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 Poulsbo, WA 98370

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# WATERFRONT UPDATE

## Kitsap County Residential Waterfront Activity



February 1 - February 28, 2010

### Poulsbo/Keyport/Suquamish

Active Waterfront Listings	21	Pending Sales	2	Closed Sales	1
\$0 - 300,000	1	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	2	\$ 301,000 - 400,000	1	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	7	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	8	\$ 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	9	Pending Sales	1	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	1	\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	7	\$ 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	24	Pending Sales	1	Closed Sales	1
\$0 - 300,000	1	\$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	13	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	4	\$ 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	13	Pending Sales	2	Closed Sales	1
\$0 - 300,000	1	\$0 - 300,000	0	\$0 - 300,000	1
\$ 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	2	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	0
\$1,000,000+	3	\$1,000,000+	1	\$1,000,000+	0

### Bremerton/Chico/Seabeck

Active Waterfront Listings	41	Pending Sales	6	Closed Sales	0
\$0 - 300,000	9	\$0 - 300,000	1	\$0 - 300,000	0
\$ 301,000 - 400,000	9	\$ 301,000 - 400,000	2	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	15	\$ 401,000 - 700,000	3	\$ 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+	0

### Bainbridge Island

Active Waterfront Listings	38	Pending Sales	4	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	6	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	0
\$ 701,000 - 999,999	9	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	0
\$1,000,000+	23	\$1,000,000+	3	\$1,000,000+	3

March 2010

In February we've seen a falling waterfront inventory and rising sales. Pending sales are running well ahead of closed sales, so overall the market is starting to look better.

Congratulations to Michael Saia upon closing his purchase of a large and secluded parcel of waterfront acreage with cabin on the Hood Canal at 7462 Coyle Rd, Quilcene. The property has about 850 feet of low bank frontage and is one of the best waterfront parcels I've seen.

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 - 2008 and 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](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](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).



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

## *Dabob Waterfront Estate!*



**7462 Coyle Rd, Quilcene**  
**\$1,050,000 - MLS# 29110676**  
**Sold to our buyer!**

Dabob Waterfront Estate: One of the finest waterfront properties in the Northwest. 500 front ft of (NO BANK) HOOD CANAL waterfront found between 850ft of WEST FACING frontage & 23 acres of uplands. Launch your boat from your own BOAT RAMP & moor it in front of your Dream Home. 30ft wide permanent easement. Super Geotec Report. Breathtaking View of Dabob Bay, Hood Canal & Olympics. Year Round Stream w/Water Wheel, Pond & Series of Falls. Private beach w/moderate Tides. Abundance of Shellfish.

## *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 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)!

## *No Bank Bulkheaded Waterfront with 85 ft. Dock!*



**10631 NE West Kingston Rd, Kingston**  
**\$625,000 - MLS# 27427**

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

