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Poulsbo, WA 98370

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# WATERFRONT UPDATE

## Kitsap County Residential Waterfront Activity



November 1 - November 30, 2009

### Poulsbo/Keyport/Suquamish

Active Waterfront Listings	18	Pending Sales	1	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	0
\$ 401,000 - 700,000	9	\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	0
\$ 701,000 - 999,999	6	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	2	\$1,000,000+	0	\$1,000,000+	1

### LoFall/Pt. Gamble

Active Waterfront Listings	10	Pending Sales	0	Closed Sales	1
\$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	3	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	0
\$ 701,000 - 999,999	7	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	0	\$1,000,000+	0	\$1,000,000+	1

### Indianola/Kingston/Hansville

Active Waterfront Listings	28	Pending Sales	2	Closed Sales	2
\$0 - 300,000	0	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	5	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	1
\$ 401,000 - 700,000	10	\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	0
\$ 701,000 - 999,999	8	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	1
\$1,000,000+	5	\$1,000,000+	0	\$1,000,000+	0

### Silverdale/Brownsville/Tracyton/Illahee

Active Waterfront Listings	16	Pending Sales	0	Closed Sales	1
\$0 - 300,000	1	\$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	5	\$ 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+	3	\$1,000,000+	0	\$1,000,000+	1

### Bremerton/Chico/Seabeck

Active Waterfront Listings	39	Pending Sales	1	Closed Sales	5
\$0 - 300,000	7	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	8	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	3
\$ 401,000 - 700,000	14	\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	2
\$ 701,000 - 999,999	8	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	2	\$1,000,000+	0	\$1,000,000+	0

### Bainbridge Island

Active Waterfront Listings	50	Pending Sales	3	Closed Sales	3
\$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	4	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	12	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	0
\$1,000,000+	34	\$1,000,000+	2	\$1,000,000+	2

December 2009

I was lucky enough to be invited on one of the Christmas boats in this year's waterfront parade. It was wonderful seeing all the waterfront homes decorated for the season. Our area's long shoreline and easy access to the water is truly unique, and waterfront homeowners are most fortunate to be able to enjoy the fantastic water and mountain views (not to mention the waterfront parade).

It's interesting to note that the only sale in three of our geographic areas last month was a home priced over \$1 million. All 5 sales priced above \$1 million in Kitsap County last month were waterfront homes.

As you can see, we have a pending sale on our listing at 7256 NE William Rogers Rd, Indianola, now has a pending sale. I also closed the sale of my listing at 35421 Hood Canal Dr NE, Hansville, and closed the purchase of 7118 NE Twin Spits Rd, Hansville. Thank you to Ted Udhus and his family and to Craig and Sally Kvam for choosing to do business with Prowse and Company.

If I can help you or anyone you know with a waterfront purchase or sale, please give me a call.

Merry Christmas and Happy Holidays!

Brenda Prowse

Thanks for voting Brenda Best Realtor in North Kitsap - 2009



CERTIFIED DISTRESSED  
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# 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](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**  
**\$380,000 - MLS# 29094336 Sold!**

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](http://www.bprowse.com)!



*Lovely Waterfront Condo with a Breathtaking View!*



**400 Washington Ave, #203, Bremerton**  
**\$325,000 - MLS# 29031951 Sale Pending!**

2 BDR. 1.75 BTH one story condo with approx. 1298 sq. ft. An end unit with the most desirable floor plan and views in the 400 building. The view is truly spectacular: a panorama of the Puget Sound and Cascade Mountains, and only three blocks from the Bremerton ferry to downtown Seattle. Bamboo flooring at entry and throughout the chef's quality kitchen. Slab granite counters, slate tile backsplash, GE appliances. The largest outside deck in the complex. Two parking spaces in the underground parking garage included in sales price. See additional photos at our website: [www.bprowse.com](http://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!

*Best Value in Waterfront!*



**326 NW Wesley Way, Poulsbo**

**\$575,000 - MLS# 29144273**

2 bedroom, 1.75 bath rambler with approx. 1734 sq. ft. on .60 acres with 200+ feet of bulkheaded low bank Hood Canal waterfront! Western exposure with breathtaking water and Olympic Mountain views. There's a boat house on the beach plus an adjacent community dock for moorage (dock certificate included in price). Level, useable 2/3 acre lot perfect for outdoor parties, croquet, volleyball or badminton. One level home in good condition has been renovated with new deck and septic system. If you are looking for the best value in waterfront this one is it!

*Prime No-Bank Beach House in Hansville*



**7832 NE Point No Point Rd, Hansville**  
**\$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**  
**\$950,000 - MLS# 29110650 Sale Pending!**

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. See the additional photos and a virtual tour on our web site at [www.bprowse.com](http://www.bprowse.com)!

*Sold to our Buyer - No Bank Hansville Waterfront!*



**7118 NE Twin Spits Rd, Hansville**

**\$895,000 - MLS# 29110650 Sold to our buyer!**

3 bedroom, 3.5 bath with approx 3118 sq. ft. on .61 ac. One of Kitsap Co.'s very best waterfronts. 100' of sugar sand, no bank/lowbank waterfront with an elegant remodeled 1930's craftsman style home. Home has been completely redone from the studs up! The home enjoys breathtaking VIEWS of Puget Sound, Mt. Baker and Whidbey Island from its spacious liv.rm, kitchen and dining room, as well as its mstr bdrm suite.