



NATIONAL NEWS-SPRING'08 EDITION

YOUR POINT ROBERTS REAL ESTATE UPDATE

On the Market

~ Best Buy ~



Power, Water, Septic installed
Vintage 1975 single wide mobile which needs a complete rebuild. The bathroom functions but the unit is basically gutted. Seller will remove at the right price. Large beautifully treed lot. \$89,000

Lowest price with water

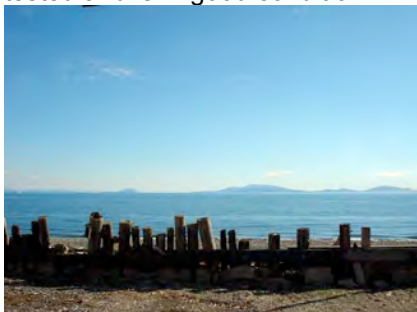


Water installed – This is the lowest price lot with water in Point Roberts by a long shot. This Seller wants this lot sold. Located half block from beach in sunny south location. \$59,000.

Best Buy High –End Property



66' of waterfront on the south side. Low bank with walk on beach. 1400 sq/ft, 3 bed, 2 bath, double garage home built in the mid 70's, construction is strong. Septic was tested and is in good condition.



Large decks front and back, paved driveway. Interior pictures on the web site www.pointroberts.us Asking \$879,000 shown by appt.

Have a better Real Estate experience.

National has gone green..... Starting in mid April, weather permitting we will again be showing property via bicycle or the new and improved, faster Electric car. Which ever you prefer.



You will feel better for it



Save yourself some money !!!

Do your homework!

Point Roberts is not like any other place in North America, both in its character and its real estate prices. Market prices can range from \$30,000 to \$3 million. Therefore it is very important to know the true market value of the property you are trying to purchase or sell. Not knowing can cost you a lot of money when buying and cost you a lot of time when selling.

Be sure you and your agent work together to list your property at the correct market price. There are many variables in Point Roberts which affect the value of a particular property; water, septic, wetlands, wildlife habitat, archeological to name only a few. Have your agent provide you with comparable sales of similar properties to ensure you are priced competitively, or you are not paying too much.

Many of the listings currently available have been on the market a long time. Don't let anyone tell you it is because the market is slow, it is not. The only reason some properties have not sold is because they are over priced, in many cases by 20 - 30%. Be sure to ask your agent for the total number of days a property has been on the market; whether for sale by owner or listed with another agency. Properties priced correctly will sell quickly. We have a long list of Buyers waiting to purchase at the right price.

National Real Estate has been providing professional, trusted service in Point Roberts for over 17 years. Save yourself time and money with just one call. Our professional opinion and advice are always available with no obligation or pressure.

Recently Sold

~ Best Buy ~



Waterfront home with sweeping views of the San Juan Islands. This 1404 sq. ft. home on large property of over 1/3 acre is situated at the end of Claire Lane just a short distance to walking trails and Lily Point. Meander down a private staircase to secluded beaches and gorgeous sunsets. Asking \$750,000 **SOLD** for \$719,000

Lowest priced sale



This large 70x144 lot is located on the main street as you come into town. Fully treed and was approved for an inexpensive septic system. However it did not have a water connection. Asking \$39,000 and **Sold** for \$35,000.

Highest priced sale



439 Marine Drive – West Bluff
150 feet of medium bank waterfront, including tidelands. Septic approved, water installed, all studies complete and approved. Selectively cleared and ready for building. Asking price was \$1.8 mil and **sold** for \$1,750,000 U.S.

Find all of the latest multiple listings and sales in Point Roberts at the most updated Real Estate site for the area.

www.pointroberts.us

Questions or comments email anytime to paulrusk@pointroberts.net