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WATERFRONT UPDATE

Kitsap County Residential Waterfront Activity



January 1 - January 31, 2010

Poulsbo/Keyport/Suquamish

Active Waterfront Listings	19	Pending Sales	2	Closed Sales	1
\$0 - 300,000	0	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	1	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	10	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	0
\$ 701,000 - 999,999	6	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	1
\$1,000,000+	3	\$1,000,000+	0	\$1,000,000+	0

LoFall/Pt. Gamble

Active Waterfront Listings	12	Pending Sales	0	Closed Sales	0
\$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	8	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	1	\$1,000,000+	0	\$1,000,000+	0

Indianola/Kingston/Hansville

Active Waterfront Listings	28	Pending Sales	2	Closed Sales	0
\$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	0
\$ 401,000 - 700,000	14	\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	0
\$ 701,000 - 999,999	6	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	0
\$1,000,000+	3	\$1,000,000+	0	\$1,000,000+	0

Silverdale/Brownsville/Tracyton/Illahee

Active Waterfront Listings	14	Pending Sales	1	Closed Sales	0
\$0 - 300,000	2	\$0 - 300,000	1	\$0 - 300,000	0
\$ 301,000 - 400,000	1	\$ 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	2	\$ 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	39	Pending Sales	2	Closed Sales	1
\$0 - 300,000	9	\$0 - 300,000	1	\$0 - 300,000	0
\$ 301,000 - 400,000	7	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	14	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	7	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	0
\$1,000,000+	2	\$1,000,000+	0	\$1,000,000+	0

Bainbridge Island

Active Waterfront Listings	46	Pending Sales	3	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	6	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	0
\$ 701,000 - 999,999	11	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	29	\$1,000,000+	3	\$1,000,000+	2

February 2010

Just looking at the January statistics, you might conclude that sales are very slow. The few closed waterfront sales were in most cases from offers written late last year. Sales die off at the end of every year, and the phone stops ringing. But now activity is starting to pick up again, and though it is still very much a buyer's market, you need not be too concerned about the stats. Well priced waterfront homes will sell.

I have just listed at beautiful no-bank waterfront home with dock at 10631 NE West Kingston Rd, Kingston. Lori and Taylor Brown have a very well priced new Lemolo waterfront listing at 16725 Brauer Rd NE, Poulsbo. Congratulations to Glenn Settle upon closing the sale of his great waterfront property at 326 NW Wesley Way, Poulsbo, and to William and Sharon Johnson, who closed the sale of their waterfront land parcel on Sandy Hook Rd. This sale represented by Taylor and Lori was one of only 10 waterfront land sales in our area in the past year.

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

Brenda Prowse

Thanks for voting Brenda Best Realtor in North Kitsap - 2009



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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 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.

Affordable Lowbank Waterfront with Moorage



15485 Cove Point Ln NE, Keyport
\$615,000 - MLS# 29170664 Sale Pending!

3 bedroom, 2.75 bath, 1 story with basement, approx. 3055 sq. ft. on .48 acres with 75 ft of waterfront. 95 ft. pier and a floating dock plus mooring buoy - just what you have been dreaming of: affordable waterfront with moorage. Thoughtfully updated home combines the best of the old with the new! Wide plank pine floors, new carpeting, tile counters, new kitchen appliances, new decking on the sun drenched west facing water side, new roof and additional custom cabinetry. Owners completely landscaped the nearly half acre bulkheaded lot and added a brand new fully finished garage. See the additional photos on our web site at 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.

Sandy Hook Medium Bank Waterfront!



123 Sandy Hook Rd NE, Poulsbo
Sold! \$230,000 - 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

\$450,000 - MLS# 29144273 Sold!

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!

No Bank Bulkheaded Waterfront with 85 ft. Dock!



10631 NE West Kingston Rd, Kingston
\$625,000 - MLS# 27427 Just Listed!

3 Bedroom, 1.75 Bath 2 Story with approx. 1568 sq. ft. on .52 acres with 45 feet of frontage. No bank bulkheaded waterfront with 85 ft. dock only a few blocks to downtown Kingston & the ferry! Sip a drink on the slate patio adjacent to your sandy beach. Perfect bay for swimming, kayaking, and beachcombing. Level useable half acre lot with low maintenance landscaping. Light bright skylighted home updated with Anderson wood windows, remodeled bath with heated jet tub & bamboo flooring. French doors open to sunny trex lounging deck. Loft above the double car detached garage - a perfect studio.



Lemolo Waterfront at a Great Price!



16725 Brauer Rd NE, Poulsbo

\$389,500 - MLS# 21866 New Price!

4 bedroom, 2.25 bath two story with approx. 2362 sq. ft. on .46 ac with 20 feet of frontage. This home is located in the Lemolo Shore area on Liberty Bay. Close to downtown and Bainbridge Island. Convenient main floor master suite with bath & walk-in closet. Large living area, formal dining room, gourmet kitchen and Den. Own your own piece of waterfront with views of the bay from the kitchen, dining room and family room. Ask about Nationstar Financing. Competitive rates, quick closings, and up to 2% in closing costs for qualified buyers. See the additional photos on our web site at www.bprowse.com!