

# INSIDE

PORT TOWNSEND | PORT LUDLOW | JEFFERSON COUNTY

## REAL ESTATE

Winter is Coming

NOVEMBER 2020

*A supplement to the November 11, 2020 Jefferson County / Port Townsend Leader*





# How to winterize a vacant home



*A vast migration takes place when the temperatures begin to drop in the northernmost areas of the United States and even parts of Canada. No, it has nothing to do with feathered friends finding new roosts or certain mammals getting ready to hibernate. This migration involves the thousands upon thousands of people who retreat from one residence to head to another.*

Snowbirds, as these migratory people are often called, are primarily retirees who split their living arrangements based on weather. Many spend the spring and summer months in one residence, generally in the northern portion of the country. Once the mercury begins to drop there, they trade that home for another in a more temperate locale, such as Florida, Louisiana, Texas, or even overseas. The Palm Beach Post reports that about 145,000 snowbirds flock to Palm

Beach County alone each winter, raising the population by around 11 percent, according to the county's official figures. Across Florida, an estimated 900,000 to one million seasonal residents stay a month or more every winter.

When snowbirds or other people leave their homes for extended periods of time, it is essential that they winterize properties that will sit vacant for months.



## Protect against home damage

- Consider turning off the water supply completely if you will be away for an extended period of time; otherwise, a burst pipe may result in significant damage.
- Drain all water in pipes by opening the faucets and flushing the toilets to clear the water from the tanks and bowls. Place non-toxic antifreeze in the toilet bowls to prevent any remaining water from freezing.
- If you will not be draining pipes and turning off the water, set the heating system to 55 F or higher to help keep the interior and wall cavities warm.
- Keep room and cabinet doors open to allow heat to circulate to areas where pipes are located.
- Shut off the water to outdoor faucets as well as the washing machine.
- Close up openings to the house so that rodents and insects cannot get inside and use a home for shelter.

## Keep safe with snow and ice

- Make sure that gutters are free of debris, which can lead to potential ice dams and water collection around the foundation of the home.
- Hire someone to clear the sidewalks and driveway of snow and ice.
- Remove any tree branches that can be weighed down by snow and ice and fall onto the property.

## Make the home look lived in

- Forward mail to your winter address, stop newspaper delivery and arrange to have any package deliveries picked up while you're away.
- Put motion-sensitive exterior lights and interior lights on timers. Set lights to come on at various times to discourage thieves or squatters.
- Ensure the alarm system is in good working order.
- Use deadbolts to secure doors and windows.
- These steps and others can help protect a home while residents are away.



# LISTINGS

## PORT TOWNSEND LAND

### 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.

### 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.

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



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. Price: \$130,000. Agent & Contract Info: Abbie Little, Coldwell Banker Best Homes[(360) 301-4370|abbie.little@cbbesthomes.com]

### COMMERCIAL LAND

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, \$599,000. Holley Carlson, Coldwell Banker Best Homes- 360.821.3177- holleycarlson@gmail.com

## COMMERCIAL LAND

Wonderful opportunity to have small individual work spaces for rent or eventually to turn into condos. 20,909 sq. ft. parcel. MLS# 1649108, \$130,000. Holley Carlson, Coldwell Banker Best Homes- 360.821.3177 holleycarlson@gmail.com

### 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.

## 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.

### JUST 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.

### LARGE PARCEL WITH MATURE TREES

7.4 acs. 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.



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Photo: Ari Stepp



# LISTINGS

## 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 PTT, 360-301-4611.

## NORTH BEACH

Located in desired North Beach neighborhood, this gently sloped parcel is ready for your new home. Heavily timbered, use some of the trees to build with. Not many of these parcels become available very often. Check with City on requirements to develop. MLS# 1681140, \$200,000. Michael Morrow, John L Scott Real Estate PTT, 360-774-1013.

## PORT TOWNSEND BUSINESS PARK

Just developed light industrial 12,000 sqft. corner lot with sewer, water & storm water connections stubbed into the lot. This lot is ready to build with a freshly paved new road along This lot will accommodate a 2,940 square foot building. MLS# 1564239, \$120,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

## RARE LARGE TIMBERED ACREAGE

Loaded with 35 y/o+ timber & over 1,400' of Larry Scott Trail frontage. Total size is 35~ acs. PUD drain field 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, \$475,000. 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.

## 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.

## THE PT BUSINESS PARK IS WHERE IT'S AT!



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. MLS#: 1506778. Price: \$238,500. Agent & Contract Info: Abbie Little, Coldwell Banker Best Homes| (360) 301-4370 | abbiettle@cbbesthomes.com

## UPTOWN LOT!

This is a rare chance to own your own piece of view property in Port Townsend! Build your dream home on this amazing lot. Located on a quieter street in the Morgan Hill neighborhood. MLS# 1673595, \$299,000. Holley Carlson, Coldwell Banker Best Homes- 360-821-3177 - holleycarlson@gmail.com

## PORT LUDLOW LAND

### A LOT WITH A VIEW



One of the last view lots in Port Ludlow! Best of all, the sewer and water hookup 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, a workout facility, pickleball, and tennis courts. Beach access, walking trails. MLS#: 1669979. Price: \$79,900. Agent & Contract Info: Karen Best, Coldwell Banker Best Homes| (360) 301-1710 | karen@karenbest.com

## TRI-AREA LAND

### 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.

## 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 PTT, 360-774-0082.

## 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 PTT, 360-301-1763.

## 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.



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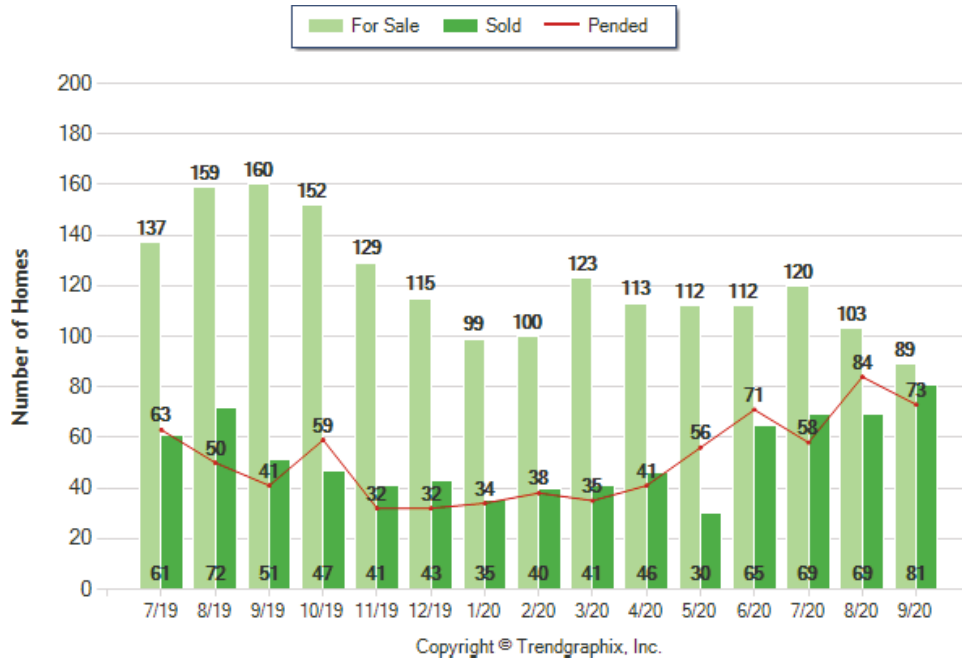
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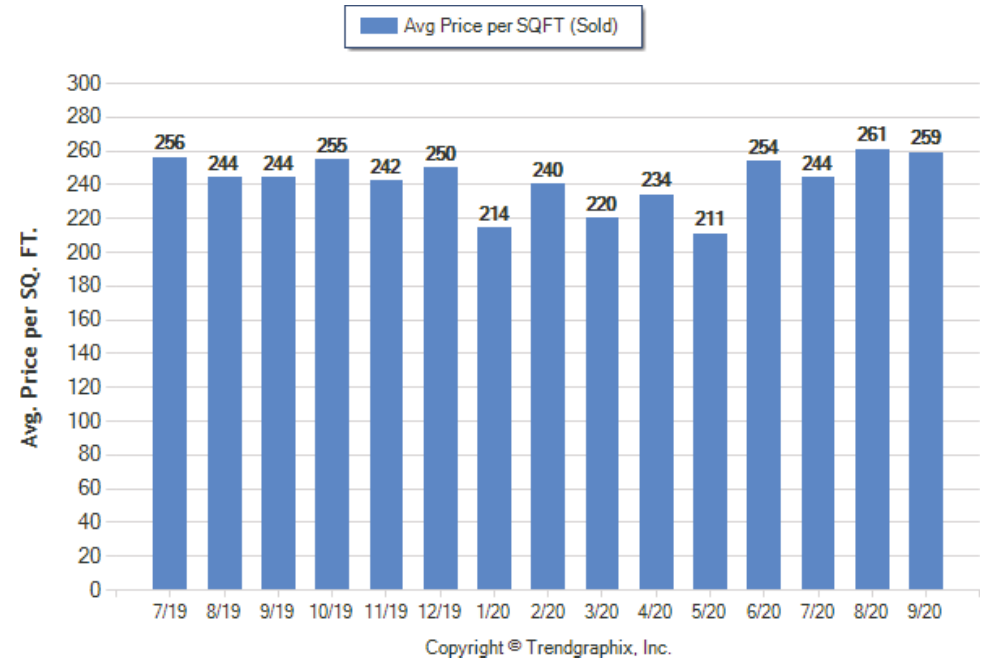
## Number of Homes For Sale vs. Sold vs. Pended (Jul. 2019 - Sep. 2020)



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Sep. 20	Aug. 20	% Change	Sep. 20	Sep. 19	% Change	Jul. 20 to Sep. 20	Jul. 19 to Sep. 19	% Change
For Sale	89	103	-13.6% ▼	89	160	-44.4% ▼	89	160	-44.4% ▼
Sold	81	69	17.4% ▲	81	51	58.8% ▲	219	184	19% ▲
Pended	73	84	-13.1% ▼	73	41	78% ▲	215	154	39.6% ▲

	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	11/1/20 - 11/3/20	10/1/20 - 10/3/20	% Change	11/1/20 - 11/3/20	11/1/19 - 11/3/19	% Change	1/1/20 - 11/3/20	1/1/19 - 11/3/19	% Change
For Sale	74	88	-15.9% ▼	74	129	-42.6% ▼	74	129	-42.6% ▼
Sold	6	5	20% ▲	6	3	100% ▲	564	513	9.9% ▲
Pended	8	3	166.7% ▲	8	3	166.7% ▲	559	505	10.7% ▲

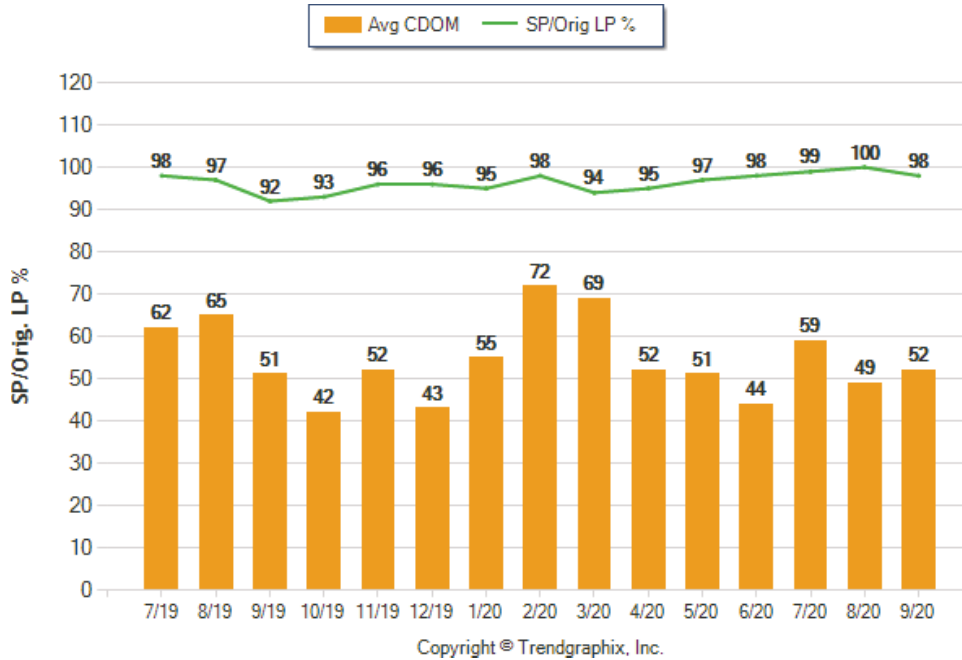
## Average Price per SQFT (Sold) (Jul. 2019 - Sep. 2020)



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Sep. 20	Aug. 20	% Change	Sep. 20	Sep. 19	% Change	Jul. 20 to Sep. 20	Jul. 19 to Sep. 19	% Change
Avg. Sq. Ft. Price (Sold)	259	261	0.8% ▼	259	244	6.1% ▲	254.9	247.98	2.8% ▲

	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	11/1/20 - 11/3/20	10/1/20 - 10/3/20	% Change	11/1/20 - 11/3/20	11/1/19 - 11/3/19	% Change	1/1/20 - 11/3/20	1/1/19 - 11/3/19	% Change
Avg. Sq. Ft. Price (Sold)	252	283	-11% ▼	252	217	16.1% ▲	250	235	6.4% ▲

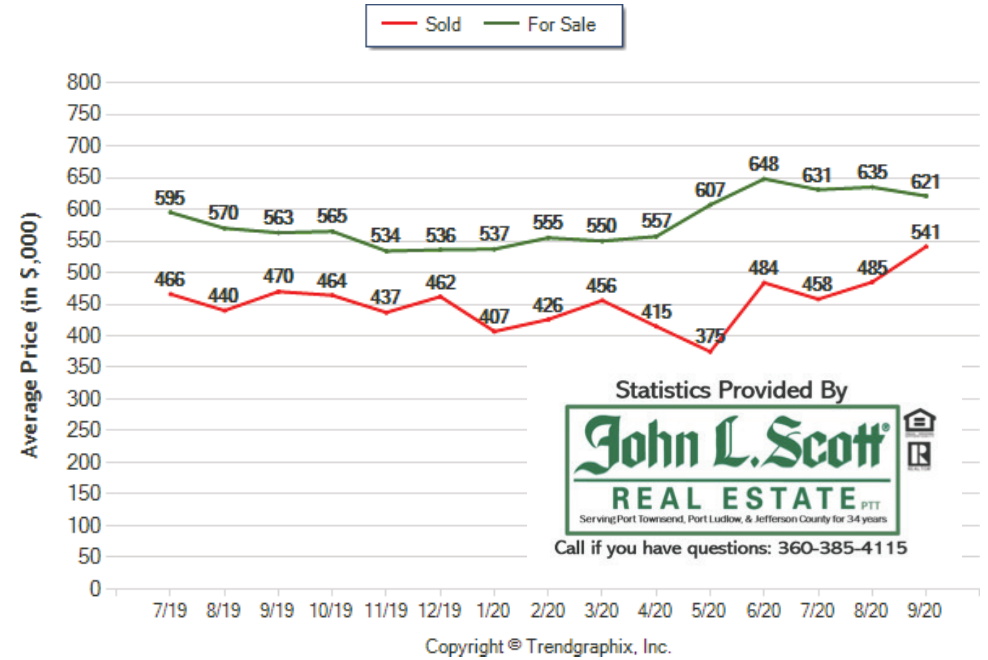
## Avg CDOM & SP/Orig LP % (Jul. 2019 - Sep. 2020)



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Sep. 20	Aug. 20	% Change	Sep. 20	Sep. 19	% Change	Jul. 20 to Sep. 20	Jul. 19 to Sep. 19	% Change
Avg CDOM	52	49	6.1% ▲	52	51	2% ▲	53	60	-11.7% ▼
Sold/Orig LP Diff. %	98	100	-2% ▼	98	92	6.5% ▲	99	96	3.1% ▲

	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	11/1/20 - 11/3/20	10/1/20 - 10/3/20	% Change	11/1/20 - 11/3/20	11/1/19 - 11/3/19	% Change	1/1/20 - 11/3/20	1/1/19 - 11/3/19	% Change
Avg CDOM	36	48	-25% ▼	36	5	620% ▲	55	67	-17.9% ▼
Sold/Orig LP Diff. %	94	90	4.4% ▲	94	101	-6.9% ▼	98	96	2.1% ▲

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



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Sep. 20	Aug. 20	% Change	Sep. 20	Sep. 19	% Change	Jul. 20 to Sep. 20	Jul. 19 to Sep. 19	% Change
Avg. Active Price	621	635	-2.2% ▼	621	563	10.3% ▲	629	575	9.4% ▲
Avg. Sold Price	541	485	11.5% ▲	541	470	15.1% ▲	497	457	8.8% ▲

	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	11/1/20 - 11/3/20	10/1/20 - 10/3/20	% Change	11/1/20 - 11/3/20	11/1/19 - 11/3/19	% Change	1/1/20 - 11/3/20	1/1/19 - 11/3/19	% Change
Avg. Active Price	760	638	19.1% ▲	760	534	42.3% ▲	760	534	42.3% ▲
Avg. Sold Price	497	337	47.5% ▲	497	373	33.2% ▲	480	433	10.9% ▲





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## LISTINGS

### PRIME COMMERCIAL / RESIDENTIAL LAND

Over an acre of level land just off Rhody drive with plenty of potential. Water and power on the property. 3 phase power close by. 2 BR septic was installed some years ago for a removed mobile home. This property is zoned UGA-C consult the county for land use. MLS# 1666460, \$379,000. Dan Colvin, John L Scott Real Estate PTT, 360-774-0082.

### VACANT LAND ON QUIMPER LANE

Rare oversized lot in the Chimacum Creek Estates of Port Hadlock. 1.8 Acre lot. Terrain is level and lightly treed with lots of open space and room for privacy. Road is on a cul-de-sac. Bring your building plans and enjoy this bright and sunny spot right in the heart of town! MLS# 1676006, \$89,000. Tanya Rublatus, Coldwell Banker Best Homes - mybrokertanya@outlook.com

### VERY RARE- 10+ ACRES IN 2 SEPARATE TAX PARCELS ZONED LIGHT INDUSTRIAL



Several outbuildings, 2 large shops, very unique & useful acreage close to Hwy104. Drilled well & permitted/installed 3 bm septic. (1950's- 60's ) was fuel depot w/above ground storage tanks of diesel & gasoline & the 1970's until recently as a saw mill, now for cider production. MLS #1663194, \$295,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

### 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.

### COMMERCIAL

#### ESTABLISHED IN 1998 WANDERING WARDROBE

2,000 consignees & established clientele. Embraces green reusing practices; "reuse/rewear". Helps our community with a variety of activities: volunteering to design costumes for Key City Public Theatre, produced dozens of fashion shows supporting nonprofits, and more. MLS# 1679613, \$50,000. Teresa Goldsmith, John L Scott Real Estate PTT, 360-301-0099.

#### OWN YOUR OWN BUILDING DOWNTOWN PORT TOWNSEND



Space to have your business plus opportunity to sublet half of the building. Two entrances & two bathrooms. Make one side for retail, the other offices. What exciting ideas do you have in mind? The property reaches up to the bell tower potential for 2 stories. MLS# 1679597, \$450,000. Teresa Goldsmith, John L Scott Real Estate PTT, 360-301-0099.

### WATERFRONT RESIDENTIAL

#### 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



# LISTINGS

## TRI-AREA RESIDENTIAL

### HISTORIC, BUCOLIC, CENTER VALLEY FARM



Olympic Mountain & Valley views & three parcels. 18+ acres, fertile soils, equestrian arena, 6480 sq ft covered storage, three phase power, 2880 sq ft shop/garage, new furnace, exterior paint, carpeting/flooring, fully renovated. Bring your animals & your dreams. MLS#1667870, \$850,000. Steve Kraght John L Scott Real Estate PTT 360-301-6484

## PORT TOWNSEND RESIDENTIAL

### 4282 WILSON STREET



Bright and sunny 3 bedroom 2 bath house on the corner of Wilson and 43rd Street. Lots of space to stretch out at 1338 square feet. Come see it before it is gone! MLS# 1682964, \$399,000. Tanya Rublaitus, Coldwell Banker Best Homes - mybrokertanya@outlook.com

## COZY, NEW, ENERGY-EFFICIENT HOME



On just under 5 level secluded acres, minutes from town. 560 sq foot detached garage & separate 550 sq foot covered shop. 680 sq foot guest cottage with 3/4 bath sits privately behind the home. Lots of room for gardens, fruit trees & pets. Tons of storage MLS# 1656156, \$530,000. Dan Colvin 360-774-0082 Joelle Boyce 360-643-9555 John L Scott Real Estate PTT

## END OF THE STREET PRIVACY IN POPULAR NORTH BEACH



This one story, one owner, custom home on double lot, is located adjacent to public trails, features include; vaulted ceilings, hardwood floors, porcelain tile, quartz counters in kitchen, 4 skylights, walk in closet, two car garage, double lot w/garden space. MLS# 1679950, \$475,000. Steve Kraght 360-301-6484 and Lori Kraght 360-301-1969 John L Scott Real Estate PTT

## FORT WORDEN



Single level home on a large corner lot! 3 beds, 2 baths, 1408 sq ft., fenced back yard, newer roof, RV and/or boat parking, plus a 2-car garage. This home has been well cared for, it just needs your personal touch to make it complete! MLS #1677478, \$450,000. Kristina Jennings, Coldwell Banker Best Homes | (360) 301-4072 | Kristina@cbbesthomes.com

## NEW CONSTRUCTION/PRE SALE



One story home, on large lot, in a great location. Master separate from guest rooms. Great room concept, w/ two skylights, granite counter tops, two car garage, master bathroom w/walk in shower, stainless steel appliances. Just minutes to Port Townsend's amenities. MLS#1660170, \$585,000. Steve Kraght John L Scott Real Estate PTT 360-531-6484

## PRIME COMMERCIAL / RESIDENTIAL

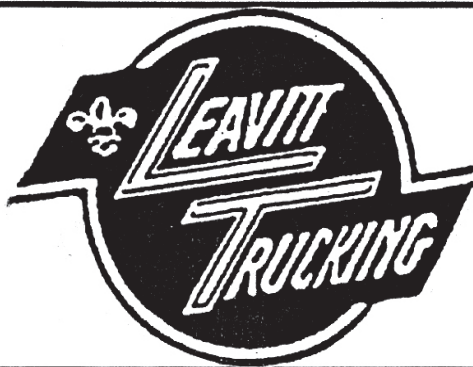


A convenient Uptown location puts this studio-style condo in the center of it all! Across the street from the PT library and just one block from the Farmers Market, restaurants, and shopping, this ground level unit is approved for office space or a residential unit, or both! Space easily accommodates a variety of live/work options. Ask about available plans to add a full bedroom. Handicap accessibility into the building and unit, plus covered parking space. MLS#: 1680808 / 1666166. Price: \$298,500. Agent & Contract Info: Karen Best, Coldwell Banker Best Homes | (360) 301-1710 | karen@karenbest.com

## THIS SWEET HOME FEATURES A LOVELY OPEN ROOM CONCEPT LIVING



Three-bedroom one bath cottage is turnkey. Well maintained inside & out, new flooring, new roof, fully fenced. Located next to city open trail system. One block from shopping, hospital & bus line. Attached one car garage with washer/dryer. One block from shopping. MLS# 1681147, \$319,000. Lyn Hersey John L Scott Real Estate PTT 360-301-5618



## LEAVITT TRUCKING & EXCAVATING

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- Land Clearing
- Foundation Excavation



# ASK THE EXPERTS...



## Q: Are the holidays /winter a good time to sell a house?

**A:** Usually there is less inventory during the holiday season and early winter months. This can mean there is more time for a buyer to focus on your home! Buyers who are looking over the holidays and winter months tend to be more serious. We are still seeing buyers in the market so with fewer homes to compete with, you may be able to command a higher price.

Holiday décor allows you to stage your home to make it a bit homier and cozier, which can create an emotional connection for buyers. Even your neighborhood can show differently as your neighbors decorate with outdoor lights and festive décor. The emotional appeal is high during the holidays – a good time to tug on the heartstrings!

There may also be an end-of-year tax break for buyers as buyers can deduct the mortgage interest, property taxes, and interest costs of the loan if their loan closes before the end of the year.

Bottom line, when you sell your home during the holidays or even at the first of the year, you will face less competition, find more serious buyers, and may even experience a quicker sales process. It also presents a unique opportunity to create a warm and cozy environment that you cannot present during the spring or summer months.

Give us a call. One of our experienced agents is ready to make your home sale wish come true during the holidays or any time of the year!

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

### Guiding You Home



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## LISTINGS

### GORGEOUS WATER VIEWS!

This rare gem on Morgan Hill, offers spacious living w/an open concept vibe. In excellent condition, this 4 bedroom, 3 bath home offers modern living featuring: beautiful hardwood floors; spaces that flow & are flexible in their use; abundant windows. MLS# 1681585, \$1,200,000. Holley Carlson, Coldwell Banker Best Homes- 360.821.3177- holleycarlson@gmail.com

### 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.

### YOUR PEACEFUL SANCTUARY AWAITS



Discovery Bay water & mountain view home. From the striking stone fireplace to the enviable chef's kitchen & serene master suite, the home offers both elegance & practicality. 3 add'l bonus rooms. 1.7 acre property offers space for pets/gardens. MLS# 1681338, \$995,000. Ellen Niemitalo John L Scott Real Estate PTT 360-301-4313

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