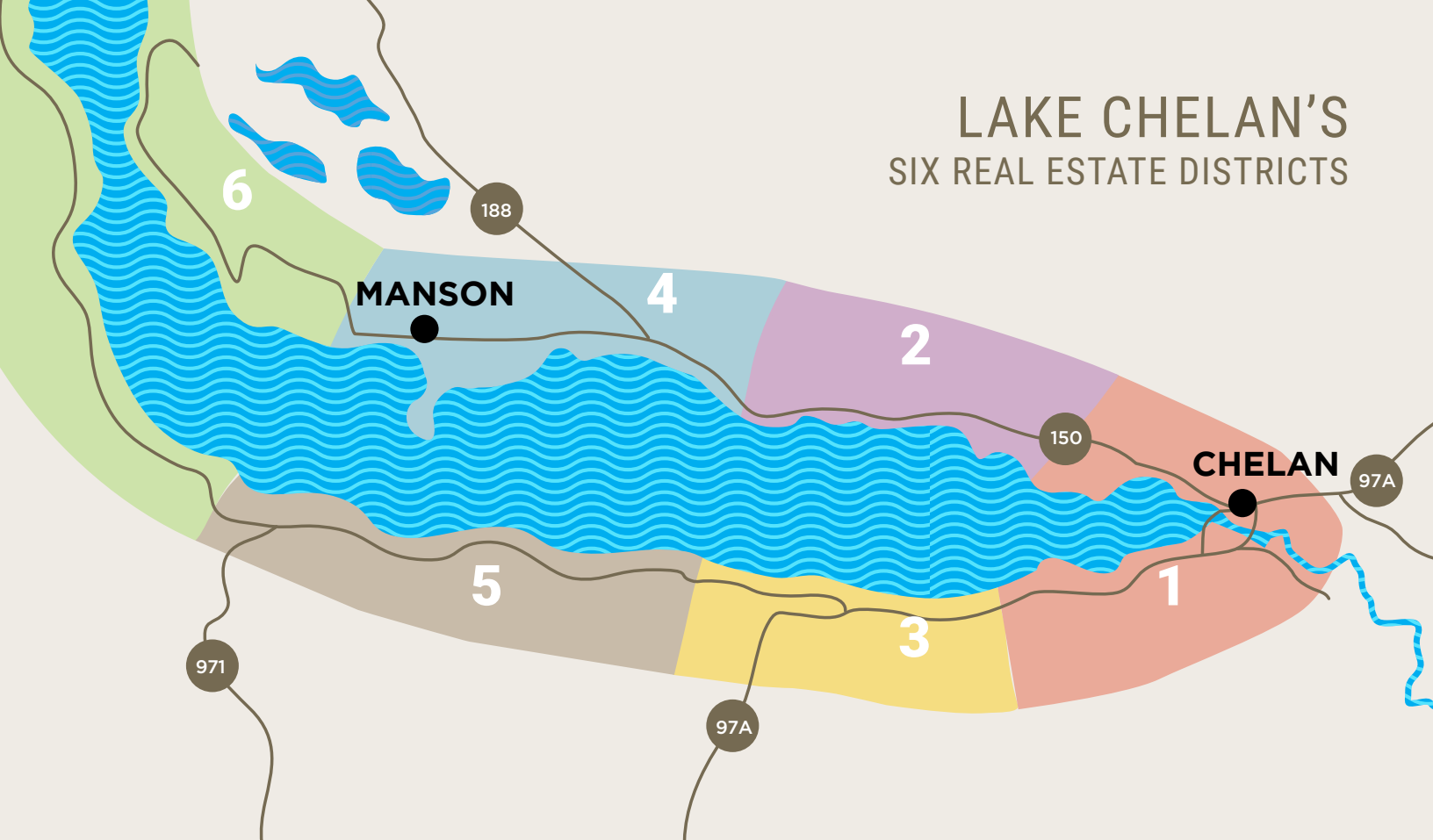




LAKE CHELAN

Real Estate Guide.

LAKE CHELAN'S SIX REAL ESTATE DISTRICTS



LAKE CHELAN REAL ESTATE

Six Districts. Two Shores. One Lake.

The two shores of Lake Chelan, north and south, and the valley's two communities, Manson and Chelan, define its real estate.

Each shore offers unique views, sun angles, topography, and neighborhoods. And each community offers a unique mix of commerce and lifestyle.

Taken together, Manson and Chelan and the lake's two shores define the six districts of Lake Chelan real estate:

- 1. Downtown Chelan**
- 2. North Shore Neighborhoods**
- 3. The Gold Coast**
- 4. The Manson Basin**
- 5. The Cool Shore**
- 6. Quiet Uplake**

Each district offers a unique Lake Chelan lifestyle throughout the valley's four seasons.

Each offers unique real estate opportunities.

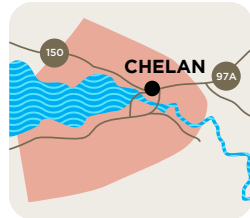
Here's your introduction to all six.



1 Downtown Chelan

Walkable access. The heart of the action. Historic Chelan.

Walkability defines the real estate surrounding downtown Chelan and its south shore neighborhood of Lakeside. Whether by foot or bike, you are a short ten minutes to restaurants, bars, marinas, wineries, parks and more.



This is the epicenter of action in the peak summer months of July and August. It is the home to the majority of the [full share condo associations](#) and the pivot point for all north and south shore traffic.

It is also the home of many of the landmarks that have defined the Lake Chelan experience for generations. Think the Chelan Bridge. Campbell's Resort. The Ruby Theater.

Community Waterfront Neighborhoods:

The Lookout. \$1M-\$2.5M

View Property: Golf Course neighborhoods.

\$750K-\$1.3M

Downtown Chelan Homes: \$300K-\$650K

Condominiums: Peterson's Waterfront, Chelan Resort Suites, Paradise View, Grandview, Spader Bay Condominiums, Park Pointe Condos. \$215K-\$790K

Waterfront Homes: \$3M- \$6M

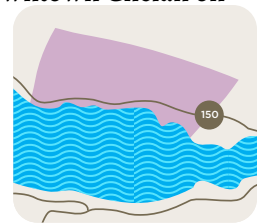
Vacation Rentals: Allowed only at Chelan Lookout and condos.



2 The North Shore Neighborhoods

Chelan Hills, Crystal View Estates, Key Bay, and Legacy Ridge.

Immediately beyond downtown Chelan on the north shore are the largest of Lake Chelan's neighborhoods. These include Chelan Hills, Crystal View Estates, Key Bay, and Legacy Ridge.



This area of the valley offers incredible community waterfront options, immediate access to Chelan, and iconic views of Stormy Mountain. North Shore Neighborhoods face southwest, and so the sun can grow a bit relentless during the summer. But year-round residents swear by this sun in winter.

Community Waterfront Neighborhoods: Chelan Hills, Crystal View Estates, Key Bay; \$750K-\$3.5M

View Property: Legacy Ridge. Improved lots: \$180K-\$350K

Condominiums: Lake Chelan Shores \$480K-\$800K

Waterfront homes: \$3.3M-\$5.5M

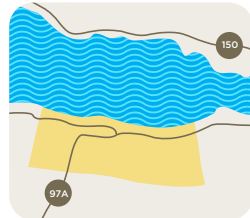
Vacation Rentals: Allowed only at Lake Chelan Shores and homes along "Cabana Row"



3 The Gold Coast

Wine country living, estate view lots, quick urban access.

Views, sun angle, access, spaciousness, and a cohesive wine country landscape converge on the Gold Coast of Lake Chelan's south shore. Homes face north to northeast and enjoy balanced sun year-round.



These homes also enjoy easy access to Chelan and quick access to Wenatchee and Seattle given their "first-in/first-out" location on Hwy 97a. Finally, some of the valley's most prominent wineries are just minutes away.

Community Waterfront Neighborhoods:

South Shore Estates. \$1M-\$2.1M

View Property: Bear Mountain, Hawks Meadow, Clos Chevalle, Grandview Village, Karma Canyon.

\$150K-\$550K

Condominiums: Pleasant Beach. \$375K-\$800K

View Homes: \$1M- \$2.1M

Waterfront Homes: \$1.9M- \$5M

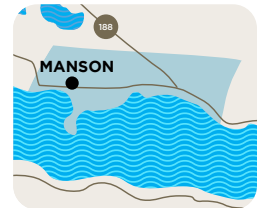
Vacation Rentals: Allowed uplake from Pat & Mikes Texaco except where prohibited by HOA.



4 The Manson Basin

Pastoral landscapes, the vibrancy of Wapato Point and downtown Manson, the heart of Lake Chelan wine country.

The Manson basin unfolds just past Rocky Point. The landscape broadens, vineyards and apple orchards spring up, and winery signs point the way to fun.



Like the North Shore Neighborhoods, this district enjoys plenty of sun. But shade comes a bit sooner in the summer thanks to proximity to the mountains to the west.

This district offers an amazing diversity of real estate because of its rolling landscape. From sandy beach waterfront homes, to condos at Wapato Point, to view properties hugging the slopes above the community center, the Manson Basin offers something for everyone.

Neighborhoods near Manson: The Village, The Orchard, Vista Del Lago (Park Model Homes). \$375K-\$725K

View Property : Sienna, The Reserve, Summerset Place. *Improved lots:* \$150K-\$550K

Condominiums: Wapato Point. \$800K-\$820K full share Halmalka units.

View Homes: \$600K-\$1.8M

Waterfront Homes: \$2M-\$5M

Vacation Rentals: Allowed throughout this district, except where prohibited by HOA.



5 The Cool Shore

Favorable summer sun, quiet roads, quick urban access.

The Cool Shore celebrates a moderate sun angle, quick access to Wenatchee through the Navarre Coulee, and the quieter traffic flow of the South Lakeshore Road.



Properties face to the northeast and enjoy sweeping summer sun throughout the day and then some welcome shade in the evenings from Slide Ridge to the west. Hillsides of sagebrush give way to tall stands of Ponderosa pine.

Community Waterfront Neighborhoods: Sunnybank, Chelan Ridge. \$850K-\$1.7M

Waterfront Homes: \$1.2M-\$2.9M

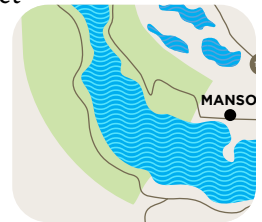
Vacation Rentals: Allowed throughout except where prohibited by HOA.



6 Quiet Uplake

A calm pace, forested landscape, and the deep "Lucerne" lake basin.

The Quiet Uplake District extends beyond Manson on the north shore and the State Park on the south shore. This section of the valley enjoys a slower pace, even during the summer months.



There are fewer boats on the water, more pine trees on the hillsides, and the lake is deeper and more refreshing.

The valley narrows in this district as well and the mountains stretch higher on both sides of the lake. Serenity and peacefulness abound in the Quiet Uplake district.

Waterfront homes are chiselled into the shoreline. Occasional upland homes offer views of the lake framed by Ponderosas.

Community Waterfront Neighborhoods: Morning Sun Estates, Helios Hills. \$750K-\$850K

View Property: The Ranch. Improved lots: \$190K-\$200K

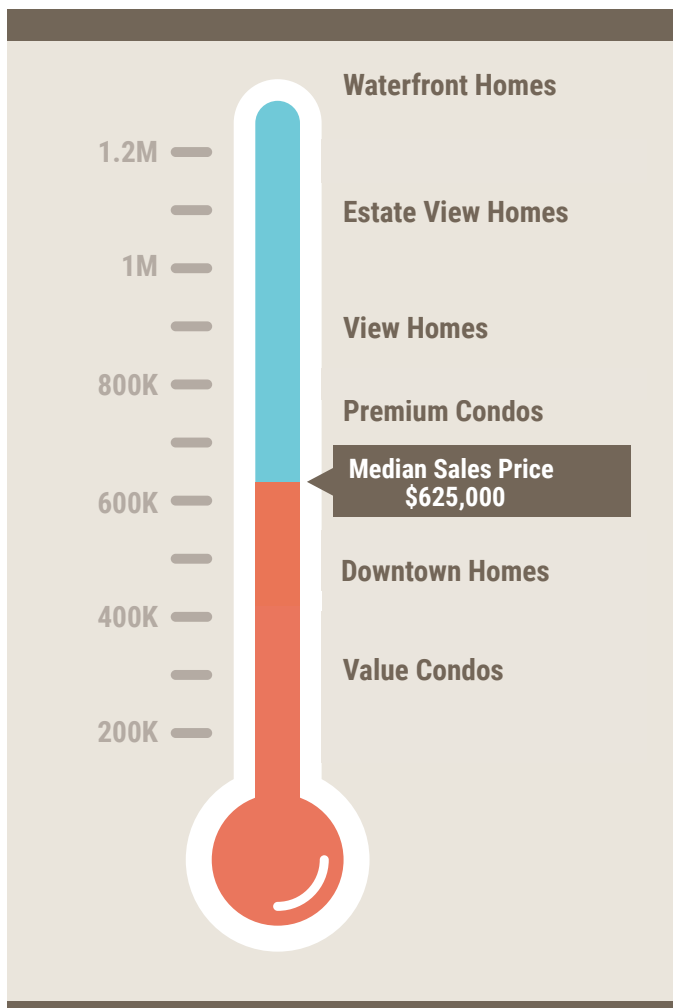
Condominiums: The Cove Heights. \$410K-\$525K

Waterfront Homes: \$1M-\$4.4M

Vacation Rentals: Allowed throughout except where prohibited by HOA.

HOW FAR WILL MY DOLLAR GO?

The districts define Lake Chelan real estate geographically. But what about considering things from the perspective of what your dollar will buy? \$300,000 is the price of entry for a small condo in Lake Chelan. The upper end for waterfront estates continues to rise with sales over \$4M. The median sales price for the entire market is currently in the range of \$625,000.



VACATION RENTALS & CONDOS

Vacation Rentals: Vacation rentals are allowed in various areas throughout the Lake Chelan valley. Be sure to know [WHERE](#) they are allowed and your [OPTIONS](#) for rental management.

Restrictions are present in [Chelan and Manson](#). The areas outside of these urban areas generally have no rental restrictions.

There are [two main rental firms](#) in the valley to choose from, or you can do it yourself with HomeAway/VRBO.

Condominiums in the Valley: There are [ten principle condo associations](#) at Lake Chelan. They fall into three tiers of quality - Premium, Resort, and Value – based on proximity to downtown Chelan and the lake.

Prices start in the 300's for the value condos and extend into the 900's for penthouse properties at premium associations.

Most condos offer the ability to vacation rent. But always ask as HOA rules can change.

THINGS TO DO AT LAKE CHELAN

Winter – [Cross-Country Skiing](#), [Downhill Skiing & Tubing](#), [Movies at the Ruby](#)

New Years at Echo Valley, Winterfest, Red Wine & Chocolate

Spring – [Mountain Biking](#), [Hiking](#), Running, [Golf](#)

Top Dog Parade, Spring Barrel Tasting, Earth Day Celebration

Summer – Swimming, Boating, Fishing, [Golf](#)

4th of July Celebrations, Bach Fest, Lake Chelan Rodeo

Fall – [Mountain Biking](#), Hiking, Running, [Golf](#)

Fall Crush, Buckner Harvest Festival, Chelan Chase



ABOUT GUY



I am a fifth-generation Lake Chelan native and owner of Guy Evans Lake Chelan Real Estate. My wife and I have three daughters. I enjoy running, skiing, writing, and serving on

church and civic boards.

If you are looking for a Realtor with marketing prowess, construction experience, local connections, and a farmer's work ethic, welcome!



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