

WATERFRONT UPDATE

Kitsap County Residential Waterfront Activity



July 1 - July 31, 2009

Poulsbo/Keyport/Suquamish

Active Waterfront Listings	23	Pending Sales	0	Closed Sales	2
\$0 - 300,000	0	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	2	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	8	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	2
\$ 701,000 - 999,999	9	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	4	\$1,000,000+	0	\$1,000,000+	0

LoFall/Pt. Gamble

Active Waterfront Listings	11	Pending Sales	0	Closed Sales	1
\$0 - 300,000	0	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	1	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	1
\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	0
\$ 701,000 - 999,999	5	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	4	\$1,000,000+	0	\$1,000,000+	0

Indianola/Kingston/Hansville

Active Waterfront Listings	40	Pending Sales	2	Closed Sales	1
\$0 - 300,000	0	\$0 - 300,000	1	\$0 - 300,000	0
\$ 301,000 - 400,000	4	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	18	\$ 401,000 - 700,000	2	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	9	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	9	\$1,000,000+	0	\$1,000,000+	0

Silverdale/Brownsville/Tracyton/Illahee

Active Waterfront Listings	21	Pending Sales	3	Closed Sales	1
\$0 - 300,000	0	\$0 - 300,000	1	\$0 - 300,000	0
\$ 301,000 - 400,000	3	\$ 301,000 - 400,000	1	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	11	\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	3	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	4	\$1,000,000+	0	\$1,000,000+	0

Bremerton/Chico/Seabeck

Active Waterfront Listings	48	Pending Sales	1	Closed Sales	6
\$0 - 300,000	7	\$0 - 300,000	0	\$0 - 300,000	2
\$ 301,000 - 400,000	9	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	16	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	2
\$ 701,000 - 999,999	9	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	1
\$1,000,000+	7	\$1,000,000+	0	\$1,000,000+	1

Bainbridge Island

Active Waterfront Listings	67	Pending Sales	2	Closed Sales	2
\$0 - 300,000	0	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	9	\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	12	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	1
\$1,000,000+	46	\$1,000,000+	1	\$1,000,000+	0

CHANGE SERVICE REQUESTED

18887 State Hwy 305, Suite 600
Poulsbo, WA 98370



PRSR STD
US Postage PAID
98383
Permit No 111

August 2009

It's always a sad moment for me when I sense the days are getting shorter. That's not because it's harder to sell waterfront homes. In fact there are some great sunny days ahead of us, and we can still get the job done for you.

I've just listed an absolutely jaw dropping property on the Indianola Sand Spit at 7256 NE William Rogers Rd. This large 3 story home on the inner spit has every conceivable amenity and high tech feature, including an elevator. Please compare at this price with the competition. It's a great waterfront home.

With 13 of every 100 mortgages behind a payment or in foreclosure, I also want to mention that Hugh Nelson and Taylor Brown in our office are Certified Distressed Property Experts (CDPE), and know what to do to help you or someone you know avoid foreclosure. Please call us if you need our help.

We have a new web site with lots of information at <http://www.avoidforeclosurepoulsbo.com>.

Happy Summer (still)!

Brenda Prowse

Thanks for voting Brenda Best Realtor in North Kitsap - 2009

Presented by Prowse & Company
18887 State Hwy 305, Suite 600
Poulsbo - WA 98370
www.browse.com

(360) 779-2888 or (206) 842-0117
Toll Free: (888) 842-0117
Fax: (360) 779-6522
topagent@browse.com

This Month's Featured Waterfront Homes

Sign up to receive your Waterfront Update online!

If you would prefer to save the piece of paper and still receive the waterfront update (plus graphs and easy access to see new listings), sign up for the on-line version on our website at http://bprowse.com/kitsap_waterfront by filling out the form at the bottom of the page. We'll send you an e-mail letting you know when each new edition is available for download or online viewing.

Glorious, Sweeping View from this High Bank Hood Canal Waterfront!



35421 Hood Canal Dr NE, Hansville

New Price! - \$419,000 - MLS# 29094336

3 bedroom, 2.5 bath 2 story with approximately 2252 sq. ft. on 1 acre with 90 feet of high bank waterfront. Beach access to oyster beach is just a stroll away. Bright, light, open floor plan has cathedral ceilings & skylights. Updates include new exterior and interior paint, roof, vinyls and carpeting. There's low maintenance landscaping and plenty of wooded privacy here! Two levels of glass paneled decking maximizes the view. Luxuriate in the hot tub with the world class vista. See the additional photos and a virtual tour on our web site at www.bprowse.com!



Low Bank Hood Canal Waterfront!



16937 Olympic View Rd NW, Silverdale

New Price! \$599,000 - MLS# 29074123

In case you haven't checked this out yet, this is a great waterfront property! 1 BDR, .75 BTH with approx 720 sq. ft. living quarters and 3 car garage on .46 ac with 80 feet of waterfront. Boating, fishing, crabbing, shrimping & a beach filled with oysters. Low bank Hood Canal waterfront with stairs to the beach & a mooring buoy. Live in this well maintained home or add a main house to the design. Westerly facing with views of the Olympic Mountains. Large 3 car garage with plenty of room for the RV and boat. See additional photos at our website: www.bprowse.com.



Sandy Hook Medium Bank Waterfront!



123 Sandy Hook Rd NE, Poulsbo

Sale Pending! \$299,999 - MLS# 27094813

.25 ac Medium Bank waterfront lot on Sandy Hook with 71 feet of frontage. Views of Bainbridge Island, Agate Passage and Mount Rainier. Build your home on this great lot and watch the marine life from your window. Seller has approved septic design for a three bedroom Drip System pending hookup to the community water system. It doesn't get much better than this!

Prime No-Bank Beach House in Hansville



7832 NE Point No Point Rd, Hansville

New Price! \$650,000 - MLS# 29058618

Updated beach house on prime no bank sugar sand bulkheaded beach in Hansville. Stroll barefoot to the lighthouse on the point. Enjoy the spectacular, commanding views of the shipping lanes, Mt. Baker, and the Cascades. Catch a salmon to barbeque. All double paned windows, new furnace, heat pump, tile and hardwood flooring. Solid wood cabinetry in modern spacious kitchen. Metal roof and big view deck. Huge cheery, brick wood fireplace for cuddling on stormy nights. Concrete pad at street side.



Indulge yourself in this low bank bulkheaded waterfront home!



7256 NE William Rogers Rd, Indianola

Just Listed! - \$1,250,000 - MLS# 29110650

3 bedroom, 3.5 bath, 3 story with approx. 4692 sq ft on 65 feet of bulkheaded waterfront at the Indianola sandspit. Indulge yourself, every conceivable luxury included in this contemporary, low bank bulkheaded waterfront home. Sound proofed media room w/10 ft. screen, elevator, panasonic phone system, ethernet and internet, state of the art kitchen with Wolf range, Sub Zero fridge, Miele DW, quartz counters, prep sink. Magnificent top floor master suite views Seattle & Mt. Rainier across Puget Sound, has 2nd washer/dryer, computer controlled shower, soaking tub, fireplace. Dock permit is in process. See the additional photos and a virtual tour on our web site at www.bprowse.com!

