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 Poulsbo, WA 98370

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WATERFRONT UPDATE

Kitsap County Residential Waterfront Activity



CHANGE SERVICE REQUESTED

December 1 - December 31, 2009

Poulsbo/Keyport/Suquamish

Active Waterfront Listings	17	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	9	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	5	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	0
\$1,000,000+	3	\$1,000,000+	0	\$1,000,000+	0

LoFall/Pt. Gamble

Active Waterfront Listings	10	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	2	\$ 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+	0	\$1,000,000+	0	\$1,000,000+	0

Indianola/Kingston/Hansville

Active Waterfront Listings	31	Pending Sales	2	Closed Sales	1
\$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	13	\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	8	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	0
\$1,000,000+	5	\$1,000,000+	0	\$1,000,000+	0

Silverdale/Brownsville/Tracyton/Illahee

Active Waterfront Listings	16	Pending Sales	2	Closed Sales	2
\$0 - 300,000	2	\$0 - 300,000	1	\$0 - 300,000	0
\$ 301,000 - 400,000	2	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	1
\$ 401,000 - 700,000	4	\$ 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+	5	\$1,000,000+	0	\$1,000,000+	0

Bremerton/Chico/Seabeck

Active Waterfront Listings	41	Pending Sales	1	Closed Sales	3
\$0 - 300,000	8	\$0 - 300,000	1	\$0 - 300,000	0
\$ 301,000 - 400,000	8	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	2
\$ 401,000 - 700,000	14	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	8	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	3	\$1,000,000+	0	\$1,000,000+	0

Bainbridge Island

Active Waterfront Listings	50	Pending Sales	5	Closed Sales	4
\$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	1
\$ 701,000 - 999,999	11	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	0
\$1,000,000+	33	\$1,000,000+	4	\$1,000,000+	3

January 2010

If you take a quick glance at our waterfront homes you'll see that all but one is sale pending. I guess that despite all the negative real estate news, there are still buyers for waterfront homes. The higher priced homes in our market now have far fewer qualified buyers compared with the number when we had the easy lending atmosphere of a few years ago. Sales in the higher price ranges are as a result more competitive, with buyers looking for the best value at the lowest price. Well priced waterfront homes will sell in this market.

As you can see, we have a pending sale on our listing at 15485 Cove Point Ln NE, Keyport. This beautiful home with dock was listed for sale on December 30th. We also have a pending sale on our listing at 326 NW Wesley Way, Poulsbo. This home has community dock privileges, a boat house, and over 200 feet of no-bank waterfront.

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.



Best Value in Waterfront!



326 NW Wesley Way, Poulsbo

\$495,000 - MLS# 29144273 Sale Pending!

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!

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!