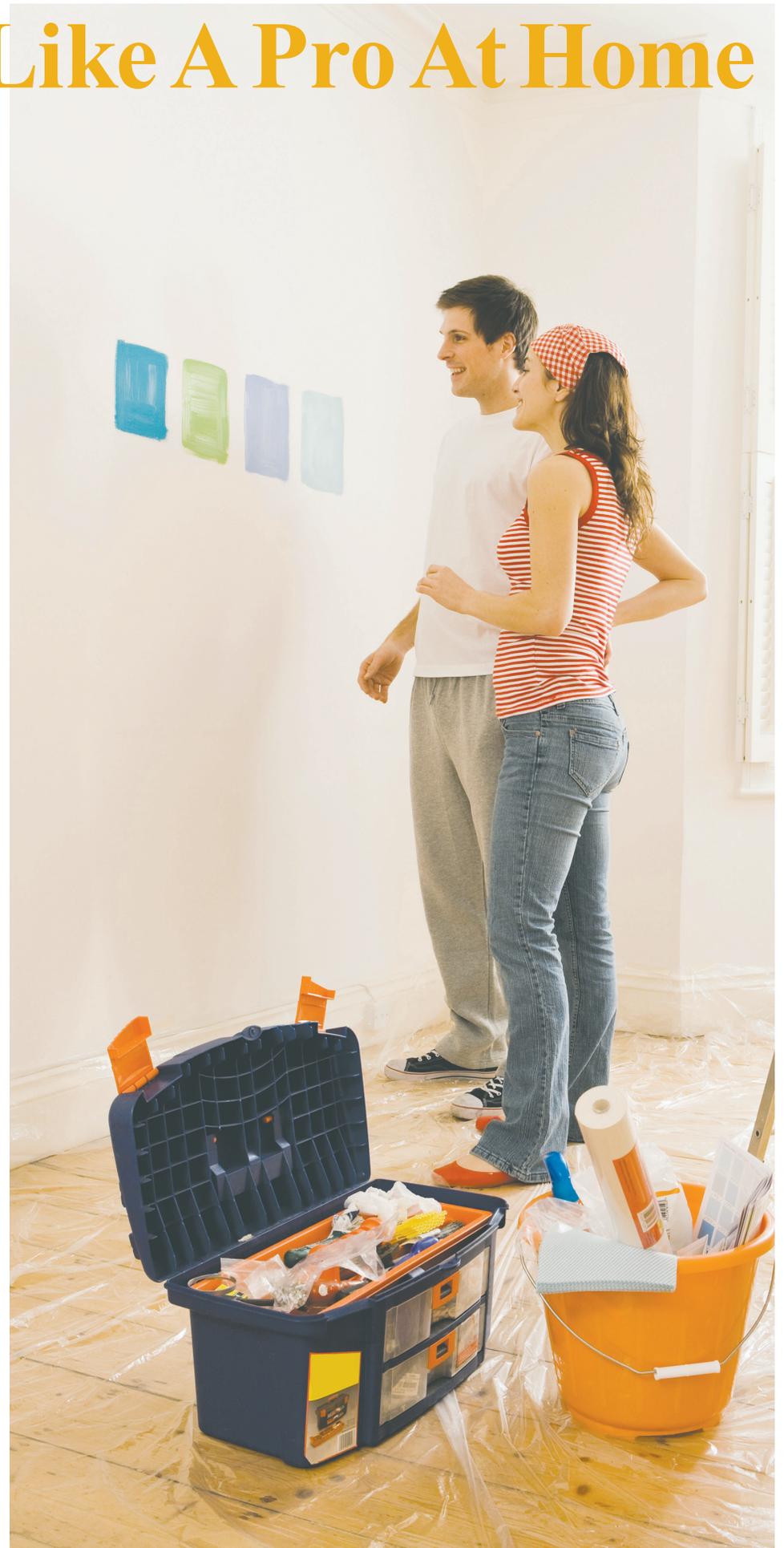
2 Ensure a smooth surface - Now that the surface is dry, smooth down any uneven or rough surfaces with a bit of fine-grit sandpaper. Another pro tip is to shine a bright light at a low angle across the surface to spot any problem areas. After you have sanded or scraped the area, wipe it down with a damp cloth to remove any dust or residue and allow to dry.

3 Don't forget the details - Anyone can paint over a wide, smooth surface, but it's the attention to detail around windows and doors that truly gives a job that professional look. Start by removing any loose or cracked caulking from windows, doors and trim, and apply a fresh bead of sealant for a smooth, sealed surface. DAP ALEX FLEX,™ Premium Molding & Trim Sealant is paintable in just 30 minutes, saving time and resulting in a seamless, more professional finish. Next, use painter's tape to protect windowsills, molding, baseboards, door hinges and the ceiling perimeter, taking your time to ensure that all areas are properly covered.

4 Fill in imperfections - Now it's time to tackle the main surface. Cracks, holes and dents will mar the finished project, so apply spackling to fill in these areas. Open a container of pre-mixed spackling compound and apply a small amount over the damage with a flexible putty knife. Spread the compound over the hole or crack in a smooth, downward motion. Overfill slightly and sand smooth using fine-grit sandpaper. Need to tackle a larger drywall repair? Reach for DAP® FAST DRY Premium Spackling. This professional-grade spackling compound is uniquely formulated to provide strength and durability while drying fast. Depending on the size of the repair, it can be painted in as little as 15 minutes.

5 Paint with precision - Make the job go easier and faster by having a variety of brushes and rollers on hand. Rollers are great for covering large, wide surfaces, but for a professional look around edges and corners, you'll need smaller brushes for the right amount of detailed work. Allow the first coat of paint to completely dry, and then apply a second coat to ensure smooth, even coverage. Once the second coat is dry, carefully pull up any painter's tape and voila! Your space is transformed!

For more information on DAP products for your next DIY project, visit DAP.com.



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. John L. Scott Real Estate PT, Steven Kraght 360-301-6484 or Lori Kraght 360-301-1969.

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.

11.7 ACRES W/ 468' OF WATERFRONT



West Facing on Discovery Bay incl. Tidelands. Stunning western views over the bay into the Mtns from a gorgeous parcel w/power & water on site. Large manicured cleared area ready for your home & gardens. Gated entry on private road with only 3 parcels. MLS#1470520,

\$699,000. Terry McHugh, John L. Scott Real Estate PT, 360-301-1763.

4 LOTS IN TOWN WITH UTILITIES AT/IN STREET

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

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

ALREADY PLATTED LOTS

Just outside city limits, Commercial grade timber, 8 blocks of property-total 98 lots 11.25 ac lots only-zoned Residential, good soils, public water available, small housing project? Home business sites? Surrounded by unopened county roads. Use your imagination. MLS#1477930, \$349,000. Bill Perka, John L. Scott Real Estate PT, 360-531-2310.

FOUR HISTORIC UPTOWN LOTS FOR SALE!



IMAGINE...

Sitting on the terrace of YOUR newly built dream home located in the old Holly Farm, watching the colors shift over this view where 7 generations of ownership have lived. Property boasts a view of the Olympic Mountains, Townsend Bay and south to Port Ludlow. All hook-ups are at the property or on the property ready to access.

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I have a passion for Real Estate and have been helping clients achieve their dreams of home ownership for the past 19 years. No matter what your marketplace, I have extensive knowledge and the experience to guide you through your purchase or sale.



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2219 W. Sims Way Port Townsend, WA 98368 jlspt.com 360-385-4115

Photo: Ari Stepp

LISTINGS

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 PT, 360-531-1889.

CAPE GEORGE:

BUILDING & SEPTIC PERMIT APPROVED

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

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 Real Estate PT, 360-531-1763.

DOUBLE LOT TOTALING 0.42 ACRE

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

EXCEPTIONAL VIEW



Double lot. (Parcel #948305105 & #948305108) This quiet lot is located at the end of a cul-de-sac, 2 blocks from the port in this Victorian seaport town. Offering sweeping Southerly water views over Port Townsend Bay, across to Mystery Bay and Indian Island. MLS#1226704, \$240,000. Michael Morrow, John L. Scott Real Estate PT, 360-774-1013.

DUPLEX LOT OR SINGLE FAMILY

419 Eddy Court—near corner Hastings & Howard—R3 lot 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# 577638, \$55,000. Bill Perka, John L. Scott Real Estate PT, 360-531-2310.

FUTURE INVESTMENT

Invest in your future with a land purchase in Port Townsend. Sit back and wait for the utilities to come to these beautiful 4 Undeveloped lots within the city limits. A tech conference with the city recommended. MLS#1557366, \$29,500. Bobbie Nutter, John L. Scott Real Estate PT, (360)385-4115 ext 578.

JUST OUTSIDE CITY LIMITS

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

KALA POINT: 1/2+ ACRE PARCEL OFFERS BEAUTY & PRIVACY

Within gated community of Kala Point. Amenities: private beach, boat ramp, tennis courts, clubhouse, play area, & swimming pool. Neighboring St. Park w/hiking trails. Nestled at the end of a cul-de-sac, the wooded lot offers a mixture of large trees. MLS#1137358, \$56,900. John L. Scott Real Estate PT, Ellen Niemitalo 360-531-4313 or Steven Kraght 360-301-6484.

KALA POINT: BEAUTIFUL 1/2 ACRE LOT ON A QUIET CUL-DE-SAC

In the lovely gated community of Kala Point. Lightly treed, w/water/power. Close to clubhouse, pool, tennis courts, private beach & boat launch. Build your dream home and enjoy all amenities, as well as the trails & vistas of Old Fort Townsend SP. MLS#1372082, \$58,000. John L. Scott Real Estate PT, Ellen Niemitalo 360-531-4313 or Steven Kraght 360-301-6484.

KALA POINT: INSTALLED 2 BEDROOM SEPTIC SYSTEM

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

KALA POINT: THE "BEST OF THE NORTHWEST"

A planned gated community, indoor/outdoor swimming pool, club house, quarter mile beach, playground, barbecue area at the beach, boat ramp & dock, tennis courts, trails in the woods & at the lagoon. This lot has plenty of light because of its southern exposure. MLS#1408701, \$89,000. Teresa Goldsmith, John L. Scott Real Estate PT, 360-385-4115.

LARGE PARCEL WITH MATURE TREES

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

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 PT, 360-301-4611.

NOW IS THE TIME

To buy a piece of Port Townsend. One day this area now known as Cappy's Trails will be developed & you will be glad you got in at this price. Might be fun to take a picnic, garden shears & start making a piece of your own haven here in PT. MLS#1549403, \$17,000. Lyn Hersey, John L. Scott Real Estate PT, 360-301-5618.

OLYMPIC MOUNTAIN & DISCOVERY BAY VIEWS



Three Ocean Grove lots, 0.64-acre w/3 bedroom community drain field allocation & 1 water connection. Trees have been cleared to maximize views. Address assigned & culvert installed. Community garden, 28-acre greenbelt & private beach access on Discovery Bay. MLS#1547410, \$139,950. Lynette M. Holloway, John L. Scott Real Estate 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 Real Estate PT, 360-301-1763.



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226 Adams St., Port Townsend WA 98368

Phone: (360) 385-2900

Fax: (360) 385-3422

Email contact:
(First initial, last name)@ptleader.com

PUBLISHER:
Donna Etchey
detchey@ptleader.com

CIRCULATION:
Travis Vance
tvance@ptleader.com
subscriptions@ptleader.com

FRONT OFFICE:
Cate Winters (Manager)
frontoffice@ptleader.com
Josh Hamilton (Classified Manager)
jhamilton@ptleader.com
legals@ptleader.com

EDITOR:
Brian Kelly
bkelly@ptleader.com

NEWSROOM:
Luciano Marano
lmarano@ptleader.com
Maria Morrison
mmorrison@ptleader.com
Brennan LaBrie
blabrie@ptleader.com
Nick Twietmeyer
ntwietmeyer@ptleader.com

ADVERTISING:
Theresa Eskridge
LJ Schneider
Travis Vance

PRODUCTION:
Rainier Powers
Travis Vance

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LISTINGS

R111 ZONING

2.2 acres of R111 zoning property on the West side of Discovery Rd. within the city limits. Check this out for your development dream. MLS#33818, \$115,000. Terry McHugh, John L. Scott Real Estate PT, 360-301-1763.

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.

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.

TWO COMMERCIAL PARCELS



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.

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 PT, 360-301-1763.

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.

PORT LUDLOW LAND

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

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.

HELLO GOLFERS!

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

TRI-AREA LAND

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.

FRIENDLY YARD AND MAINTENANCE

Landscape:

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

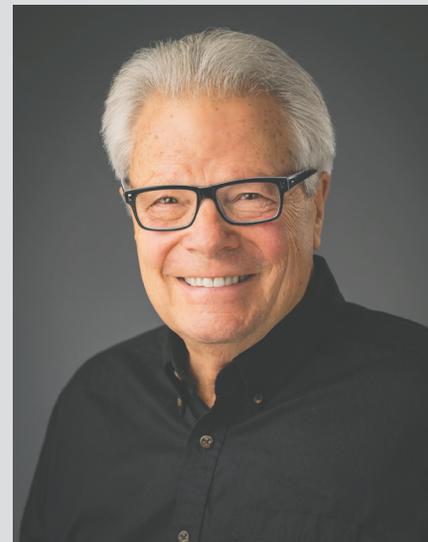
Hardscape:

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

Other Services:

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- Power Washing
- Junk Removal

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LISTINGS

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.

CHIMACUM: AWESOME 4 ACRE PARCELS

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 and MLS#1229190, \$162,500. Terry McHugh, John L. Scott Real Estate PT, 360-301-1763.

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 drain field & underground utilities in place. MLS#1439803, \$67,500. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177.

OAK BAY: BEAUTIFULLY TREED ACREAGE

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

OAK BAY: FABULOUS 4 ACRE PARCEL

Outstanding marine views right in Oak Hills with Power and Water close to the building site. Level and partially cleared with site evaluation complete. MLS#1229198, \$135,000. Terry McHugh, John L. Scott Real Estate PT, 360-301-1763.

PORT HADLOCK: BEAUTIFUL DOUBLE LOT IN MELWOOD TERRACE

Ready to build, 2 Water taps, electric, & 2 foundations in. You can choose to build on one or both lots. Use the existing plans or adapt the daylight basement foundation. Close to shopping, dining, and recreation.

Seller financing considered. MLS#1483575, \$75,000. Dan Colvin, John L. Scott Real Estate PT, 360-774-0082.

PORT HADLOCK: LEVEL 1,600 +/- FOOT MANICURED GRASS AIRSTRIP

Just waiting for your Maule, Stinson, Cessna or Piper. Clear approaches both east & west. Hangar & shop midfield. Easy access from Mason Street & Cedar Ave. Just a short hop to Jefferson County International Airport w/its services & the Spruce Goose Cafe. MLS#1609027, \$900,000. Richard Hild, John L. Scott Real Estate PT, 360-531-1889.

MARROWSTONE LAND

GORGEOUS WEST FACING MARROWSTONE ISLAND WATERFRONT



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

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

WEST SIDE LAND

GARDINER: FABULOUS DISCOVERY BAY WATERFRONT WITH TIDELANDS PRICED TO SELL



Medium bank w/unstopable views of the Bay, Straits & San Juan Islands, a big Marine view from the cleared homesite. 3 bedroom septic installed 1989 & renewed in 1997, PUD water in easement road. Large timber on most of the parcel with the waterfront cleared. MLS#1574986, \$199,000. Terry McHugh, John L. Scott Real Estate PT, 360-301-1763.

COMMERCIAL

COLLECTABLE/ANTIQUE BUSINESS

A long established Business in UpTown Port Townsend. Located on Main St. near Farmers Market. Large bright space (1300 sf +/-) with excellent window display. Price includes inventory & store fixtures. Store has street parking, loading zone & 2 employee parking spots. MLS#1624949, \$25,000. Dan Colvin, John L. Scott Real Estate PT, (360)774-0082.

WATERFRONT RESIDENTIAL

BECKETT POINT



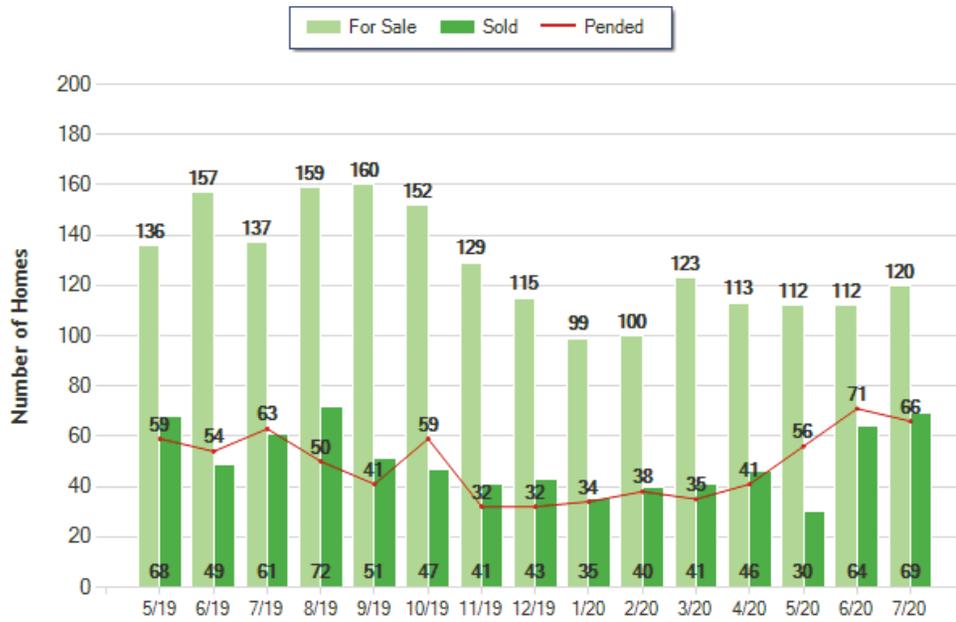
FURNISHED low bank waterfront cabin, one of the first cabins built here at Beckett Point 1948. This is a 1 bedroom cabin w/bonus room. Views of Olympic Mts, Protection Island, & Straits of Juan de Fuca. A place to enjoy the beach, sunsets, and great community. MLS#1633736, \$335,000. Bobbie Nutter, John L. Scott Real Estate PT, (360)385-4115 ext 578.

**Buying? Selling?
Refinancing?**

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

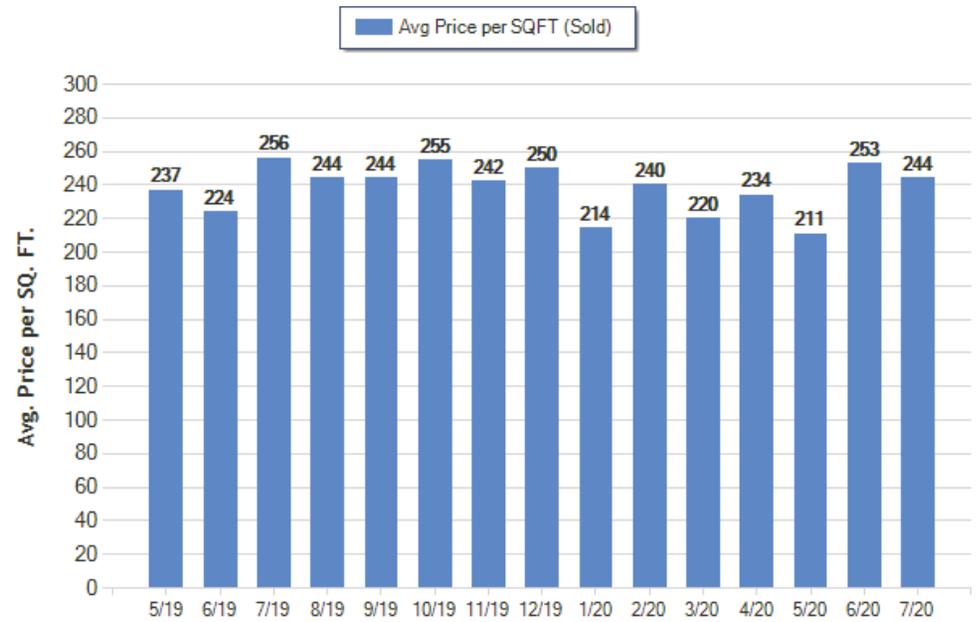


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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Jul. 20	Jun. 20	% Change	Jul. 20	Jul. 19	% Change	May. 20 to Jul. 20	May. 19 to Jul. 19	% Change
For Sale	120	112	7.1% ▲	120	137	-12.4% ▼	120	137	-12.4% ▼
Sold	69	64	7.8% ▲	69	61	13.1% ▲	163	178	-8.4% ▼
Pended	66	71	-7% ▼	66	63	4.8% ▲	193	176	9.7% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	8/1/20 - 8/4/20	7/1/20 - 7/4/20	% Change	8/1/20 - 8/4/20	8/1/19 - 8/4/19	% Change	1/1/20 - 8/4/20	1/1/19 - 8/4/19	% Change
For Sale	113	109	3.7% ▲	113	159	-28.9% ▼	113	159	-28.9% ▼
Sold	3	7	-57.1% ▼	3	3	0%	329	343	-4.1% ▼
Pended	14	10	40% ▲	14	8	75% ▲	354	360	-1.7% ▼

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

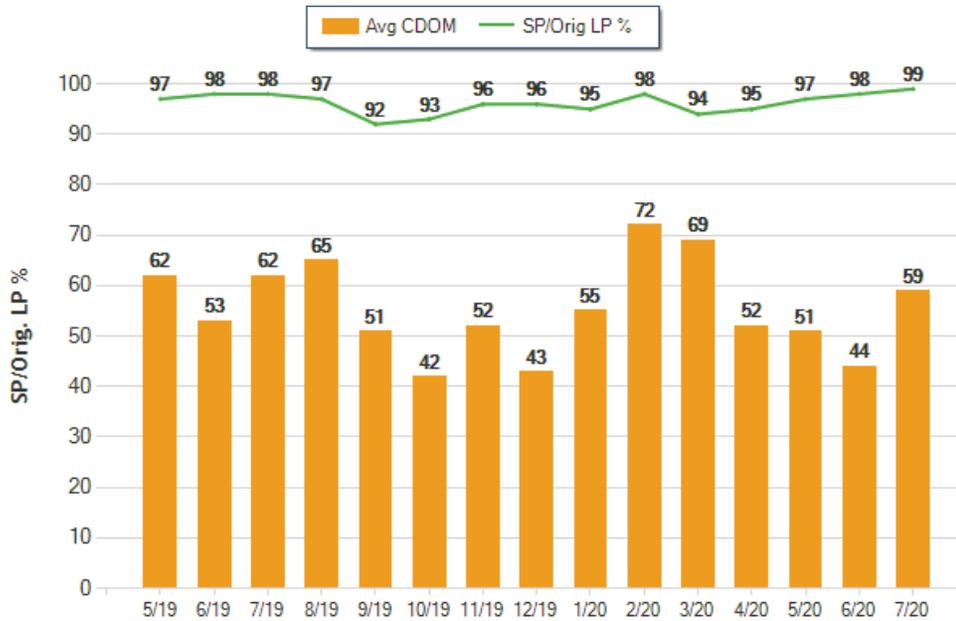


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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Jul. 20	Jun. 20	% Change	Jul. 20	Jul. 19	% Change	May. 20 to Jul. 20	May. 19 to Jul. 19	% Change
Avg. Sq. Ft. Price (Sold)	244	253	-3.6% ▼	244	256	-4.7% ▼	241.46	239.93	0.6% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	8/1/20 - 8/4/20	7/1/20 - 7/4/20	% Change	8/1/20 - 8/4/20	8/1/19 - 8/4/19	% Change	1/1/20 - 8/4/20	1/1/19 - 8/4/19	% Change
Avg. Sq. Ft. Price (Sold)	241	243	0.8% ▼	241	242	0.4% ▼	235	229	2.6% ▲

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

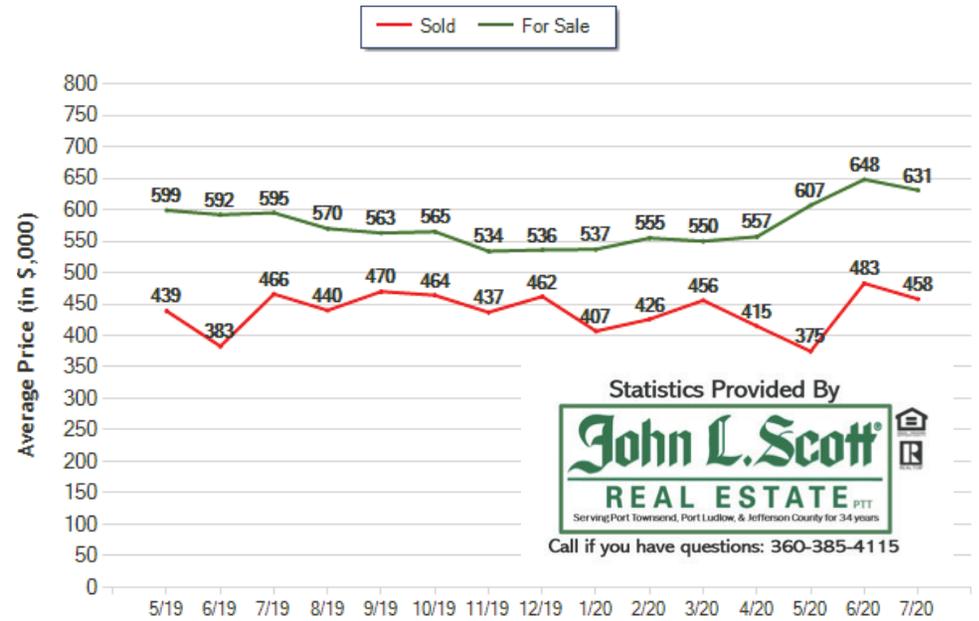


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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Jul. 20	Jun. 20	% Change	Jul. 20	Jul. 19	% Change	May. 20 to Jul. 20	May. 19 to Jul. 19	% Change
Avg CDOM	59	44	34.1% ▲	59	62	-4.8% ▼	52	60	-13.3% ▼
Sold/Orig LP Diff. %	99	98	1% ▲	99	98	1% ▲	98	98	0%

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	8/1/20 - 8/4/20	7/1/20 - 7/4/20	% Change	8/1/20 - 8/4/20	8/1/19 - 8/4/19	% Change	1/1/20 - 8/4/20	1/1/19 - 8/4/19	% Change
Avg CDOM	7	43	-83.7% ▼	7	7	0%	56	73	-23.3% ▼
Sold/Orig LP Diff. %	100	96	4.2% ▲	100	90	11.1% ▲	97	96	1% ▲

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



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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Jul. 20	Jun. 20	% Change	Jul. 20	Jul. 19	% Change	May. 20 to Jul. 20	May. 19 to Jul. 19	% Change
Avg. Active Price	631	648	-2.6% ▼	631	595	6.1% ▲	629	595	5.7% ▲
Avg. Sold Price	458	483	-5.2% ▼	458	466	-1.7% ▼	453	433	4.6% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	8/1/20 - 8/4/20	7/1/20 - 7/4/20	% Change	8/1/20 - 8/4/20	8/1/19 - 8/4/19	% Change	1/1/20 - 8/4/20	1/1/19 - 8/4/19	% Change
Avg. Active Price	632	639	-1.1% ▼	632	570	10.9% ▲	632	570	10.9% ▲
Avg. Sold Price	507	435	16.6% ▲	507	835	-39.3% ▼	439	425	3.3% ▲

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LISTINGS

PORT TOWNSEND RESIDENTIAL

3372 CAPE GEORGE ROAD, PORT TOWNSEND, WA 98368



HEPA Filter Hospital Grade installed. Views, elegance, acreage, Exquisite architectural design with no expense spared. Luxury and make sense 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. MLS#1553637, \$1,599,500. Tim Horvath, Coldwell Banker Best Homes, (360)531-0980.

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. John L. Scott Real Estate PT, Steve Kraght 360-301-6484 or Lori Kraght 360-301-1969

CAPE GEORGE: SWEEPING WATER & MOUNTAIN VIEWS



Views from living room, dining area, & kitchen. Private feeling entry. Den/office just of foyer. 2-car garage with small shop area. Office/studio spaces in lower level. Amenities including marina w/boat launch, clubhouse, pool, gym, workshop, pickleball, & beach. MLS#1636817, \$495,000. Richard Hild, John L. Scott Real Estate PT, 360-531-1889.

8 • INSIDE JEFFERSON COUNTY REAL ESTATE • August 2020

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 with incredible vaulted ceilings, stone fireplace & marvelous views from southern facing bank of windows. MLS#1614458, \$770,000. Richard Hild, John L. Scott Real Estate PT, 360-531-1889.

IMMACULATE PNW CUSTOM HOME AWAITS!



This gracious custom home is designed for contemporary entertaining. The open living area invites cooking together, sharing a meal & conversation by the gorgeous rock fireplace. Move outdoors & it's equally as inviting with a manicured fully-fenced yard, large covered deck, firepit & hot tub. Lives like a 3bdrm, meticulously maintained & storage galore. 1200sqft shop has plenty of room for all you toys as well as a 1/2 bath, radiant floor heat & a finished studio. MLS#1617897, \$740,000. Abbie Little, Coldwell Banker Best Homes, (360)301-4370.

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. John L. Scott Real Estate PT, Steve Kraght 360-301-6484 or Lori Kraght 360-301-1969.

NORTH BEACH



Come enjoy life in Port Townsend's North Beach neighborhood. This 2011 home is just blocks from the beach & Fort Worden. Open concept living/dining, spacious kitchen. Main floor master suite & laundry.

Upstairs are 2 bedrooms, bath + wonderful loft space. MLS#1594106, \$595,000. Ellen Niemitalo, John L. Scott Real Estate PT, (360)531-4313

SINGLE LEVEL LIVING AT AN AFFORDABLE PRICE!

2097 Victoria Drive, Port Townsend, 98368 — Large windows and multiple skylights in this spacious rambler bring in tons of natural light. Open floor plan with an eat-in kitchen that has plenty of storage. Brand new interior paint and lovely, new wood floors. Nicely appointed, the master bedroom and bath are on one side of the home & additional two bedrooms and bath on the other. MLS#1629741, \$280,000. Holley Carlson, Coldwell Banker Best Homes, (360)821-3177.

TRANQUILITY SURROUNDS THIS NW MASTERPIECE



430 ft of pristine waterfront. Featuring endless views of Discovery Bay, this custom-crafted home offers seamless indoor/outdoor living. Glorious chef's kitchen. Master suite with stunning bath. Path to beach. Near golf & regional airport. Consummate comfort & style. MLS#1591620, \$2,400,000. Ellen Niemitalo, John L. Scott Real Estate PT, 360-531-4313.

UPTOWN



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

SUPER LOCATION

This is an estate. 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 Real Estate PT, 360-531-1889.

PORT LUDLOW RESIDENTIAL

BRAND NEW HOME IN BEAUTIFUL PORT LUDLOW



Feel like a change of scenery? 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, oversized slider & huge unfinished basement that could be completed for extra living space. Access to all North Bay amenities. MLS#1605789, \$465,000. Nikki Casal, Coldwell Banker Best Homes, (360)301-3384.

STAY AT HOME AND ENTERTAIN IN STYLE!



Open 2984 sq. ft. main house & RARE 1416 sq ft carriage house w/ ADU, media room, 2 full beds & baths, living space, W/D & RV/boat storage. sunny 1-acre park-like setting. Includes Bay Club! Call for details or visit www.kwells.cbbesthomes.com MLS#1626705, \$899,000. Karena Wells, Coldwell Banker Best Homes, (360)403-5800.

LISTINGS

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. John L. Scott Real Estate PT, Michael Morrow 360-774-1013 or Joelle Boyce 360-643-9555.

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 PT, 360-385-4115.

MARROWSTONE RESIDENTIAL

WATERFRONT ESTATE ON MARROWSTONE ISLAND!



Perched above the water, you can enjoy amazing views of the bay and all things that celebrate the PNW at its finest. Enjoy what it truly means to live ON the water with your own private beach access, clams & oysters at your fingertips! Thoughtfully built including many of the finer things: 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.

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

Reduce exposure to harmful VOCs at home

VOLATILE ORGANIC COMPOUNDS are emitted by a vast array of products. The Environmental Protection Agency warns that VOCs consist of gases discharged from solids or liquids that produce short- and long-term health effects.

VOCs are particularly troubling because their concentrations are consistently up to 10 times higher indoors than outdoors. Those who spend time inside of homes and businesses may be at risk from concentrated exposure to VOCs.

Notable items that produce VOCs include treated woods, carpeting, building materials, paints, waxes, fabrics, and varnishes. Since people are constantly breathing in air, and whatever is circulating within it, it's important for individuals to be conscious of these common offenders.

VOCs can be dangerous because they may cause everything from minor symptoms of headaches, nausea and stuffy noses to more serious conditions like nervous system problems and kidney and liver damage. Some VOCs are known to cause cancer in humans, warns the EPA.

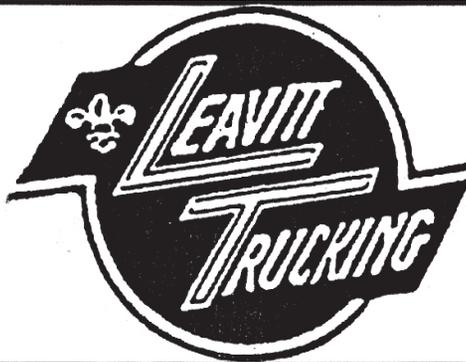
To reduce exposure to VOCs, homeowners are advised to take the following steps.

- Read product labels carefully for warnings against VOCs. Whenever possible, select products that do not emit VOCs.
- Invest in alternative products, such as all-natural cleaning solutions. Many people find that common and safe items like vinegar, citrus oils and baking soda are as effective as chemical cleaners without the same harmful side effects.
- Use an air purifier in conjunction with

HVAC systems. Purchase an air purifier that specifically filters out odors and VOCs, which can help people with chemical sensitivities.

- Rely on natural ventilation when using products that have strong odors or are suspected of emitting VOCs. This can be as easy as opening windows and doors or doing work outside.
- Use a shed rather than an attached garage to store gas cans, pesticides, paint thinners, and other odoriferous materials away from the home. Contact the municipal waste department to learn how to properly dispose of leftover chemical products.
- Rethink flooring materials to include carpeting that is low VOC or alternatives such as washable rugs or hard flooring.
- Don't forget to fill a home with plenty of live plants. A study from researchers at NASA found that certain indoor plants are effective at naturally purifying air.
- Exercise caution with dry-cleaned clothes. Perchloroethylene is a chemical most widely used in dry cleaning. Air out dry-cleaned clothes before wearing them, particularly if they have strong chemical odors.

Volatile organic compounds can be excreted through various items. Individuals who educate themselves can greatly reduce their exposure to these harmful compounds.



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Finding Drama In A New Coat Of Paint



By Brian Kelly

Don't be afraid to turn it up, but make sure you tone it down.

Looking to get a new look for your old digs? A fresh coat of paint can do the trick and enhance the feeling of any room.

When it comes to color, the sky is the limit, and much more than blue can do.

It's amazing what colors can do to resculpt a space and give you a completely different environment, and highlight things architecturally," said Connie LaMont of LaMont Design, Inc., an architecture/interior design firm she owns with her husband Wayne LaMont.

Although remaking a great room or the kitchen may seem like obvious starting points, in some cases, Connie LaMont said, people shouldn't be afraid to think small.

"You can change a laundry room, or powder room, even a front porch, and give some drama to the space," she said.

Yes, a fresh coat of paint can result in needed "drama."

What's drama?

It's that reaction during your first steps inside that redone room.

"When somebody says, 'Aaaahhhh.' Or it takes your breath away. It draws your attention; stops you in your tracks," LaMont explained.

LaMont has been an interior designer for more than 30 years, and has a bachelor's degree in Fine Arts from UC Irvine and an additional four-year degree from The Interior Designer's Institute in Newport Beach, California.

The daughter of a structural engineer dad and a psychotherapist mom, LaMont is also a colorist — some have called her a "colors therapist" — and LaMont stressed that everybody's perspective of color is different and personal.

And that means drama is different for different folks, as well.

For some, the drama may come in a dining room that's all navy blue, but trimmed out with white for a regal look.

No matter where one falls on the

spectrum, LaMont said it's best for most people to "avoid Crayola crayon colors."

"Don't do that fire-orange red," she said. "When you open that can of fire engine red, don't do it," she said.

If you feel you must, LaMont recommended dialing back the vibrancy, by adding some "dirt" — an element of grayness.

"I usually want to encourage them to go a little bit deeper in tone," she said.

The use of black, as well, can have a big impact. It can force the element of shadows into a room.

"In my own home I have kitchen cabinets that are all black, which makes my kitchen look larger."

White has the opposite effect.

"White does not grow a space; it actually makes it seem like it's colder and smaller," she explained.

That's a hard notion for some to accept, especially for people who have been living under an eggshell ceiling and surrounded

Home Improvements You Can Complete In A Weekend

Home improvement projects ramp up when the weather warms up, as homeowners channel the rejuvenating feelings of spring and tackle their home to-do lists. Large-scale renovations can greatly affect a home, but smaller projects can yield impressive results and be completed over the course of a single weekend.

If time is of the essence, these weekend or one-day projects may satisfy homeowners' desires to fix up their homes.

- Create an accent wall. Painting a focal wall in a home can create a serious impact. The bonus is it will not take as long or require as many materials as painting an entire room. Accent walls frequently feature a bold color, so decide on placement and tackle this project in less than a day.



- Install stair runners. Dress up hardwood stairs with decorative carpet runners. Runners come in elongated pieces of carpeting or individual pieces that can be placed on each step. If carpeting doesn't fit with the home's design, painting individual stair treads also can create visual appeal.
- Dress up the entryway. An entryway is a guest's first impression of a home. Many entryways can use a minor overhaul, both inside and outside. Paint the front door a

different color so it pops from the curb.

Install a new mailbox or decorative house numbers. A new welcome mat can change the look as well. Inside, consider laying a new floor. Resilient vinyl tiles come in many different patterns and can mimic the look of wood, travertine or marble. Installing a floor can take a day or two.

- Install a new faucet. Instantly improve a kitchen or a bathroom with new fixtures. New faucets can provide aesthetic appeal and low-flow faucets can help conserve water.
- Create a gallery on the staircase. Gather and arrange framed photos, artwork or wall accents so that they ascend the wall of a staircase. This creates a designer touch and can dress up an often barren area of wall space.
- Install a fresh light fixture. Improve drab spaces with a little illumination. Better Homes & Gardens suggests replacing an existing fixture with something new and vibrant. If hanging a new fixture is not within one's skill set, free-standing table or floor lamps also can cast a new glow on a space.
- Add molding. Molding can add instant aesthetic appeal to a room. Molding is appropriate near the floor, at the top of walls where they meet the ceiling, or even mid-wall as a chair rail. Some homeowners like to create framed molding on walls in formal living spaces.
- Update kitchen or bathroom hardware. Replacing hardware is a fast and easy project, but one that can have immediate impact. Swap out tired or outdated hardware for newer brushed metals and more impactful shapes and designs.

Home renovations do not need to take weeks or months. Many projects can be completed over the course of a weekend.

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Realtors can also give you market-savvy advise on what improvements you might want to make to improve your market-time/price experience. We can help you evaluate your return on investment. A Realtor can give you staging advice so that your home photos better and, in turn, shows better. In addition to professional photos, we can also arrange a 3D walkthrough of your home, which out of area buyers find helpful in determining whether they want to make a trip here to see your home.

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

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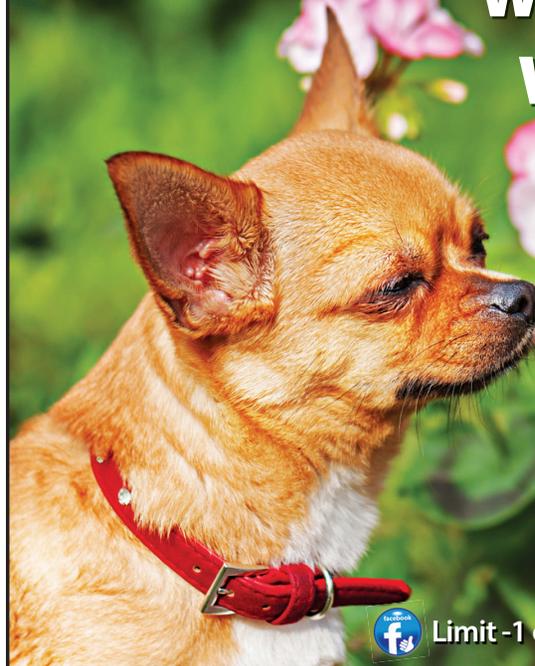


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