

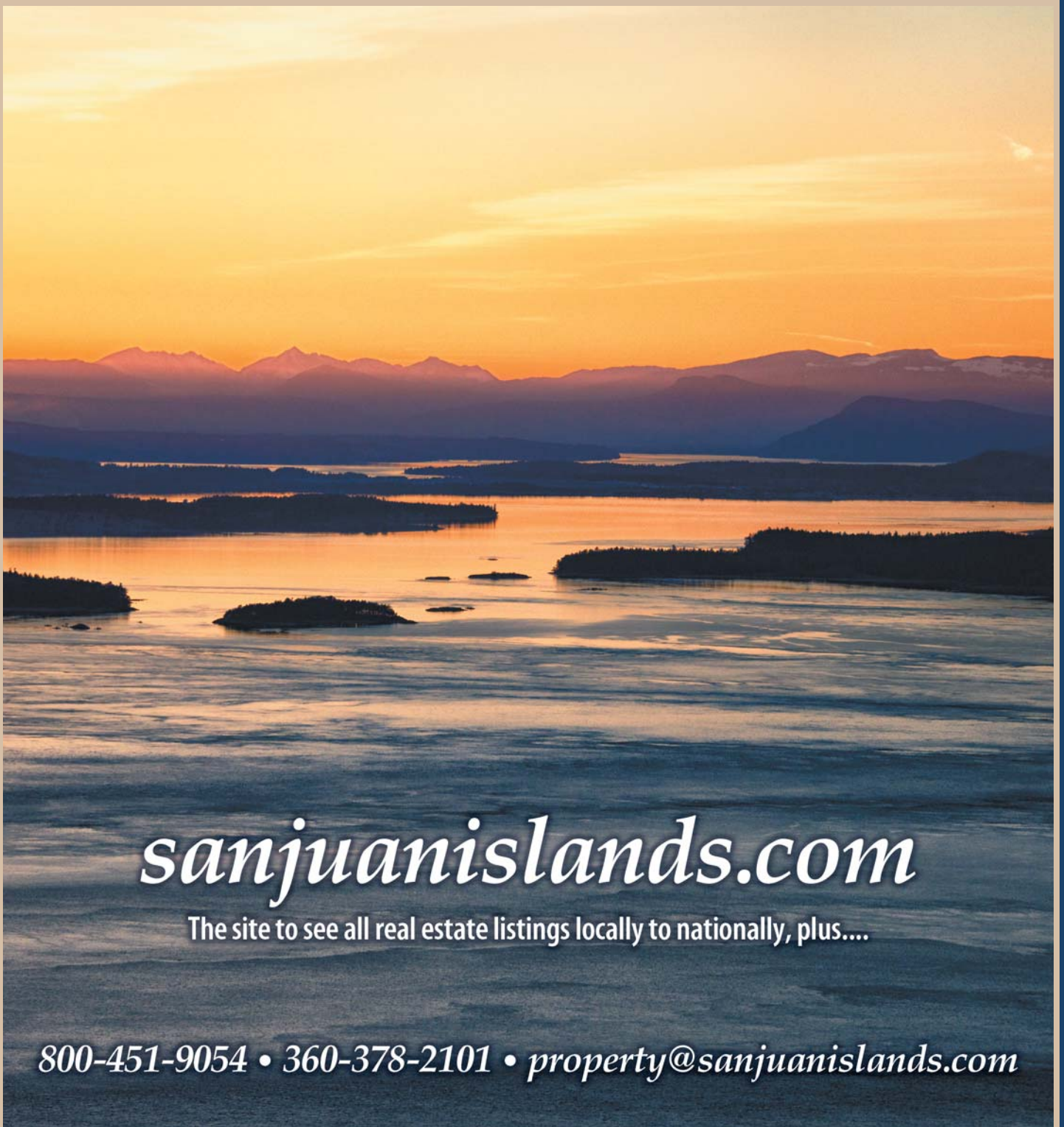
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WATERFRONT HOME ON GARRISON BAY'S INTER-HARBOR with views of English Camp. Offers 998± sq ft, 2 bedrooms, 1 bath and open floor plan. The lot is 1.47± acres with approximately 214'± of low-medium bank frontage. #80263 \$450,000 Merri Ann Simonson



MEDIUM-BANK WATERFRONT with artesian well and island beach cabin. Beautiful views of Griffin Bay and Dinner Island. Treed for privacy from road. Family-owned since the mid-1800's. Private beach access with great crabbing! #466861 \$459,000 Paula Sundstrom



WATERFRONT HOME with views down Mitchell Bay. 3 bed/2 bath with 366' at the edge of tidal flats plus total privacy that includes a separate artist studio. #397722 \$549,000 Jane Sawyer



CAPE SAN JUAN CABIN with a no-bank gravel beach. The cabin offers one bedroom, a den with closet and two baths with open floor plan, sunny deck with expansive view of Griffin Bay. 131'± straight line with 170'± meandering on the beach. Plat has moorage facility. #123925 \$550,000 Merri Ann Simonson



ENJOY LOVELY VIEWS and private beach access from this waterfront home overlooking Westcott Bay. 3 bedrooms 1.75 baths. Pathway and stairs lead to medium-low bank frontage. Boathouse/storage and ramp. Clam digging, walking trails to Roche Harbor Resort and Marina. #371746 \$650,000 Debra Sullivan



WATERFRONT HOME. 1792± sq ft, 3 bed/2 bath, 1.2± acres, and 131'± high-bank waterfront with views of Waldron Island and the Canadian mountains to the north. RV parking. Close to a waterfront county park. #344185 \$695,000 www.SamBuck.com



CONTEMPORARY 2-STORY, LIGHT-FILLED WATERFRONT HOME with first floor master. Views of Griffin Bay and Fish Creek. Boaters will appreciate the mooring buoy and walk-out beach on Fish Creek. Cape amenities: water, marina, heated pool. #415779 \$795,000 **The Holm Team – Judy and Denny**



BEAUTIFULLY REMODELED WATERFRONT HOME in desirable Pear Point. Sunny and south-facing, with walk on beach and mooring buoy. Two master bedrooms with ensuites, plus den/office. Gleaming hardwood floors, custom cabinets and granite countertops. Elegant island living! #337351 \$799,000 **Kelly Snow**



LOW-BANK BEACHFRONT LOT with approximately 375' of protected waterfront with cottage only feet from the bank. Sunny and level 1.8± acres close to town. #64138 \$799,000 **Peter Wangoe II & Chuck Payne**



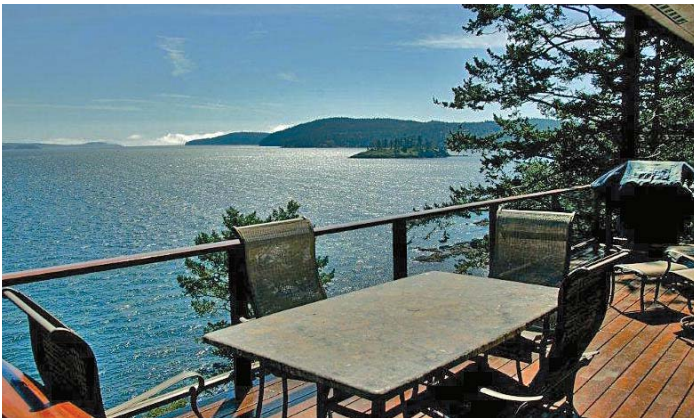
WATERFRONT HOME ON LOPEZ ISLAND. Expansive views of Fisherman's Bay Village from this 4-bedroom home with gourmet kitchen, large office/library, vaulted ceilings plus bonus room. Spacious lawn to beach plus 3-car garage. #466352 \$825,000 **Lanny Carver**



PEAR POINT WATERFRONT CABIN CLOSE TO TOWN. The parcel offers 182'± of frontage views of San Juan Channel and Lopez Island, accessible gravel beach, .88± of an acre and has town water. The home has three bedrooms and two full baths. #237376 \$830,000 **Merri Ann Simonson**



WATERFRONT HOME in Roche Harbor area. 3 bedroom/2.5 bath southeast exposure home, steps to beach, substantial bulkhead, asphalt driveway, 2-car garage and easy walk to the resort center or airport. #29078359 \$865,000 www.SamBuck.com



WATERFRONT HOME. 2170± sq ft, 3 bedrooms, 2 baths, 2-car garage, boat storage, 1.24± acres, 110'± wf, picture perfect views, vacation rental permit, with 800' of public beachfront adjacent to the north. #304888 \$895,000 www.SamBuck.com



WATERFRONT FIXER-UPPER WITH PRIVATE DOCK. Romantic, westerly views of Friday Harbor. Located in high-end area with vacation rental permit. 2 bed/1 bath with boat house, unfinished guest house and buoy. #386729 \$975,000 Steve Buck



WATERFRONT HOME AND GUEST HOUSE. Completely remodeled 2-bedroom home with a waterfront guest house; both with full water views. Beautiful low-maintenance landscaping, carport, and steps to beach. Roche Harbor area. 102'± wf. #371473 \$1,100,000 www.SamBuck.com



MINERAL POINT LOW-BANK WATERFRONT HOME. Sunny east side location with sweeping views. Recently updated 3166± sq ft home on 3 levels with detached 2-car garage & private deck. #453893 \$1,100,000 Peter Wangoe II & Chuck Payne



BROWN ISLAND WATERFRONT HOME on double lot with 2 bedrooms, den, sleeping loft, bonus room, and 2756± sq ft. Island offers caretakers, moorage, pool, launch and town docks. #458319 \$1,150,000 Merri Ann Simonson



LOVELY BEACHFRONT HOME with half-interest in dock close to town. Recently remodeled home features a large deck and expansive lawn to the waterfront. Includes sweeping views of Shaw Island and ferry traffic. #281425 \$1,150,000 Peter Wangoe II & Chuck Payne



WESTSIDE WATERFRONT with 150'± of sandy beach and mooring buoy. Sunsets and whale watching galore! Custom 2-bedroom home with loft/den, detached garage/shop, RV parking, and 720± sq ft studio with bedroom/bath. #338487 \$1,150,000 Nancy Young and John Lackey



WATERFRONT HOME WITH DOCK. 3150± sq ft, 4 bed/3 bath home in Roche Harbor area with protected deep water dock, 200'± south-facing low bank shoreline with concrete bulkhead, private beach, and mixed landscaping. #455433 \$1,245,000 www.SamBuck.com



BEAUTIFUL WATERFRONT HOME near Roche Harbor Resort. Wall of windows offers expansive views of passing whales, eagles, and ferries. Excellent floor plan; three bedrooms, three baths, great room with open custom kitchen. Fully furnished. #458363 \$1,400,000 Kelly Snow



GORGEOUS AND ARCHITECTURALLY DESIGNED WATERFRONT HOME with many features. 3 bed/1.75 bath on 1± acre, with 155'± of beach, boat house, rail system, buoy, guest cabin & southwest mountain, water and sunset views. #340390 \$1,475,000 Steve Buck



WEST SIDE WATERFRONT HOME with community beach access, Olympic views and prime whale watching! Newer 3-bedroom, 3-bath custom home with detailed tile work and woodwork. Everything is top of the line! #472978 \$1,679,000 Paula Sundstrom



WATERFRONT HOME. Rare one-story home with 3500± sq ft, 3 bed/2.5 bath, on open/sunny 1.45± acres with 170'± no-bank beachfront, mature landscaping, fenced garden and close to town. #431851 \$1,695,000 www.SamBuck.com



EXCEPTIONAL CUSTOM WATERFRONT RESIDENCE on the prime west side of San Juan Island. Outstanding 180 degree views on 2.3± acres. Distinctive architecture throughout, including a stunning guest house. A must see. #236781 \$1,695,000 Lanny Carver



OWN PART OF ISLAND HISTORY. This 50 acre farm was the homestead of Thomas Mulno in the 1800's. Vintage barn, large ranch house, caretaker's house, gardens, fenced pastures, and 300'± of sandy **BEACH**. Views of Mt Baker, Griffin Bay and Lopez Island. #339320 \$2,250,000 Nancy Young



ARCHITECTURALLY EXQUISITE WATERFRONT HOME. New contemporary home with 2578± sq ft, 2 bed/2.5 bath, extensive use of glass for amazing light, outdoor kitchen, beautiful landscaping, 2-car garage, and steps to a sandy beach. #414618 \$2,500,000 www.SamBuck.com and Steve Buck



VINTAGE SAN JUAN ISLAND HOMESTEAD ON THE WATER on 2 tax parcels on over 72 acres with 3100± sq ft home, guest house, shop, gardens, 3 ponds and 300' of sandy beach. #339192 \$3,250,000 Nancy Young



EXQUISITE WATERFRONT ESTATE. Four waterfront parcels totaling 18± acres with over 1000' of shoreline; a 3555± sq ft timber peg home, two waterfront cabins, private dock, 5600± sq ft shop/barn, horse barn and riding arena. #28021162 \$3,950,000 www.SamBuck.com and Nancy Young



ROCHE HARBOR AREA WATERFRONT ESTATE. Elegant 5100± sq ft, 3 bedroom/3.5 bath main house, a 594± sq ft apartment above 4-car garage, a marine rail, and sport courts on 6.3± acres with 560'± waterfront. Additional waterfront parcel available. #162349 \$4,150,000 www.SamBuck.com



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FULLY-FURNISHED HOME at The Oaks. Beautifully maintained residence that includes a big screen TV! Enjoy San Juan Island without blowing the budget. In a friendly neighborhood. Motivated seller! #227377 \$124,000 Thane Bolger



ENJOY PARK AND POND VIEWS from this 1993± sq ft, 3 bed/1.75 bath home. Open great room plan with vaulted ceilings. An ideal space for easy living. Quiet master suite overlooks an open field. Gardeners will love the fully fenced yard and shed. #385533 \$125,000 The Holm Team – Judy and Denny



SOUTH-FACING WELL-MAINTAINED 2 BED/2 BATH MANUFACTURED HOME with separate office/den, sunlit open floor plan, carport and storage shed. Views across common area with beautiful sunsets. #458110 \$135,000 Maryellen Foster



BUILT IN 1940, this special home has the charm of its era and 21st Century amenities: Vinyl insulated windows and a heat pump. A great condo alternative: Convenient to town with a garage, a yard, a full basement and no HOA dues! #452423 \$258,000 The Holm Team– Judy and Denny



HOME IN TOWN on sunny corner lot. 4 bed/2 bath residence features kitchen and living areas upstairs, plus a 1-car garage. #223154 \$275,000 Peter Wangoe II & Chuck Payne



PRIVATE COTTAGE IN THE WOODS on San Juan Island. 2 bedrooms and 1.75 baths. Cedar exterior, large picture windows, Saltillo tile floors w/radiant heat, an open floor plan, extensive wood decking, partially fenced yard and carport. #407632 \$275,000 Merri Ann Simonson



AFFORDABLE LIVING IN THE SAN JUAN ISLANDS. Walking distance to all town amenities. New construction, new appliances & wood floors. Sunny bright interior. Private patio & garden area. Garage with workshop. #449888 \$290,000 Debra Sullivan



HOME NEAR TOWN. 2 bed/2 bath single-level on south-facing 1-acre parcel. Includes vaulted ceilings, attached 2-car garage, fenced mini-orchard and storage shed. #329130 \$299,000 Maryellen Foster & Jane Sawyer



PANORAMA HILLS HOME ON LARGE LOT with distant water views. The lot is 2.07± acres with a pond and good sun exposure. The upper level offers living, dining and kitchen built to capture views plus 2 bedrooms and 1 bath. The lower level offers a bonus room, den with closet and bath. The lower level is suitable for a wheelchair. #464234 \$315,000 Merri Ann Simonson



SINGLE-LEVEL GULL COVE HOME with open floor plan. 3 bedrooms, 1645± sq ft, vaulted ceilings, expansive living room with fireplace and lots of windows and close to Roche Harbor Resort amenities. #463575 \$320,000 Peter Wangoe II & Chuck Payne



CLASSY IN-TOWN HIDEAWAY located in a peaceful neighborhood. 3 bedrooms, 2.5 baths plus attached 2-car garage. The living room offers great sunlight. Propane stove, fenced backyard, new hot tub. Extra large master bedroom with office space. #331768 \$328,500 Debra Sullivan



WATER VIEW HOME on the edge of town with private well. Southeast views of Griffin Bay from every room. Spacious master suite, wrap-around deck and garage on large lot near Jackson's Beach with a public boat launch. #319586 \$329,000 Paula Sundstrom



CHARMING FARMHOUSE ON 5± ACRES. Home in quiet and sunny location with 3 bedrooms, 1 3/4 baths, two propane fireplaces, a 3-car garage with shop plus pasture, woods and a pond. #442385 \$339,000 Steve Buck



CHARMING CUSTOM HOME at the Cape. 2 bed/1.75 bath with vaulted ceilings, huge decks, detached garage with studio and bath. Includes local amenities such as marina, pool and beaches. #457670 \$369,000 Nancy Young



CONTEMPORARY 2100± SQ FT WEST SIDE HOME in Smugglers Cove offers great living spaces including a 2-BR, 1-BA wing and a separate master suite wing. Detached shop/studio and community beach access for kayak launching. #427933 \$375,000 The Holm Team – Judy and Denny Holm



CLASSIC 50'S WATER VIEW HOME in a charming older Friday Harbor neighborhood with: 2 bedrooms, 1 bath, a large basement, 2-car garage built in 2007, and within a short walk to the town center and ferry landing. #28110293 \$366,000 Nancy Young and Sam Buck



SMALL RUSTIC CABIN on 5.2± sunny acres in two parcels with stunning views of the Straits, Vancouver Island and beautiful sunsets. Located on the west side of Cady Mountain, on a quiet road. #211501 \$387,000 Maryellen Foster



CHARMING FARMHOUSE in pristine condition. 3 bed/1 bath with vintage fixtures, fruit trees, shrubs and perennials enclosed by a white picket fence. Pastoral views with pond and outbuilding. #353581 \$389,000 Jane Sawyer



SAN JUAN VALLEY ACREAGE. Modest living quarters w/ kitchen, bathroom, and living room, attached insulated 2-car garage, carport, distant mountain views, insulated 3-car garage, storage building, RV parking. #214569 \$395,000 www.SamBuck.com



HOME IN TOWN. 1800± sq ft "great room style" with 3 bed/2 bath, Brazilian Cherry & ceramic tile floors, vaulted ceilings, wooden blinds, whole house water filter, and a large bonus room above an oversized 2-car garage. #461649 \$395,000 www.SamBuck.com



HOME NEAR TOWN. Custom built 1-story with 1422± sq ft, 3 bedrooms, 2 baths, Brazilian cherry floors, skylights, attached 1-car garage, distant views, on a large corner lot located just outside of town. #397677 \$435,000 www.SamBuck.com



HOME ON THE GOLF COURSE with distant mountain views. Home offers 3 bedrooms and 1.75 baths with approximately 1884 sq ft, an open floor plan, extensive decks, hardwood floors, 2-car garage, workshop, storage under deck and a hot tub. #419335 \$445,000 Merri Ann Simonson



HOME ON ACREAGE. 2350± sq ft, 3 bed/2 bath, 2nd kitchen/bar in rec room, plus a 960± sq ft, 1 bed/1 bath guest house, a 30' X 40' shop with concrete floor, and asphalt driveway on 2.4± acres. Priced far below replacement cost. #323742 \$545,000 www.SamBuck.com



OUTSTANDING 3 BED/2.5 BATH WATER VIEW HOME with 2850± sq ft, a bonus room plus beautiful hardwoods and marble counters. Just 1 block from a premier beach. On a large lot with huge shop/garage. #369321 \$549,000 Nancy Young



DELIGHTFUL HOME on sunny, private 10± acres. Granite counters, maple cabinets, skylights, open floor plan, and large deck. Detached studio, incredible gardens and lovely views. #466397 \$550,000. Maryellen Foster & Nancy Young



ARCHITECTURALLY DESIGNED HOME plus rental house on five private acres with pond, located near town. Main home features wood beams and floors, soaring ceilings, two fireplaces, decks for entertaining and 3-car detached garage. #464958 \$575,000 Kelly Snow



LARGE WATERVIEW HOME with detached guest house overlooking the golf course, Griffin Bay, Mt Baker and the Cascade Range. Single-level home with great floor plan. Priced way below replacement cost! #453860 \$575,000 Thane Bolger



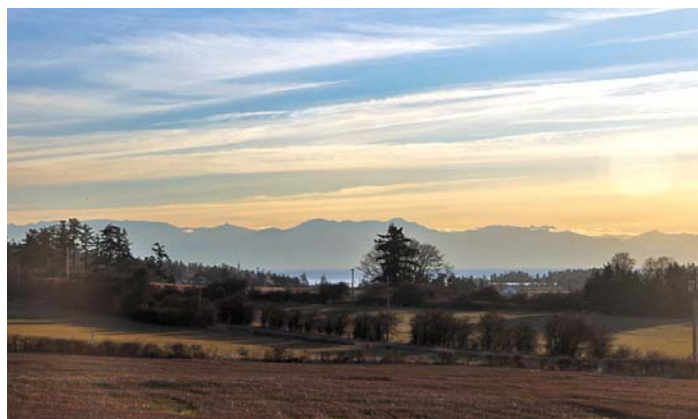
HOME ON ACREAGE. 3400± sq ft, 3 bedrooms, large family kitchen, dining room, 2 office areas, a bonus room, and attached 2-car garage. On 2.4± acres bordering 25 acres of common area with small lake. #29043152 \$595,000 www.SamBuck.com



ISLAND FARMHOUSE on 10.7± acres in two tax parcels, south-facing, with views of the Olympics. Original fir floors, 9' ceilings and enclosed sun porch. Historic barn, chicken coop, fenced garden, greenhouse and fruit trees. #472163 \$629,500 Paula Sundstrom



NICELY APPOINTED & PRIVATE HOME on 5± acres in a rural setting close to town. Sunny 3 bed/2.5 bath with mature landscaping and fencing, pond with small dock. Spacious master suite plus attached garage, heated shop/studio, patios and much more. #416409 \$635,000
Nancy Young and Maryellen Foster



WATER VIEW HOME. 25± acres with a western exposure and distant views to Haro Strait and the Olympic Mountains across San Juan Valley. The 3 bed/2 bath house is dated but rentable, in ideal setting, and only a few miles from town. #450245 \$645,000 www.SamBuck.com



CUSTOM HOME WITH KILLER VIEWS! Near town, this 2-bedroom home has large beam construction, a massive stone fireplace, and a tower! #465794 \$649,000
Nancy Young



UNIQUE PROPERTY with great house on the beach. Beautifully constructed 3 bed/2.5 bath with stone fireplace, great room and top quality finishes throughout. Adjacent to a large common area with spectacular gravel beach and unobstructed views. #466552 \$859,000 **Jane Sawyer**



VINTAGE HOME IN TOWN. Unique 3 bed/1.75 bath restored with attention to detail and state-of-the-art appliances, heating and electrical systems. Professionally landscaped to create a private oasis in town. #85727 \$699,000 **Jane Sawyer**



METICULOUSLY MAINTAINED HOME. 8+ acres, pond, meadow, fruit trees with territorial views. Formal living room, dining room, large bonus room. Separate guest quarters and shop. This special property is very private and sunny. #443563 \$735,000 **Debra Sullivan**



IMMACULATE WATER VIEW HOME on 5± acres. Sunny oasis with stream-fed pond, lush landscaping and private beach access. Spacious 5-BR, 4-BA, open floor plan, 2-tier deck, 3-car garage and more. #457607 \$750,000 Maryellen Foster and Debra Sullivan



WATER VIEW HOME. 4200± sf with 3 bedrooms, master bedroom with His & Hers dressing rooms, large kitchen, decks on 3 levels, back-up generator, outdoor pool, and views of the Straits and the Olympic Mountains. #9797 \$820,000 www.SamBuck.com



BORDEAUX COTTAGE AT ROCHE HARBOR RESORT. Three bedrooms and separate baths with a large master. Has many upgrades to the standard floor plan. Garden patio for entertaining and offers excellent rental income. #226717 \$925,000 Lanny Carver



FANTASTIC WEST SIDE WATER VIEWS from this 3 bedroom 2.5 bath home on 5.8± acres. Private, natural landscaping, custom built post and beam, large fireplace and wood floors. Large windows and skylights, ceramic tile entry, radiant heat, private well and detached 3-car garage. #456266 \$895,000 Maryellen Foster and Debra Sullivan



WATER VIEW HOME. South-facing with views of bay & mountains, use of 250'± of gravel beach across the road, mature fruit trees, outbuildings, asphalt driveway, and a 6 bed/6 bath, 2800± sq ft home on 4.5± acres. #260445 \$919,000 www.SamBuck.com



EXQUISITE CRAFTSMAN HOME that offers custom detail and fine finishes throughout. Property features chef's kitchen, sunroom, large master, heated floors, mature gardens, large decks and separate custom guest home with studio. #353661 \$950,000 Lanny Carver



OUTSTANDINGLY BEAUTIFUL, HIGH QUALITY, VALLEY VIEW HOME. 5450± sq ft. 2.92± acres. Very enjoyable, convenient and sunny location. Future development potential. Nearly \$800K below replacement cost. #222915 \$995,000 Owner/Agent Steve Buck



“SOCIAL SECURITY FOR YOUR LIFE.” Classic 16-acre organic farm with farmhouse, barn, commercial kitchen, on-site farm store, greenhouse, garden beds, and more! Create a business or a dream hobby farm. #224505 \$1,125,000 www.SamBuck.com



WEST SIDE WATER VIEW HOME. 10± acres, high end NW contemporary with 2200± sq ft, in-floor radiant heat, fireplace, granite counters, a 450± sq ft guest house with deck and water view, and walk to 150 acres of public waterfront. #29052901 \$1,145,000 www.SamBuck.com



SHEPHERDS CROFT PICTURESQUE HISTORIC FARM on San Juan Island. 25± acres. Home has additional guest house plus separate caretaker’s home. Old growth orchards, barn, shop, outbuildings, and completely fenced on 3 tax parcels. #323243 \$1,200,000 Lanny Carver



ISLAND FARM with 1900’s Victorian farmhouse on 21± acres with large pond, organic gardens, and detached guest quarters . 7-stall horse barn with fenced pastures make this an ideal equestrian estate. South-facing mountain, straits and valley views. #387094 \$1,495,000 Nancy Young



WESTSIDE WATER VIEW HOME with 180 degree views. Quality is the best word to describe the custom construction with numerous features. The home offers 3 bedrooms, 2614± sq ft, and open floor plan. There is an additional living space with bath over the detached garage/shop. #463884 \$1,650,000 Merri Ann Simonson



ELEGANT NW HOME overlooking San Juan Channel to Mt. Baker. 4250± sq ft wrapped by 2000± sq ft of deck from paved driveway to view. Quality features throughout, including 2 master suites, 4 fireplaces & an oversized 3-car garage. #465921 \$1,695,000 Peter Wangoe II & Chuck Payne



HISTORIC ISLAND FARM. 31± acres with two ponds, horse barn, tractor barn, perennial and organic gardens, detached guest house and fenced paddocks/pastures. South-facing mountain, straits and valley views. In two legal parcels. #288524 \$1,895,000 Nancy Young



HOME LOT NEAR TOWN. Cleared and sunny lot in Foxhall. Utilities in street. Some views out to rural farm areas and forests. #29035386 \$64,900 Nancy Young



SOUTH-FACING LOT with territorial views, backs up to a large, wooded parcel. Great neighborhood in town with all utilities. Convenient in-town living with an out-of-town feel. Best deal on the market! #393650 \$65,000 Thane Bolger and Paula Sundstrom



VACANT LOT located in a community of newer homes, paved streets and sidewalks. Enjoy the convenience of a rural setting within walking distance to town and ferry. Priced below assessed value. #414580 \$65,000 Debra Sullivan



IN-TOWN LOT located within walking distance to shopping, senior center and town core. Lot offers .21± of an acre, sunny and level. The lot has water and sewer stubbed to the lot line. Town hookup fee for water and sewer is required. #110119 \$69,000 Merri Ann Simonson



DOUBLE LOT PACKAGE (2.6± ACRES) and triple lot package (3.7± acres) across from Lakedale Resort, access off Roche Harbor Road. Vacant land with power, forested with evergreens and island mix. #473012 \$98,000 and \$186,000 Paula Sundstrom



CHOOSE FROM THREE NORTH FORTY BUILDING LOTS. All offer community water system and private roads in a fire safe neighborhood close to town. Lots 6 and 7 have access to the common drain field in the plat. Lot 6 is .71± acres for \$110,000, #452049. Lot 7 is .97± acres for \$110,000, #452057. Lot 21 is 1 acre for \$110,000, #452063. Merri Ann Simonson



LARGE LEVEL CORNER LOT at Gull Cove with lovely trees, beach access and close to Roche Harbor. 3 bedroom septic installed and water hookup paid for. #464589 \$116,000 Jane Sawyer



ACREAGE. 2± acre parcel, 6± acre parcel, & 12± acre parcel; nicely wooded, located close to Roche Harbor. A well producing 1000 gal/day and a 4-bedroom septic permit will be provided prior to closing. #158739 \$119,000 - \$236,000 EACH www.SamBuck.com



WESTCOTT BAY ESTATES. West-facing lot with community beach access. Filtered views of the bay can be opened up. \$8,000 water hookup paid. Near Roche Harbor Resort amenities. #195932 \$119,000 Paula Sundstrom



5+ ACRES located on the west side of San Juan Island. No restrictions other than those of San Juan County. Paved county road to driveway, water, power and phone on property. Priced to sell, adjacent 5+ acres also available. #447399 \$126,950 Debra Sullivan



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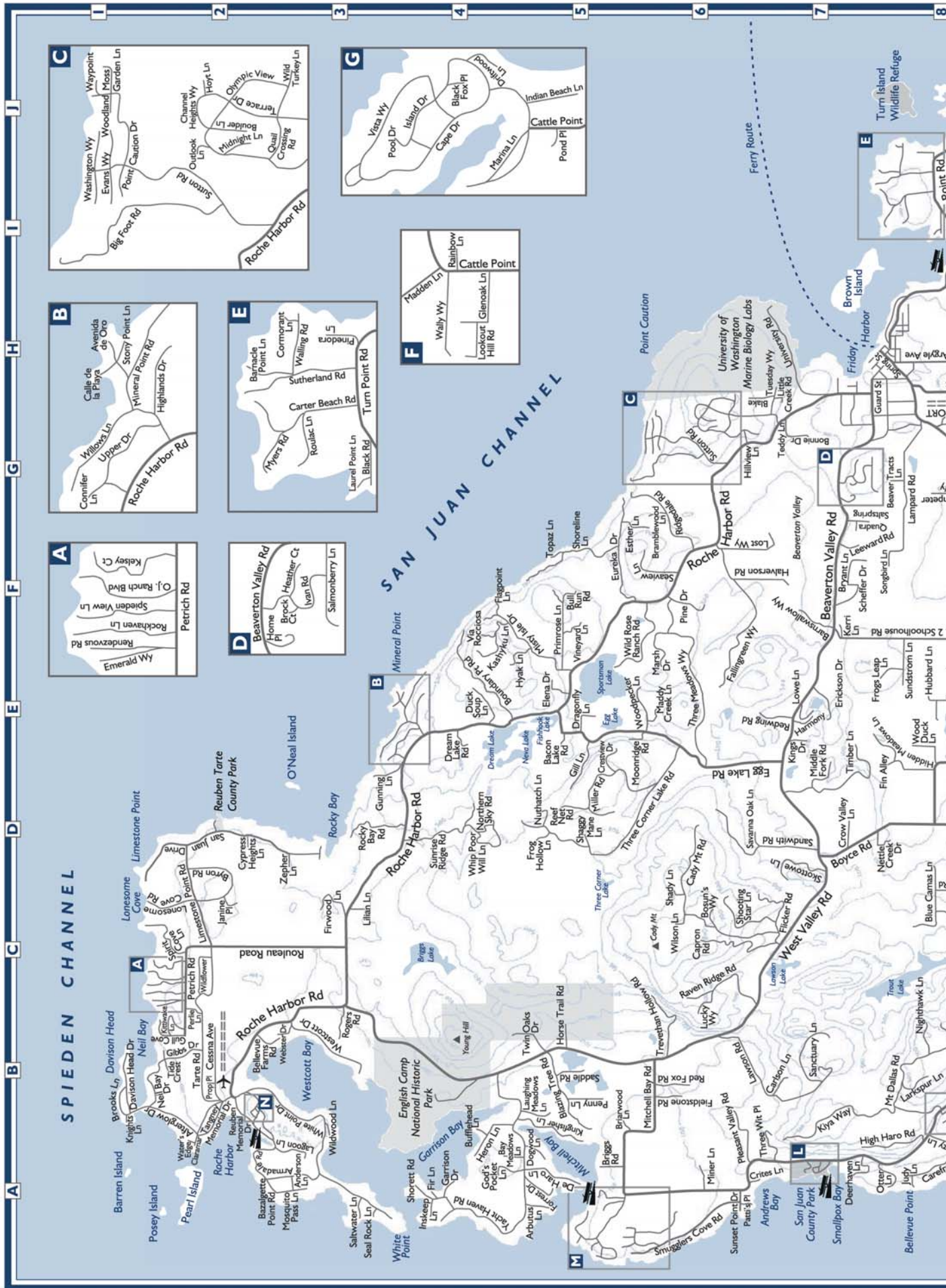
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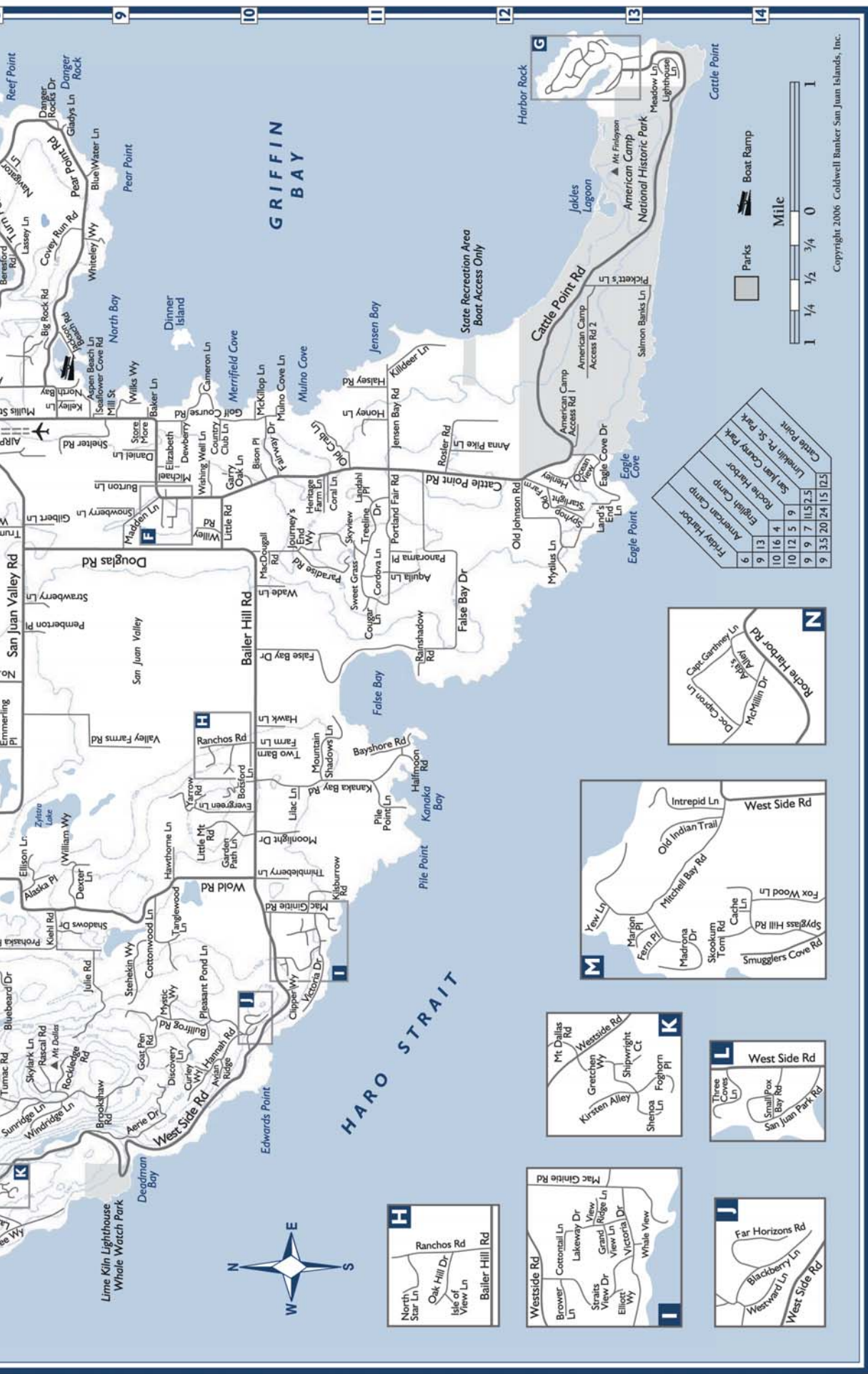
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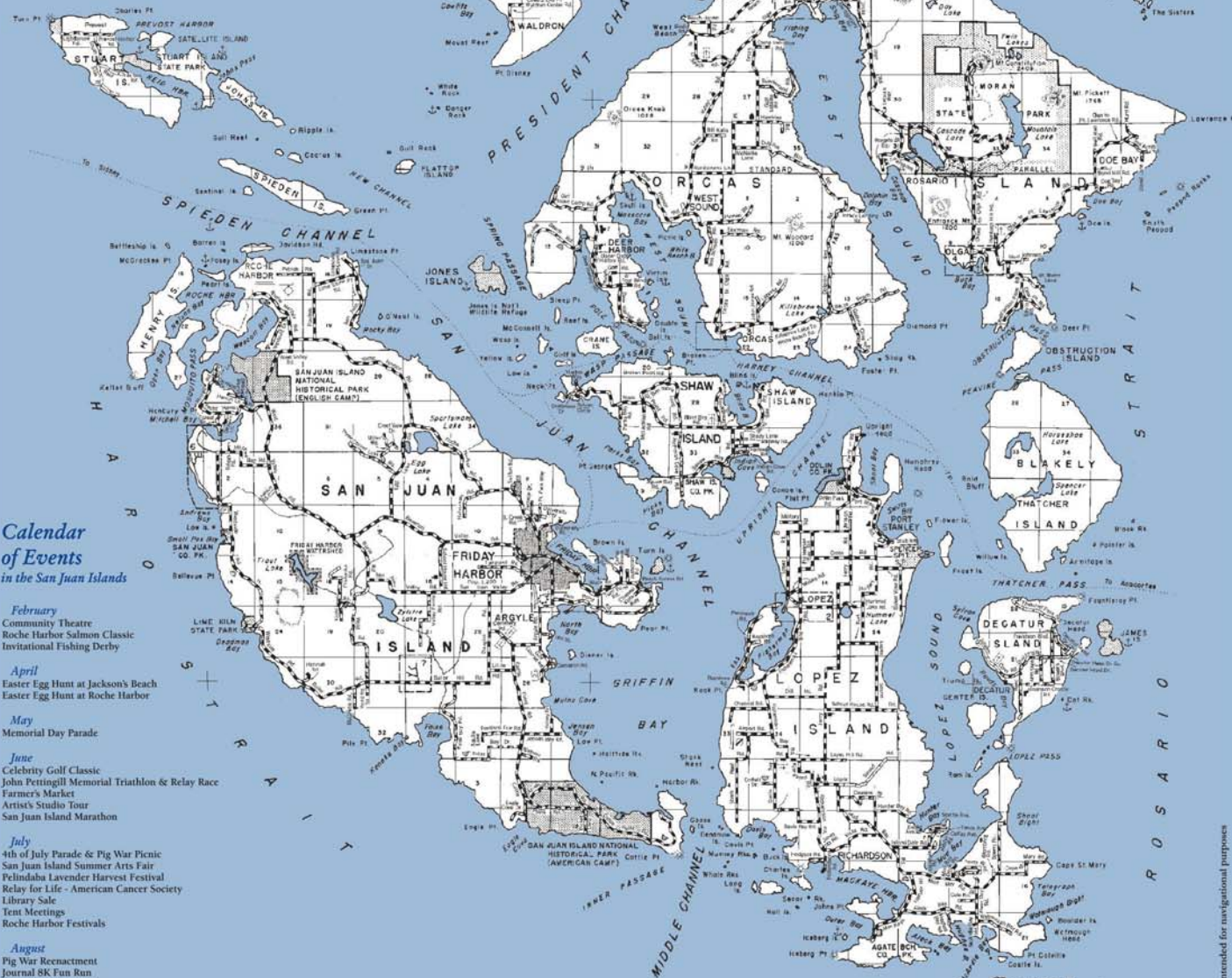
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Calendar of Events
 in the San Juan Islands

- February**
 Community Theatre
 Roche Harbor Salmon Classic
 Invitational Fishing Derby
- April**
 Easter Egg Hunt at Jackson's Beach
 Easter Egg Hunt at Roche Harbor
- May**
 Memorial Day Parade
- June**
 Celebrity Golf Classic
 John Pennington Memorial Triathlon & Relay Race
 Farmer's Market
 Artist's Studio Tour
 San Juan Island Marathon
- July**
 4th of July Parade & Pig War Picnic
 San Juan Island Summer Arts Fair
 Pelindaba Lavender Harvest Festival
 Relay for Life - American Cancer Society
 Library Sale
 Tent Meetings
 Roche Harbor Festivals
- August**
 Pig War Reenactment
 Journal 8K Fun Run
 San Juan County Fair
 Classic Rendezvous
- September**
 Playwrights Festival
 "Best of the San Juans" at Westcott Bay Sculpture Park
 Einar Neilson/Becky Barr Memorial Fishing Classic
- October**
 Oktoberfest
 San Juan Vineyards Harvest Festival
- November**
 Holiday Village Lighting
 Holiday Bazaars
 Island Artisan's Holiday Marketplace
- December**
 Island Lights Fest
 Pelindaba Holiday Event
 Friday Harbor Tree Lighting
 Lighted Boat Parade & Santa Ship
 Old Fashioned Christmas Caroling
 Teddy Bear Tea - Historical Museum
 Festival of Trees
 Roche Harbor Victorian Christmas

Welcome to the San Juan Islands - a geographic archipelago made up of some 172 islands. About 50 accommodate residents, while just four are served by the Washington State Ferry System.

Among the points of interest in the San Juan Islands, our favorite things to do include, but are hardly limited to: tour San Juan Island's Whale Museum (378-4710) on First Street, and Historical Museum (378-3949) on Price Street; visit any number of shops and boutiques scattered throughout the islands' towns and villages; learn about the Pig War at American Camp and English Camp; kayak to discover the secrets island coves hold close to shore; relax in Roche Harbor Village Resort & Marina with its unique island style; watch alpacas grazing; join a whale watch tour and bring your binoculars for spotting local orcas; hike Young Hill and/or Mt. Finlayson for great views; break out your tackle and gear to go fishing; walk for miles on South Beach; explore Orcas Island's Moran State Park and Mt. Constitution where you can enjoy a spectacular panoramic view of the islands over to the mainland from its 2400 foot peak; go sailing around Sucia Island; visit the summer season's Farmer's Markets; make a

day of it and picnic on one of the numerous state parks open to the public; make yourself comfortable to watch for eagle, heron, otter and seal; go camping on one of the marine state parks, where permitted; watch container ships transiting the international shipping lanes from San Juan County Park.

Whatever your preference, the islands offer an enormous variety of indoor and outdoor activities to stimulate the senses or help you unwind.

See sanjuanislands.com to find historical points of interest and other island information. The local Chambers of Commerce are excellent information sources and can be contacted at:

San Juan Island: 360-378-5240, Spring Street
 Orcas Island: 360-376-2273, Eastsound
 Lopez Island: 360-468-4664, 164A Old Post Road



Not intended for navigational purposes

ROCHE HARBOR

EST. 1886

SAN JUAN ISLAND, WASHINGTON

VILLAGE MAP & Information





WOODED AND PRIVATE LAND with seller financing available. Great potential for private building sites, ponds and gardens with selective clearing. Secluded and priced to sell. 3.73± acres with developed road and utilities at the property line. #284072 \$129,000 Jane Sawyer



FIVE ACRES WITH SELLER FINANCING! As little as 10% down! Gorgeous building site with lots of sun and views. Power water and phone. Is this not the best deal on the market?! #198111 \$139,000 Thane Bolger



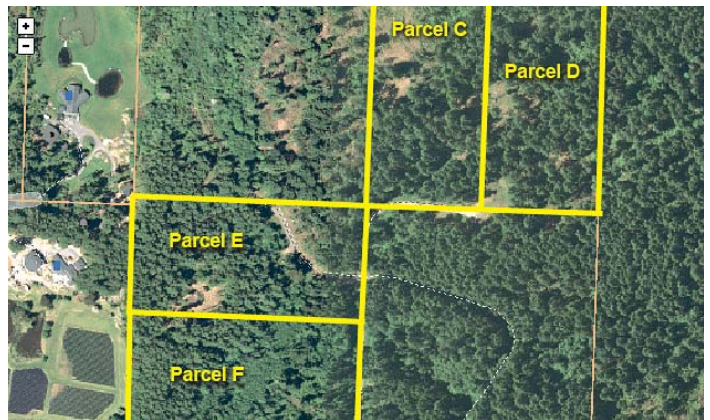
PRIVATE AND QUIET ACREAGE. 5.09± acres off Wold Road near the west side of San Juan Island. Features lots of trees, a small pond, an old cabin and multiple building sites. #431430 \$149,000 Steve Buck



FOUR 4± ACRE PARCELS. Prior to closing, a 4-bedroom septic permit will be provided and a private well will be drilled that produces a minimum of 1,000 gallons per day. #29133610 \$149,000-\$179,000 EACH www.SamBuck.com



ACREAGE. 3± ACRES adjacent to and overlooking 25 acres of common area. Includes: water, power, phone, driveway, and an installed 3 bedroom septic system. Mixture of trees and pasture. #371603 \$185,000 www.SamBuck.com



5 ACRE PARCELS on Little Mountain, each with private drilled well, 4-bedroom septic permit, road maintenance agreement, and wooded with some clearing. Seller financing. #95977 \$169,000 - \$197,000 EACH www.SamBuck.com



NEARLY 5 ACRES of park-like forest on the west side of San Juan Island. Access to hiking trails nearby. All utilities in and owner financing available. #461104 \$197,000 Nancy Young



PRIVATE 10± ACRE PARCEL with sweeping southern and western views across Haro Strait, Vancouver Island and the Olympics. Secluded in a sunny setting with power and phone to the property. #454712 \$198,000 Maryellen Foster and Nancy Young



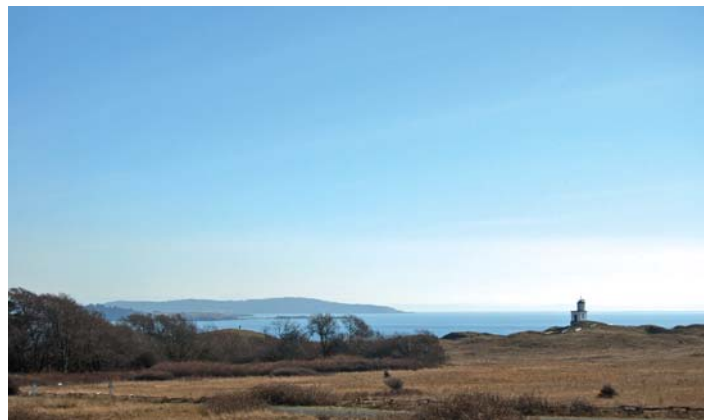
LAKE VIEW ACREAGE. 4.4± acres, easy building site, moss covered bedrock, Madrona, Fir and Willow trees, road, power, telephone, and a community water supply that's under development. #351833 \$199,900 www.SamBuck.com



8.24± ACRES WITH TERRITORIAL VIEWS near town. Private 9 GPM well, perc, power and phone available. Nice pasture, wooded hillside mix, with garden area. Great location for farm stand. #44266 \$235,000 Paula Sundstrom



SOUTH-FACING 5.09± ACRE LAKEFRONT PROPERTY with gorgeous mix of meadow, trees and views. Peaceful privacy with shared ponds and community areas. Includes power to the property and a shared well. #249014 \$259,000 Jane Sawyer and Maryellen Foster



CATTLE POINT ESTATES. Unbelievable panoramic views of the Olympics, Whidbey and the Straits from this 1.27± acre lot. Power and water in street. Surrounded by National Parkland with beaches, trails, and wildlife. #28154044 \$265,000 The Holm Team – Judy and Denny



CATTLE POINT ESTATES. Prime 1 acre level lot with expansive views of Cattle Pass, Goose Island, Lopez Island and the Cascades. Surrounded by acres of parklands, beaches and trails. Power/water hook up in street. Community desal plant. #389397 \$268,000 **The Holm Team – Judy and Denny**



BEAUTIFUL LAKEFRONT ACREAGE with approved building envelope. 10.7± acres with gently sloping pasture and lovely knolls in quality neighborhood. #350612 \$285,000 **Jane Sawyer**



WEST SIDE WATERFRONT LOT. 100'± high bank waterfront with outstanding views across Haro Strait & whale watching, survey done, community water, and end-of-road privacy. Seller financing. #75831 \$295,000 www.SamBuck.com



ROCHE HARBOR AIRSTRIP PARCEL. Desirable location with paved access to a 3600' runway. Approved for 10,000 sq ft hangar complex with a carriage house. Close to Roche Harbor Resort & Marina. #223389 \$299,500 **Peter Wangoe II & Chuck Payne**



WATER VIEW ACREAGE. 24± & 16± acre adjacent parcels: very private, open rocky knolls, conservation easement, water views across straits to Vancouver Island and the Olympics, north to Gulf Islands and BC Mtns, and east to Mt. Baker. Seller financing. #114821 \$310,000-\$355,000 EACH www.SamBuck.com



WEST SIDE WATER VIEW ACREAGE in exclusive neighborhood. Sunny and private, 4.61± acre parcel, ready to build. Possible owner financing. Western views across the Haro Straits. Driveway to building site. Close to Whale Watch Park and County Park (boat launch). #465540 \$325,000 **John Lackey**



WATERFRONT LOTS. Two adjacent lots each with: 3/4± acre and 100'± waterfront with shared path to a long stretch of gravel beach, water hook-up, partially cleared level ground, east-facing and good sun exposure. #462968 \$375,000 & \$385,000 EACH www.SamBuck.com



GORGEOUS 7 ACRE PARCEL on the west side of San Juan Island with sunset, mountain and Strait views. Includes seasonal stream, pasture area and sunny building site with access to hiking trails nearby. All utilities in and owner financing available. #461087 \$397,000 Nancy Young



WATERFRONT PARCEL. Sunny, west-facing on Brown Island! The best kept secret of San Juan Island. Caretakers, dock, pool, sport court, boat shuttle to town, great neighborhood. Splendid views! #467722 \$410,000 Thane Bolger



TWENTY SUBDIVIDABLE ACRES on the west side off Dexter Lane. Power, water and phone! Seller financing possible! Great view of Mt. Baker and perfect for just about anything, including horses. Open meadows, Douglas Fir, Madronas, beautiful rocky knoll building site. #453276 \$475,000 Thane Bolger



SUPERB LOT with 107'± of waterfront on Cattle Pass. Low-bank access to sand and gravel cove beach. Views of Turtle Back Mt./Orcas and Lopez Islands. Enjoy eagle, seals and orca. Cape amenities: water, heated pool, and marina on Fish Creek. #284008 \$495,000 The Holm Team-Judy and Denny



SECLUDED 5 ACRE PARCEL with water and mountain views plus madrona/fir forest. Access to hiking trails nearby with all utilities and driveway in. Owner financing available. #461122 \$497,000 Nancy Young



9.5± ACRES surrounded by magnificent homes with striking marine and mountain views located in a coveted neighborhood. This property offers privacy with meadows and majestic Mr. Baker. Driveway, power, phone and private well. A very rare offering. #416348 \$499,000 Debra Sullivan and John Lackey



11+ ACRES on lower Mt. Dallas with unobstructed views of straits, the Olympics and Victoria. Large open meadow compliments this spectacular estate property. Driveway off paved road leads to level building site. Well, electric, 4-bedroom septic, underground propane & phone/DSL all installed. Old growth fir & Madronas frame home site. #29085699 \$499,000 Thane Bolger



WATERFRONT LOT ON BROWN ISLAND near the port of Friday Harbor. Lot offers views of San Juan Channel and Mt. Baker. The lot is .53 of an acre with town water and 163'± of frontage. Common areas include pool, sport court, marina, community dock, boat launch and full-time caretakers. #458355 \$500,000 Merri Ann Simonson



EXCEPTIONAL WATERFRONT PROPERTY! Located in a fabulous neighborhood offering 200'± of low-bank frontage with outstanding marine views. Community beach and moorage within easy walking distance. Water, power and phone. #27985 \$519,000 Debra Sullivan



FABULOUS WATER VIEW PARCEL on the west side of San Juan Island, looking towards Victoria and the Straits. Driveway in to Madrona-framed building site. Access to hiking trails nearby with all utilities in and owner financing available. #461115 \$537,000 Nancy Young



WEST SIDE WATERFRONT PARCEL. Lot offers 2.49± acres with 341'± of high and medium-bank frontage, three installed septic systems, access to the community water system and community beach. Expansive west side views. Three tax parcels numbers. Seller financing. #409115 \$550,000 Merri Ann Simonson



WEST-FACING .99± ACRE WATERFRONT LOT in the Cape offers shared deep-water dock with power and water on Fish Creek. Level building footprint has views of Griffin Bay and the Cape marina. Community swimming pool, beach and water system. #28164593 \$585,000 **The Holm Team—Judy and Denny**



WEST SIDE VIEW ACREAGE. Beautiful 8± acres on lower Mt. Dallas bordering Nature Preserve, great privacy! Unblockable views of the Straits, Olympics, Victoria, whales and sunsets. Exceptional! Seller Financing. #468068 \$595,000 **Paula Sundstrom**



CAPE SAN JUAN WATERFRONT LOT with shared dock. Southwest-facing and offers .86± of an acre with 119'± of medium frontage. Ownership in shared dock and pier but private ramp and 40' float. Water and power on site and dock. Plat offers community beaches, moorage, water system and private roads and pool. #28102967 \$600,000 **Merri Ann Simonson**



THIS IS A SPECIAL PROPERTY. Views from the building site extend from east to west, taking in Whidbey Island, the Olympics and Victoria. Four-bedroom septic system installed (2005) and a 35 gpm private well. Stocked trout pond, 1728± sq ft barn with unfinished 576± sq ft loft. #458726 \$665,000 **John Lackey**



WATERFRONT LOT. Rare Warbass Way waterfront in Friday Harbor with 125'± wf, views of bay and Mt. Baker, close to ferry landing. Building of two units is possible. Include 54' boat slip for additional \$150,000. #309815 \$769,000 www.SamBuck.com



ESTATE PROPERTY OF 34.5 ± ACRES near Friday Harbor with expansive water views across Griffin Bay to the Olympics. Varied terrain with meadows, bluffs and woods that includes barn, old orchard, view easements and beach rights. #203570 \$799,000 **Peter Wangoe II & Chuck Payne**



WATER VIEW ACREAGE. 360' high mountaintop with: 85± acres, distant water & mountain views (trees must be cut), multiple private building sites, zoned R-5, great all day sun, and only about 5 miles from town. #448209 \$1,295,000 www.SamBuck.com



OUTSTANDING WATERFRONT PROPERTY on Afterglow Beach. .67± acre lot with spectacular views of sunsets, straits and Vancouver Island. Includes double-wide trailer on slab. #373988 \$1,298,000 Jane Sawyer



WATERFRONT ACREAGE AND PRIVATE DOCK. Low/no-bank frontage with deep water dock, 4.7± acres, 500'± WF, Roche Harbor water, old outbuildings, septic and building permits to be provided, close to Roche Harbor amenities. #435640 \$1,495,000 www.SamBuck.com



WATERFRONT ACREAGE. It is exceedingly rare to find 10 acres of south facing waterfront on the whale-watching coast of San Juan Island. A well, septic permit, and survey will be provided prior to closing. #375499 \$2,450,000 www.SamBuck.com and Bob Elford



WATERFRONT ESTATE. Rare opportunity to own 30± acres with over 1500'± of waterfront with gravel beaches and accessible rocky shorelines. Stunning views. Two tax parcels. Adjacent 10± acres available. #28143229 \$6,950,000 www.SamBuck.com and Bob Elford



ENJOY THE SCENIC HARBOR ACTIVITY and the close proximity to town from this protected 30'x13' slip in Warbass Way Marina. Close to ramp. Dues include use of water, laundry ,pump out facilities, short and long term parking. Power and phone also available. #395910 \$45,000 The Holm Team – Judy and Denny



HANGAR AT FRIDAY HARBOR AIRPORT. 984± sq ft, wing section: 41'x16', tail section: 20'6" x 16'. NO sewer or water. Subject to an "Assignment of Lease" for the land under the improvement which is owned by The Port of FH. #412903 \$75,000 www.SamBuck.com



CONDO AT COUNTRY FAIR. Good floor plan with 2 bedrooms, 2 baths plus office, large master suite, vaulted ceilings, skylights, spacious storage and sunny private deck. Walking distance to all town amenities. #181266 \$219,900 Paula Sundstrom



WATERFRONT CONDO AT THE CANNERY VILLAGE. Unit offers 2 bed/2 baths with approximately 1,115 sq ft. Remodeled in 2008 with a new kitchen, dining room and both baths. Over \$80,000 spent in upgrades. Vaulted ceilings, great views, fireplace and walking distance to town amenities. #448017 \$410,000 Merri Ann Simonson



CHARMING TOY STORE in the heart of downtown Friday Harbor. Well-established business that's close to the ferry landing. Price includes fixtures and equipment. #376041 \$35,000 Maryellen Foster



EXCEPTIONAL OPPORTUNITY in Town of Friday Harbor Historic District location. Four separate commercial parcels ranging from .37± to .50± acres, priced between \$148,560 to \$178,330. Possibilities include retail, lodging, recreation, and/or residential. #403301 Kelly Snow & Maryellen Foster



COMMERCIAL SPACE IN TOWN. Approximately 40'x46' separated into three areas. Includes upper level, warehouse and receiving bay totally 2800± sq ft. #401206 \$195,000 Peter Wangoe II & Chuck Payne



OUTSTANDING COMMERCIAL OPPORTUNITY. This self-standing condominium building in the heart of Friday Harbor is currently leased as a deli/cafe. Features water views and outside dining deck, including back garden area and close to the ferry. #341418 \$525,000 Lanny Carver



LARGE COMMERCIAL LOT prominently located in heart of Friday Harbor Historic District. 1.75± acre parcel, consisting of four separate tax parcels ranging from .37± to .50± acres. Possibilities include retail, lodging, recreation, and/or residential. #445113 \$635,340 Kelly Snow & Maryellen Foster



PARCEL LOCATED IN STUART ISLAND AIRWAY PARK. The best deal in the San Juan Islands! Fly in or boat over and relax and enjoy the lazy days of summer. #427226 \$49,500 Thane Bolger



AIRSTRIP LOT ON CENTER ISLAND. Half-acre parcel with water installed adjoining the airstrip and golf cart path. Includes community amenities such as waterfront access, club house and two community docks. #174528 \$65,000 Peter Wangoe II & Chuck Payne



STUNNING VIEWS FROM TOP OF DECATUR ISLAND! Gorgeous building site with southern exposure, power and water to the site. Secluded 2.55± acres surrounded by 56 acres of common land. Community dock, airfield and waterfront park. #430914 \$180,000 Paula Sundstrom



LOPEZ ISLAND WATERFRONT. Privacy and views from 3.71± acres with 369'± high-bank. Community water and shared beach to enjoy. Some building restrictions due to eagles nest on property. #466643 \$192,060 Paula Sundstrom



COTTAGE ON ORCAS ISLAND. 2+ bedrooms with den, detached 2-room studio, updated kitchen, new carpet, propane parlor stove, fenced yard on corner lot. #464146 \$239,500 Nancy Young



OBSTRUCTION ISLAND WATERFRONT. 2.5± acres and 258'± of frontage with private cove and beautiful views of Mt. Baker. Three community docks, power and water to the property line. #466587 \$249,000 Jane Sawyer



ORCAS ISLAND ACREAGE. Tranquil 9.9± acres on Salal trail plat that offers a very private parcel. water and power located on property. Just four miles from ferry. Mixture of rock outcropping, sunny moss covered knolls and mixed forest. #419759 \$265,000 Lanny Carver



CHARMING COTTAGE on Orcas Island. 2 bed / 1.75 bath with vaulted ceilings, hemlock trim and beautifully landscaped. Includes access to commons area such as lake, beach, hiking trails, etc. #353215 \$289,000 Nancy Young



HENRY ISLAND PROPERTY with 210± feet of medium bank waterfront on 2.36± acres. Abundant evergreens, small cove beach, and views east of Roche Harbor. #26046058 \$289,000 Jane Sawyer



DECATUR ISLAND WATERFRONT ACREAGE. 3± acres, 280'± of high bank beachfront, southeast exposure, power, telephone, road to the property line, and a well will be provided. Island amenities: public roads, airstrip, and commercial passenger vessels. #448234 \$335,000 www.SamBuck.com



WATERFRONT ACREAGE on Stuart Island. 3.9± acres and 326'± of south-facing waterfront with small gravel beach. Views of Olympic Mountains, shipping traffic, and whale watching. Access to Reid Harbor. Close to Roche Harbor. #126529 \$365,000 www.SamBuck.com



SHAW ISLAND; 18 acres with waterfront; within walking distance to the ferry terminal! Gorgeous building site with waterviews. Waterfront is across Blind Bay Road Stately trees and open meadows. Huge price reduction! #237624 \$525,000 **Thane Bolger**



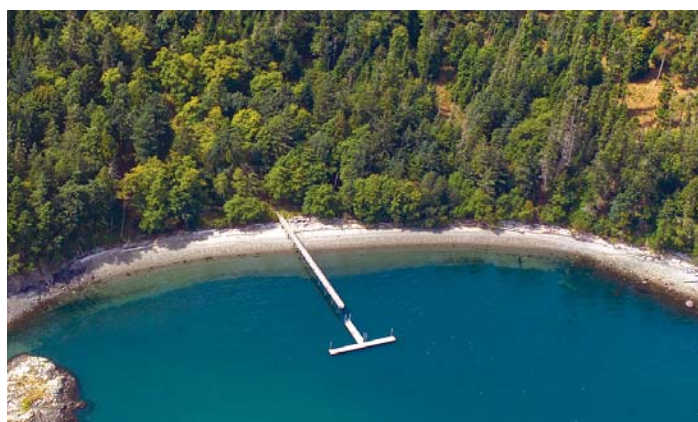
WATERFRONT HOME ON LOPEZ ISLAND. Custom Log home has outstanding views on spectacular bluff overlooking Hunter Bay with 6± acre buffer, including share of 382' of private beach and tidelands. A great getaway. #403238 \$595,000 **Lanny Carver**



LOW-BANK SOUTHWEST-FACING BEACH on beautiful Shaw Island; the ultimate in sunny exposure and fantastic views! Build your dream home and enjoy the easy life on Shaw Island. #237601 \$600,000 **Thane Bolger**



CHARMING WATERFRONT PROPERTY on Shaw Island. Private 2-story 2 bed/2 bath with cove beach, 2 fireplaces, hardwood floors, covered porch and on 4.5± acres in 2 tax parcels. Community dock and pool. #456823 \$895,000 **Maryellen Foster and Nancy Young**



DECATUR ISLAND WATERFRONT AND DOCK. 79± acres, 2000'± wf, beach, protected bay, private deep water T-dock, 10 buildable lots, installed water system, power and telephone to each lot, metal building, short boat ride from Anacortes. #262118 \$3,750,000 www.SamBuck.com

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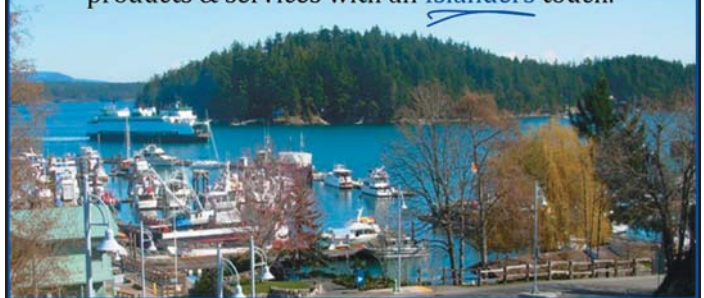


Photo by Ian Byington

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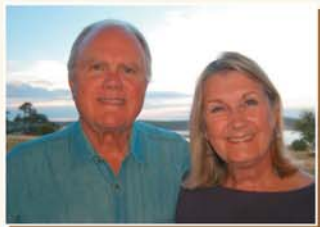
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