

WATERFRONT UPDATE

Kitsap County Residential Waterfront Activity



June 1 - June 30, 2009

Poulsbo/Keyport/Suquamish

Active Waterfront Listings	24	Pending Sales	0	Closed Sales	1
\$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	7	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	10	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	5	\$1,000,000+	0	\$1,000,000+	0

LoFall/Pt. Gamble

Active Waterfront Listings	9	Pending Sales	0	Closed Sales	0
\$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	1	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	0
\$ 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

Indianola/Kingston/Hansville

Active Waterfront Listings	36	Pending Sales	2	Closed Sales	0
\$0 - 300,000	0	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	3	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	16	\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	0
\$ 701,000 - 999,999	10	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	0
\$1,000,000+	7	\$1,000,000+	0	\$1,000,000+	0

Silverdale/Brownsville/Tracyton/Illahee

Active Waterfront Listings	23	Pending Sales	0	Closed Sales	0
\$0 - 300,000	1	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	4	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	11	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	0
\$ 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	41	Pending Sales	1	Closed Sales	5
\$0 - 300,000	5	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	4	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	4
\$ 401,000 - 700,000	16	\$ 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+	8	\$1,000,000+	1	\$1,000,000+	0

Bainbridge Island

Active Waterfront Listings	60	Pending Sales	2	Closed Sales	5
\$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+	43	\$1,000,000+	1	\$1,000,000+	4

CHANGE SERVICE REQUESTED

18887 State Hwy 305, Suite 600
Poulsbo, WA 98370



PRSR STD
US Postage PAID
98383
Permit No 111

July 2009



It always surprises me that the summer is half over when it seems only to have just begun!

The graph shows the percentage of sale price to original list price for the 68 waterfront sales in Kitsap County this year. You sell faster and probably for more money if you list at the best estimated selling price than to over price to leave room for negotiations.

Congratulations to Mary-Lou and Paul Vibrans on the full-price sale of their waterfront home at 16319 Lemolo Shore Dr NE in Poulsbo! I've just listed a high bank home at 35421 Hood Canal Dr NE, Hansville, with sweeping views of the Olympics and Hood Canal

and easy beach access. If we can help you purchase or sell a waterfront home, please give me a call.

Happy Summer!

Brenda Prowse

Please vote for your favorite realtor - Brenda Prowse, favorite restaurant, jewelry store and others in "The Best of North Kitsap 2009". Cast your votes by Monday 7/27. Ballots are in the North Kitsap Herald 7/3 and 7/17 and in the Kingston Community News 6/26, or you can vote on line at www.northkitsapherald.com or www.kingstoncommunitynews.com

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This Month's Featured Waterfront Homes

Sign up to receive your Waterfront Update online!

We mail out thousands of copies of this Waterfront Update because we love providing you valuable information about the waterfront market in Kitsap County. It has been our pleasure to receive your feedback and answer your questions.

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.

No-bank Lemolo Waterfront!



SOLD! 16319 Lemolo Shore Dr NE, Poulsbo
\$650,000 - MLS# 29014488

3 BDR, 2.5 BTH 1 1/2 story home with approx. 2215 sq. ft. 2.4 acres with 150 ft of no bank Lemolo waterfront! Stunning views of Olympic Mtns. Newly restored boat house on the beach. Detached 25x48 garage/shop fully insulated & sheetrocked with view loft for office/studio. New well & custom constructed well/storage house. Fully surveyed & fenced on S. side. Professional landscaping. Remodeled home has fresh designer interior paint, custom wood blinds & more. 800 sq. ft. of view decking with new hot tub-enjoy the abundant bird life & brilliant sunrises & sunsets.

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! \$690,000 - 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.



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



35421 Hood Canal Dr NE, Hansville
Just Listed! - \$460,000 - 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!

