

INSIDE

PORT TOWNSEND | PORT LUDLOW | JEFFERSON COUNTY

REAL ESTATE

Aging in Place

SEPTEMBER 2020



The Leader

A supplement to the September 9, 2020 Jefferson County / Port Townsend Leader

Having a forever home starts with common sense.



Eighty-nine percent of those polled by AARP favor staying in their home as they get older, as a first priority. Each year thousands of older Americans fall at home. Many of them are seriously injured and some are disabled. In 2002 more than 12,800 people over the age of 65 died and 1.6 million were treated in emergency rooms because of falls. One third of people older than 65 fall each year, and one half of those falls are recurrent, according to those polled.

Falls are often due to hazards that are easy to overlook but are also easy to fix.

Therefore, let's take a common sense look at your home:

Furniture layout: Is the path in your home easy to get through and around pieces of furniture?

Rugs: Loose rugs are one the top "trip and fall" culprits. Remove those for safety.

Stairs and thresholds: Stairs with carpets are notorious for coming loose over time. Check your nosings, and keep them tight.

Floors and moisture: Overly smooth floor finishes (hardwoods, tile) and "wet rooms" are also regular instigators to many of the serious injury falls. Keep your

floor areas clean and cleared. Consider applications to the floor surfaces which help create some grit for traction where floor areas get wet. Traction is crucial to keeping us safe in our home as we bathe and get ready in the bathroom and work in laundry areas.

Reaching and stability: Are you using things in your upper kitchen cabinets that you need daily or weekly? Move them down to a lower reachable location. There are equipment alternatives, which can retrofit your upper cabinets to come out and down to the user, as well.

Safety in your home goes a very long way toward independence and staying in your home as you get older. There are a multitude of psychological benefits to making your home safe as well. It makes you feel in control. It makes you feel independent. Taking charge of your future, and how to work and function for how you specifically use your own space, is a key to the success of making your existing house into your "forever home."

Aaron D. Murphy, is owner of ADM Architecture in Poulsbo, and author of "Aging in Place: 5 Steps to Designing a Successful Living Environment for your Second Half of Life" available at amazon.com and www.ADM.Architecture.com

No place like home

Transitioning into the "senior" years happen in many ways and at a variety of ages. For some, the transition is gradual; for others, the shift to needing extra care and attention can be sudden due to health or family changes.

If you are part of the 77 percent of older Americans who wish to "age in place" you can ease the transition by being prepared. This may require modifications to your home, including the creation of main level living space for you and/or space for a family member or caretaker.

These changes, if done properly, may increase the value of your home and allow for you to live safely while staying in your community. A professional contractor and aging specialist can help to determine the options for you to stay in your home and maximize efficiency.

According to the 2017 American Community Survey, 38 percent of seniors age 75 and older live in three-bedroom houses. This suggests a potential

mismatch between the size/maintenance requirements for the home and the needs of the inhabitants. Staying in a home must be financially sustainable, but it should also maximize physical, social, and emotional well-being. Could there be a possibility here for trade-offs that benefit you and others?

At a minimum you can begin to chip away by de-cluttering spaces, adding handrails and grab bars where needed, and making sure to address trip-and-slip hazards.

Organizations and specialists are trained to assist you, and in some cases may work as volunteers.

While not a blueprint for everyone, staying in your home as you enter your golden years may be the best solution. You are not alone. Exploring these possibilities now may present opportunities that you had not yet considered.

Teren MacLeod, Broker, ReMax First, Inc. can be reached at 360-774-1441



LISTINGS

COMMERCIAL

BEER, BBQ, BOATS, AND MORE!



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 Rainier St. connection to Discovery Rd. MLS#1506780, parcel #989800033, \$130,000. Abbie Little, Coldwell Banker Best Homes. | phone: 360.301.4370 | email: abbielittle@cbbesthomes.com | web: alittle.cbbesthomes.com

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.

COMMERCIAL LAND: PORT TOWNSEND

PREMIUM COMMERCIAL PARCELS, 102,366 SQ. FT. Located on the new Rainier Street with visibility from both Discovery Road & Sims Way! Stub outs in place for city water and sewer with electrical vault on site makes these lots ready for use! Zoned CII-S Rainier Street / Upper Sims Sub-Area - See PTMC Chapter 17.31. MLS#1646299, \$650,000. Holley Carlson, Coldwell Banker Best Homes - (360)821-3177 - holleycarlson@gmail.com

COMMERCIAL LAND: SOUTH PORT TOWNSEND

Wonderful opportunity to have small individual work spaces for rent or eventually to turn into condos. 20,909 sq. ft. Seller Financing Available! MLS#1649108, \$130,000. Holley Carlson, Coldwell Banker Best Homes - (360)821-3177 - holleycarlson@gmail.com

PT BUSINESS PARK IS EXPANDING!



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 Rainier St. connection to Discovery Rd. MLS#1506778, parcel #989800032, \$130,000. Abbie Little, Coldwell Banker Best Homes | phone: 360.301.4370 | email: abbielittle@cbbesthomes.com | web: alittle.cbbesthomes.com

PORT TOWNSEND LAND

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. Ellen Niemitalo 360-531-4313 or Steven Kraght 360-301-6484, John L Scott Real Estate PTT.

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 PTT.

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 Real Estate PTT, 360-301-1763.

4 LOTS IN TOWN WITH UTILITIES AT/IN STREET

20,000 sqft parcel surveyed. Biking/Hiking trails to town. Wetland Assessment was completed on NW Lot. 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 PTT, 360-301-4611

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

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 PTT, 360-774-0135.

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. Ellen Niemitalo 360-301-4313 or Steven Kraght 360-301-6484, John L Scott Real Estate PTT.



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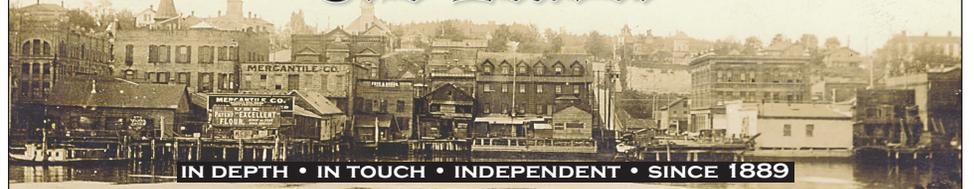
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Photo: Ari Stepp

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The Leader



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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#1624125, \$87,000. Richard Hild, John L Scott Real Estate Port PTT, 360-531-1889.

DISCOVERY ROAD 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 PTT, 360-301-1763.

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 PTT, 360-774-0135.

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#1577638, \$55,000. Bill Perka, John L Scott Real Estate PTT, 360-531-2310.

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 PTT, 360-774-1013.

FORT WORDEN NEIGHBORHOOD

Super lot close to Fort Worden State Park with trails, beaches, bunkers, restaurants, tennis courts, museums & concerts. Easy access to uptown & downtown Port Townsend from this gently sloping lot. All Utilities in the street. Build your dream home & walk to the beach. MLS#1652334, Teresa Goldsmith, John L Scott Real Estate PTT, 360-385-4115.

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 PTT, 360-385-4115 ext 578.

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 PTT, 360-301-1763.

LOTS ABOVE THE FAIRGROUNDS

Fabulous opportunity to own 30,000 sqft of 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 PTT, 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 PTT, 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 Holloway, John L Scott Real Estate PTT, 360-774-0315.

RARE LARGE TIMBERED ACREAGE

Loaded with 35 y/o+ timber & over 1,400' of Larry Scott Trail frontage. Total size is 35~ acs. PUD drainfield easement area = 5.9 acs, LST easement = approx. 1ac. PUD water/power is at the end of Discovery Ridge Rd. also drilled 8" cased well on site. MLS#1604675, Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

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 PTT, 360-301-1763.

SOUTH OF PORT TOWNSEND

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 PTT, 360-531-2310.

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 PTT, 360-301-1763.

PORT LUDLOW LAND

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

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 PTT, 360-774-0082.

CHIMACUM: OAK HILLS

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 views 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 Real Estate PT, 360-301-1763.

LARSON LAKE ROAD

Nice 13.5 acre parcel just off Larson Lake Rd. close to Beaver Valley with mature trees, sunny southern exposure and recently drilled well that produces 20+ gpm. Gated access serves only 2 parcels. MLS#1623820, Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

LARSON LAKE ROAD

Stunning 9.4 acre parcel with fabulous privacy, mature trees and sunny southern exposure along with easy access to the Hood Canal Bridge and Port Townsend. Gated entrance serving only 2 parcels and possible hook-up to existing high output well on adjoining parcel. MLS#1624492, Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.



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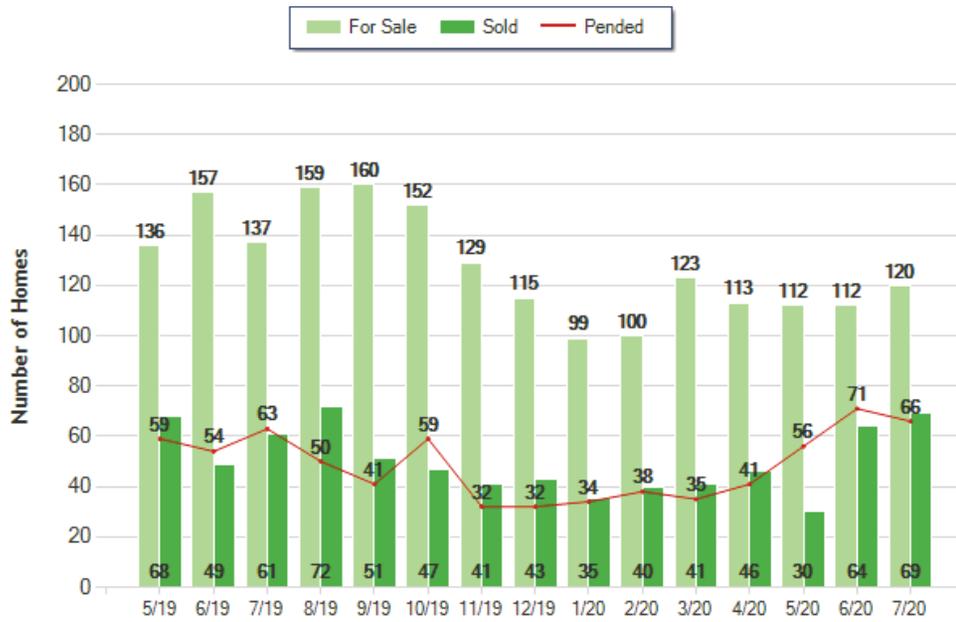
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Number of Homes For Sale vs. Sold vs. Pended (May. 2019 - Jul. 2020)

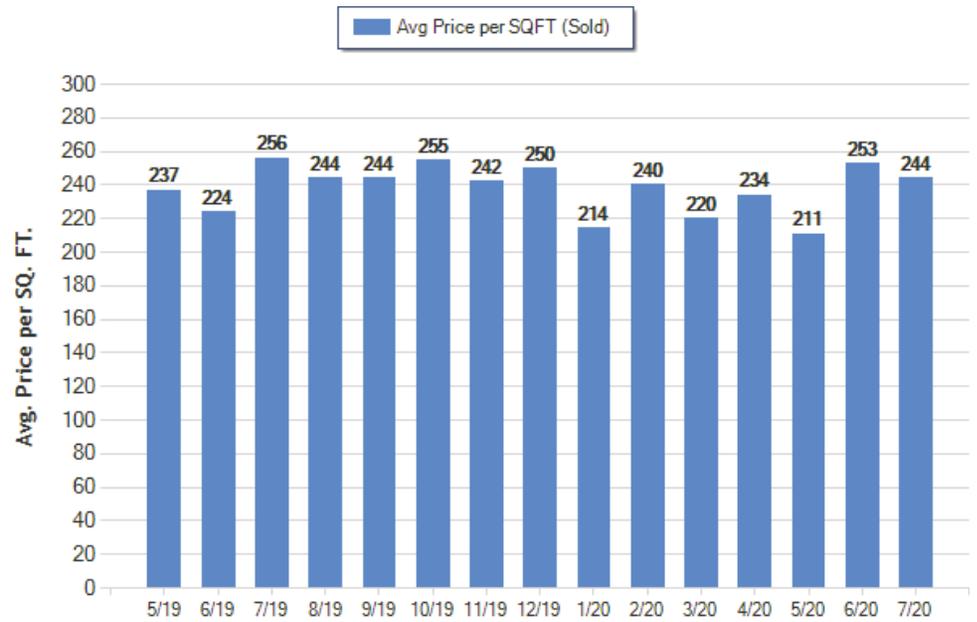


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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Jul. 20	Jun. 20	% Change	Jul. 20	Jul. 19	% Change	May. 20 to Jul. 20	May. 19 to Jul. 19	% Change
For Sale	120	112	7.1% ▲	120	137	-12.4% ▼	120	137	-12.4% ▼
Sold	69	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		
	9/1/20 - 9/1/20	8/1/20 - 8/1/20	% Change	9/1/20 - 9/1/20	9/1/19 - 9/1/19	% Change	1/1/20 - 9/1/20	1/1/19 - 9/1/19	% Change
For Sale	106	122	-13.1% ▼	106	160	-33.7% ▼	106	160	-33.7% ▼
Sold	3	0	N/A	3	0	N/A	396	412	-3.9% ▼
Pended	1	2	-50% ▼	1	1	0%	432	403	7.2% ▲

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

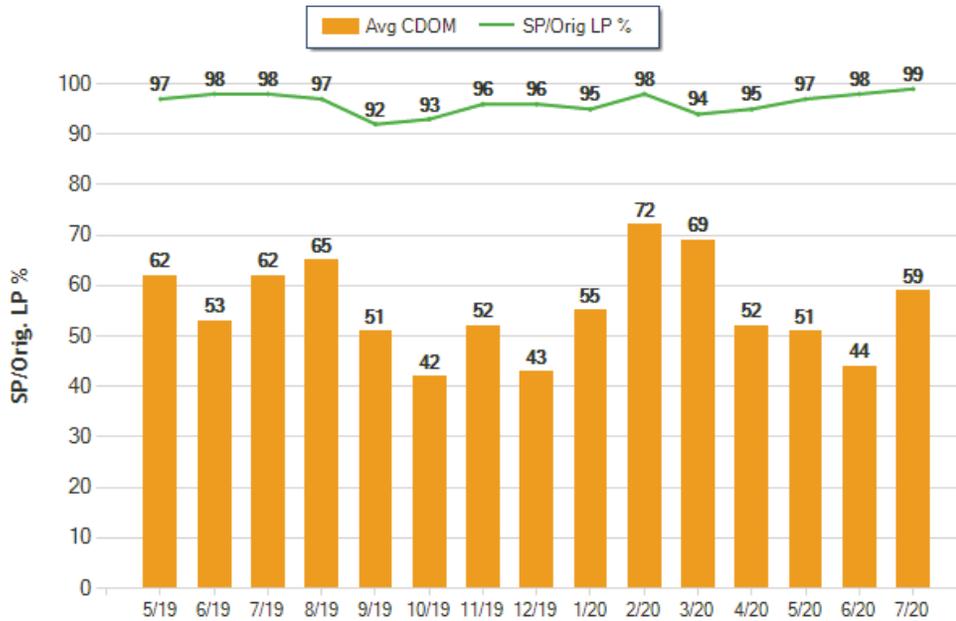


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	Jul. 20	Jun. 20	% Change	Jul. 20	Jul. 19	% Change	May. 20 to Jul. 20	May. 19 to Jul. 19	% Change
Avg. Sq. Ft. Price (Sold)	244	253	-3.6% ▼	244	256	-4.7% ▼	241.46	239.93	0.6% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	9/1/20 - 9/1/20	8/1/20 - 8/1/20	% Change	9/1/20 - 9/1/20	9/1/19 - 9/1/19	% Change	1/1/20 - 9/1/20	1/1/19 - 9/1/19	% Change
Avg. Sq. Ft. Price (Sold)	257	0	N/A	257	0	N/A	239	232	3% ▲

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

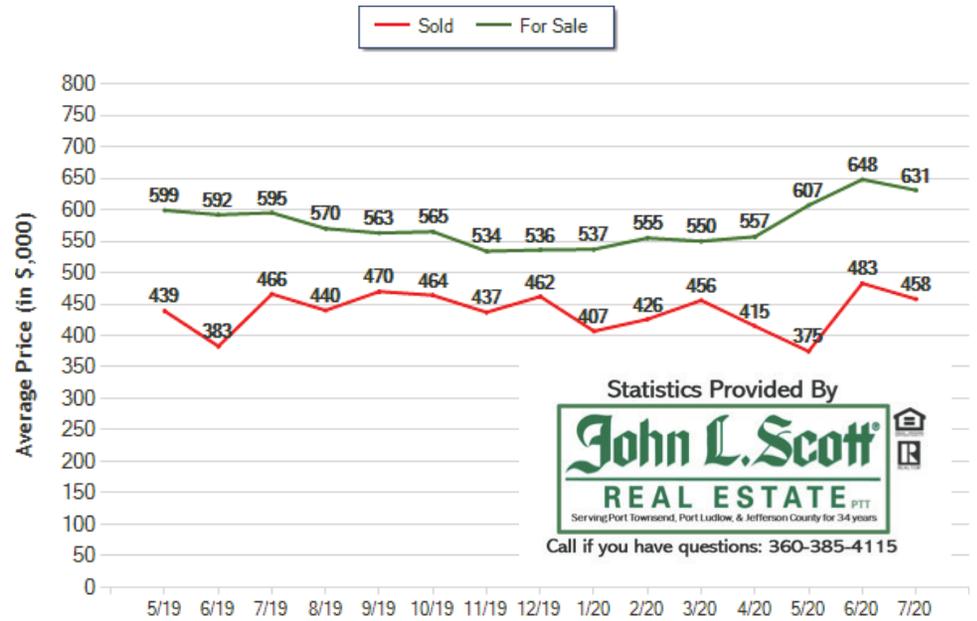


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	Jul. 20	Jun. 20	% Change	Jul. 20	Jul. 19	% Change	May. 20 to Jul. 20	May. 19 to Jul. 19	% Change
Avg CDOM	59	44	34.1% ▲	59	62	-4.8% ▼	52	60	-13.3% ▼
Sold/Orig LP Diff. %	99	98	1% ▲	99	98	1% ▲	98	98	0%

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	9/1/20 - 9/1/20	8/1/20 - 8/1/20	% Change	9/1/20 - 9/1/20	9/1/19 - 9/1/19	% Change	1/1/20 - 9/1/20	1/1/19 - 9/1/19	% Change
Avg CDOM	55	0	N/A	55	0	N/A	56	72	-22.2% ▼
Sold/Orig LP Diff. %	97	0	N/A	97	0	N/A	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		
	9/1/20 - 9/1/20	8/1/20 - 8/1/20	% Change	9/1/20 - 9/1/20	9/1/19 - 9/1/19	% Change	1/1/20 - 9/1/20	1/1/19 - 9/1/19	% Change
Avg. Active Price	625	619	1% ▲	625	563	11% ▲	625	563	11% ▲
Avg. Sold Price	495	0	N/A	495	0	N/A	448	425	5.4% ▲

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LISTINGS

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 PTT, 360-531-1889.

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.

HOOD CANAL LAND

SHINE AREA:

300 FEET OF SOUTH FACING WATERFRONT

1.23 acres w/tidelands. Stairs to the beach w/ landing, stairs need work. Do not attempt to walk on the stairs. This lot is ready for you to build, water, power & septic for 2 bedroom, also an expired permit. Maybe just a spot to park your RV. MLS#1644498, Teresa Goldsmith, John L Scott Real Estate PTT, 360-385-4115.

MARROWSTONE LAND

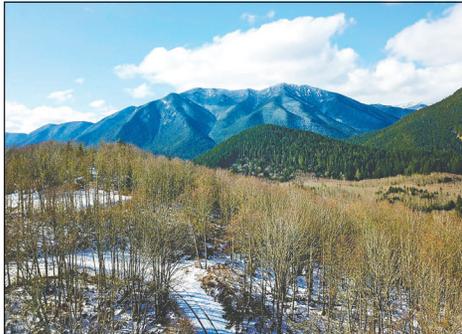
GORGEOUS WEST FACING MARROWSTONE ISLAND WATERFRONT



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 PTT, 360-301-1763.

OUT OF AREA LAND

QUILCENE: BREATHTAKING 20 ACRES!



Serenity and exceptional beauty awaits! This 20+ acre property offers several possibilities for home sites with panoramic views of the Olympics. This outstanding property offers excellent road access for building your future home. Recently surveyed. Dreams do come true! MLS#1411563, \$175,000. Teya Walkker, Coldwell Banker Best Homes | phone: 360.643.9000 | email: teya@cbbesthomes.com | web: teya.cbbesthomes.com

PORT TOWNSEND RESIDENTIAL

COVETED UPTOWN LOCATION!



Amazing cottage that has been remodeled from floor to ceiling. Highlights incl: radiant heat (main & LL); wide plank white oak floors; natural wood (fir & alder); custom kitchen (euro refrig, caesar stone counter tops); 2380 sq. ft.; 4 bedrooms; 3 baths. MLS#1644552, \$699,000. Holley Carlson, Coldwell Banker Best Homes - (360)821-3177- holleycarlson@gmail.com

KALA POINT LUXURY!

Custom home with gorgeous Northwest European flair with gourmet kitchen featuring miele appliances, ipe decks, huge pantry, gorgeous landscaping, oversized garage for boats/RVs. MLS#1650809, \$699,000. Let Us Move You! Jen Rubinowitz & Kristina Jennings, Coldwell Banker Best Homes | phone: 360.301.4072 | email: kristina@cbbesthomes.com

MOVE IN READY



One story home on a level, sunny, private 2.45 acres. Southwest exposure. Just a few minutes from Port Townsend, home features a finished

three car garage, vaulted ceiling & an abundance of natural light, mud room/laundry off garage, greenhouse, covered fire pit area, new carpet, counters & kitchen floors. MLS#1651691, Steve Kraght 360-301-6484, Lori Kraght 360-301-1969, John L Scott Real Estate PTT.

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 PTT, 360-531-1889.

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 w/ stunning bath. Path to beach. Near golf & regional airport. Consummate comfort & style. MLS#1591620, \$2,400,000. Ellen Niemitalo, John L Scott Real Estate PTT, 360-531-4313.



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- Sod Installation
- Pruning

Hardscape:

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

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LISTINGS

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 Real Estate PTT, 360-531-4313.

WATER VIEWS OF PT BAY, CASCADES, ADMIRALTY INLET



This Daylight basement-style home has 3062sqft with room galore. Newly stained/painted cedar siding, tile roof, 2 ductless heat units. Rent out the lower level. Close to the Larry Scott Trail, Boat Haven, Co Op, markets, restaurants, & medical services. MLS#1639844. Jan Marquardt, John L Scott Real Estate, 360-301-4611.

PORT LUDLOW RESIDENTIAL

FIXER OPPORTUNITY!

Condominium in Osprey Ride - townhouse style living with lush landscape. Nearby amenities include 300-slip marina, hiking trails, beaches, championship golf course. Enjoy a virtual visit at www.mysoundbroker.com & call for specifics. MLS#1651748, \$250,000. Ruth Gribbin-Schmitt, Coldwell Banker Best Homes, 206.659.3939

OWN A BRAND NEW HOME!



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.

TRI-AREA RESIDENTIAL

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 backyard perfect for gardening with utilities but not buildable. MLS#1385604, \$154,500. Teresa Goldsmith, John L Scott Real Estate PTT, 360-385-4115.

HOOD CANAL RESIDENTIAL

BRINNON: GORGEOUS WATERVIEWS!

Totally renovated 3/2 triple-wide mfgd on almost 4 acres with huge finished basement and lovely waterviews of Hood Canal & Oyster seeding farm close to Pleasant Harbor Marina. MLS#1602360, \$395,000. Let Me Move You! Jen Rubinowitz, Coldwell Banker Best Homes | phone: 360.774.0130 | email: jen@jensellsporttoport.com | web: jensellsporttoport.com

MARROWSTONE RESIDENTIAL

CUSTOM WATER ESTATE!



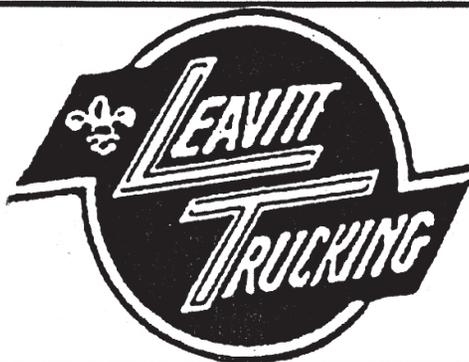
Perched above the water, you can enjoy amazing views of the bay and all things that celebrate the PNW at its finest. Enjoy what it truly means to live ON the water with your own private beach access, clams & oysters at your fingertips! Thoughtfully built including many of the finer things: stamped concrete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

QUILCENE: BEAUTIFUL LOG HOME ON SIX PEACEFUL ACRES!



Retreat to this beautiful custom log home on private and peaceful 5+ acres. Two bdrms, two baths, 1.5 fenced acres. MLS#1637765, \$549,000. Pam Begley, Coldwell Banker Best Homes | phone: 360.301.3694 | email: pam@pambegleyrealtor.com | web: pambegley.cbbesthomes.com



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ASK THE EXPERTS...



Q: My house is “under contract” and I just received the Buyer’s Request for Repair. Their request seems excessive. Do I need to make all the repairs?

A: There is no “right” answer to your question. You have the option to not make any repairs, agree to make some of the requested repairs or agree to make all the repairs. If you agree to make all the repairs, the inspection contingency is satisfied (subject to the agreed upon repairs being made). If your response is to agree to make some of repairs or none of the repairs, the buyer then has the right to terminate the transaction and their earnest money would be returned to them.

Whether you agree to make the repairs probably depends, in part, on the circumstances of your situation. If you have strong interest or a back-up offer you might be less willing to negotiate with the buyer. On the other hand, if the repairs are health and safety issues such as correctly strapping a hot water heater or addressing a pest infestation for example, you may need to make the repair to satisfy the lender. You may also agree to certain repairs that affect/protect the condition of your home in the event the transaction does not close.

My personal experience in our current market is that buyers are often paying over full price and have an expectation that the house will be delivered to them in “good condition,” which often times means making repairs that affect the condition of the home. Your Realtor can help guide you through that process.

Buying or selling? Our agents are trained and skilled in the art of successful negotiation. We would love to talk with you. Give us a call.

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



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