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 Poulsbo, WA 98370

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WATERFRONT UPDATE

Kitsap County Residential Waterfront Activity



September 1 - September 30, 2009

Poulsbo/Keyport/Suquamish

Active Waterfront Listings	22	Pending Sales	1	Closed Sales	2
\$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	1
\$ 401,000 - 700,000	8	\$ 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

LoFall/Pt. Gamble

Active Waterfront Listings	13	Pending Sales	1	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	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+	2	\$1,000,000+	1	\$1,000,000+	0

Indianola/Kingston/Hansville

Active Waterfront Listings	36	Pending Sales	3	Closed Sales	2
\$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	1
\$ 401,000 - 700,000	14	\$ 401,000 - 700,000	2	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	11	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	0
\$1,000,000+	8	\$1,000,000+	0	\$1,000,000+	0

Silverdale/Brownsville/Tracyton/Illahee

Active Waterfront Listings	20	Pending Sales	2	Closed Sales	2
\$0 - 300,000	2	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	1	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	2
\$ 401,000 - 700,000	10	\$ 401,000 - 700,000	1	\$ 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+	1	\$1,000,000+	0

Bremerton/Chico/Seabeck

Active Waterfront Listings	49	Pending Sales	3	Closed Sales	5
\$0 - 300,000	8	\$0 - 300,000	1	\$0 - 300,000	0
\$ 301,000 - 400,000	9	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	2
\$ 401,000 - 700,000	19	\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	2
\$ 701,000 - 999,999	9	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	1
\$1,000,000+	4	\$1,000,000+	1	\$1,000,000+	0

Bainbridge Island

Active Waterfront Listings	65	Pending Sales	3	Closed Sales	3
\$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	5	\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	2
\$ 701,000 - 999,999	13	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	1
\$1,000,000+	46	\$1,000,000+	1	\$1,000,000+	0

October 2009

I just got back from a Broker's Open House where we passed out 25 pumpkins! On the same tour was our new waterfront listing at 326 NW Wesley Way, Poulsbo. With dock space at the historic Lo-fall Dock, 200+ feet of low bank waterfront, and a boathouse, this renovated rambler is hard (let's say impossible) to beat at \$575,000. See more inside.

We have a pending sale on our high bank waterfront property at 35421 Hood Canal Dr NE, Hansville. We can sell your waterfront too, so please call if you need my help!

Happy Fall!

Brenda Prowse

Thanks for voting Brenda Best Realtor in North Kitsap - 2009



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Presented by Prowse & Company
 18887 State Hwy 305, Suite 600
 Poulsbo - WA 98370
 www.browse.com

(360) 779-2888 or (206) 842-0117
 Toll Free: (888) 842-0117
 Fax: (360) 779-6522
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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.

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



35421 Hood Canal Dr NE, Hansville

\$419,000 - MLS# 29094336 Sale Pending!

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!



Low Bank Hood Canal Waterfront!



16937 Olympic View Rd NW, Silverdale

\$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!

Best Value in Waterfront!



326 NW Wesley Way, Poulsbo

\$575,000 - MLS# 29144273 Just Listed!

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

\$1,125,000 - MLS# 29110650 New Price!

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!

