

WATER'S EDGE

5341 S. Bercot Road | Freeland, WA 98249

$1,174,000

LIVE CLOSE ENOUGH TO FEEL THE WATER

2,605 SQ FT | 3 BED | 2.5 BATH | 1 ACRE | 100+ FT LOW-BANK WATERFRONT | MLS 2595605

At Water's Edge, the shoreline is not a distant view - it is part of everyday life. The home sits roughly 30 feet from Holmes Harbor, where changing tides, light sparkling across the water and passing wildlife become the backdrop from room after room.

- Private one-acre property minutes from town
- 100+ ft of low-bank waterfront
- Panoramic water views
- 10,000+ sq ft private tidelands; harvest your own shellfish
- Potential DADU up to approximately 1,200 sq ft*
- Two primary suites + flexible upstairs gathering space
- Expansive water-side balcony
- No HOA; short-term rentals permitted



LIKE YOU'RE FLOATING ON WATER

THE HARBOR'S IMMERSIVE PRESENCE BECOMES PART OF EVERYDAY LIFE

Morning light moves across the water. Step outside to kayak, swim, beachcomb or simply watch the bay change with the day.

The greatest luxury in owning waterfront - is living it.

Lori Sterley | 425-220-3434

*Potential DADU; buyer to verify feasibility, utilities, septic capacity, permitting and property details.

AUTHENTIC COASTAL LIVING

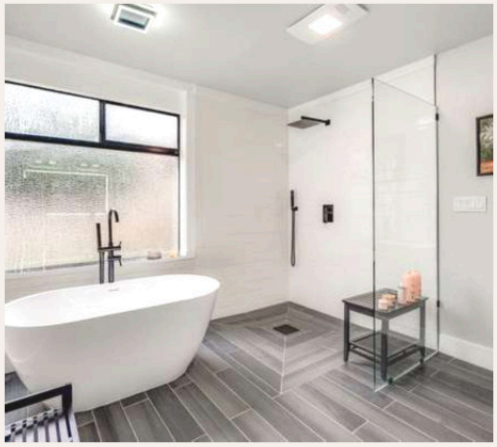
THE VIEW FOLLOWS YOU FROM ROOM TO ROOM



WATER VIEWS THROUGH THE MAIN LIVING SPACES



PRIMARY SUITE

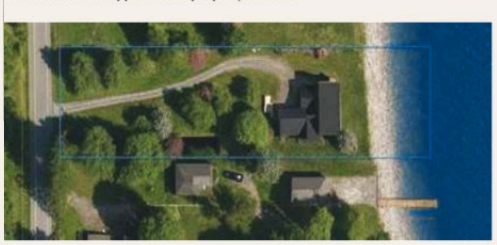






HOLMES HARBOR WILDLIFE

Drone view with approximate property outline



ROOM TO LIVE - AND ROOM TO IMAGINE

WATERFRONT + PRIVACY + MULTIGENERATIONAL POTENTIAL

- Extensively updated with an open, flowing floor plan
- Enclosed 60 x 20 garden/catio plus additional shed
- Kayak, swim, beachcomb and explore the tide from home
- A private acre with room to live, gather and imagine
- Wake to luminous sunrises; savor the water long after dawn

LIFE AT THE WATER'S EDGE

Living this close to the harbor changes the rhythm of a day. Morning light moves across the water; the tide draws you out to search the shoreline for sea glass, harvest your own shellfish or simply sit and watch the activity in the bay. Wildlife passes outside the windows, while gulls and evening color awaken a quiet ache for the shore. The water stops being scenery and becomes something you drink in and absorb - a presence woven into daily life. You do not simply live beside it; over time, you become part of its rhythm.

COLDWELL BANKER DANFORTH In the Community

Lori Sterley **425-220-3434**

MLS 2595605 | 5341 S. Bercot Road, Freeland

Information deemed reliable but not guaranteed. Buyer to independently verify all property details, permitted uses, rental rules, utilities, septic capacity and DADU feasibility.