



Eureka—The lifestyle is limitless

Enjoy pristine, uncrowded beaches with endless vistas to the west and majestic redwood forests to the east. Never too hot or too cold, California's north coast affords its residents boundless, year round outdoors activities with hundreds of hiking trails, river rafting, bay and ocean boating, fishing, premier golf, and so much more. Greater Eureka is one of the few truly, unspoiled natural gems on the West Coast.

Anchoring the waterfront of Eureka's Old Town, Bayfront One is literally steps away from fine dining and shopping in a Victorian setting. Old Town's buildings have been lovingly restored to their turn of the century grandeur and house varied retail boutiques, coffee and ice cream shops, restaurants, hair salons, banks, library and a grand old post office. A short walk away is Eureka's new North Coast Coop—a full sized, member owned grocery store dedicated to locally grown products and high quality, healthy foods.

Everything a Bayfront One homeowner needs on a day to day basis is only a short walk away.

Eureka's Old Town is also the hub of the North Coast's vast and varied art and cultural community. Artists display their works at the dozens of local galleries, art museum and annual street fairs and farmer's markets. The performing arts thrive and are showcased through several repertory theaters, dance studios and the new Arkley Performing Arts Center which draws internationally recognized ballet companies, entertainers and musicians.

For those who choose to venture a little further from home, the Humboldt Bay area is home to a community college and California State University; both offering courses for cultural enrichment or continuing or advanced education. And, the local regional airport offers daily non-

stop flights to San Francisco, Los Angeles, Portland, Sacramento and Redding for easy getaways.

With all its natural beauty, clean air and open spaces, the Greater Eureka area is also home to a state of the art hospital currently undergoing a 75 million dollar expansion and enhancement project. It houses a heart, cancer and trauma center. The area is also the home of many entrepreneurial startups such as Restoration Hardware, Cypress Grove Cheeses, Kokotat Water Sportswear, Wing Inflatables, Lost Coast Brewery, Holly Yashi Jewelry and Brio Breadworks.

Give us a call or send us an email. We're local developers who love our city and would enjoy talking with you about all that Bayfront One and our community have to offer.



Offered by:
Eureka Bayfront One, LLC
 1200 West Harris St.
 Eureka, CA 95503
 707-268-1800
 707-268-1801 Fax
 gepierson@piersoncompany.com

Larry DeBani
 707-442-1134

Catherine Dunaway
Susan Rasmussen
 707-443-8161

Greg Pierson
 707-268-1800 ext 11
 cell: 499-2781



California's Premier Waterfront Homes

Relax in the comfort and elegance of your own private condominium as you enjoy the spectacular waterfront views and the Old Town charm of the Eureka Boardwalk. Welcome to Bayfront One.

Bayfront One was designed and built by a team of Eureka developers committed to enhancing their city's Old Town and Waterfront. Their attention to detail, community focused approach and passionate love for Eureka inspired the concept for

these magnificent condominiums. To the right is a list of standard amenities designed to make your condominium a warm and inviting sanctuary for you, your family and your guests.

Come visit and you'll quickly fall in love with the views and atmosphere. If your dream is to spend endless days and nights enjoying great vistas in comfort and serenity then welcome...to Bayfront One.

Only the best...

- Engineered hard wood floors throughout the living room, kitchen, and pantry.
- Solid granite countertops and high quality wood cabinets.
- Fantastic waterfront and marina views.
- Private washer/dryer hookups.
- Quality gas range, microwave, dishwasher and refrigerator.
- Jacuzzi style tub/shower unit with granite tiled surround and in-line heater.
- Gas fireplaces and central heat and air conditioning.
- Pre-wired for surround sound, media and data.
- Outside decks with clear, tempered glass railings.
- Stairs secured by self-closing gates with push button or intercom access. State-of-the-art burglar alarm, fire suppression system, and intercom panel with video screen to see who is requesting upstairs access.
- Part of a mixed-use development featuring a premiere, local dining establishment on the first floor.



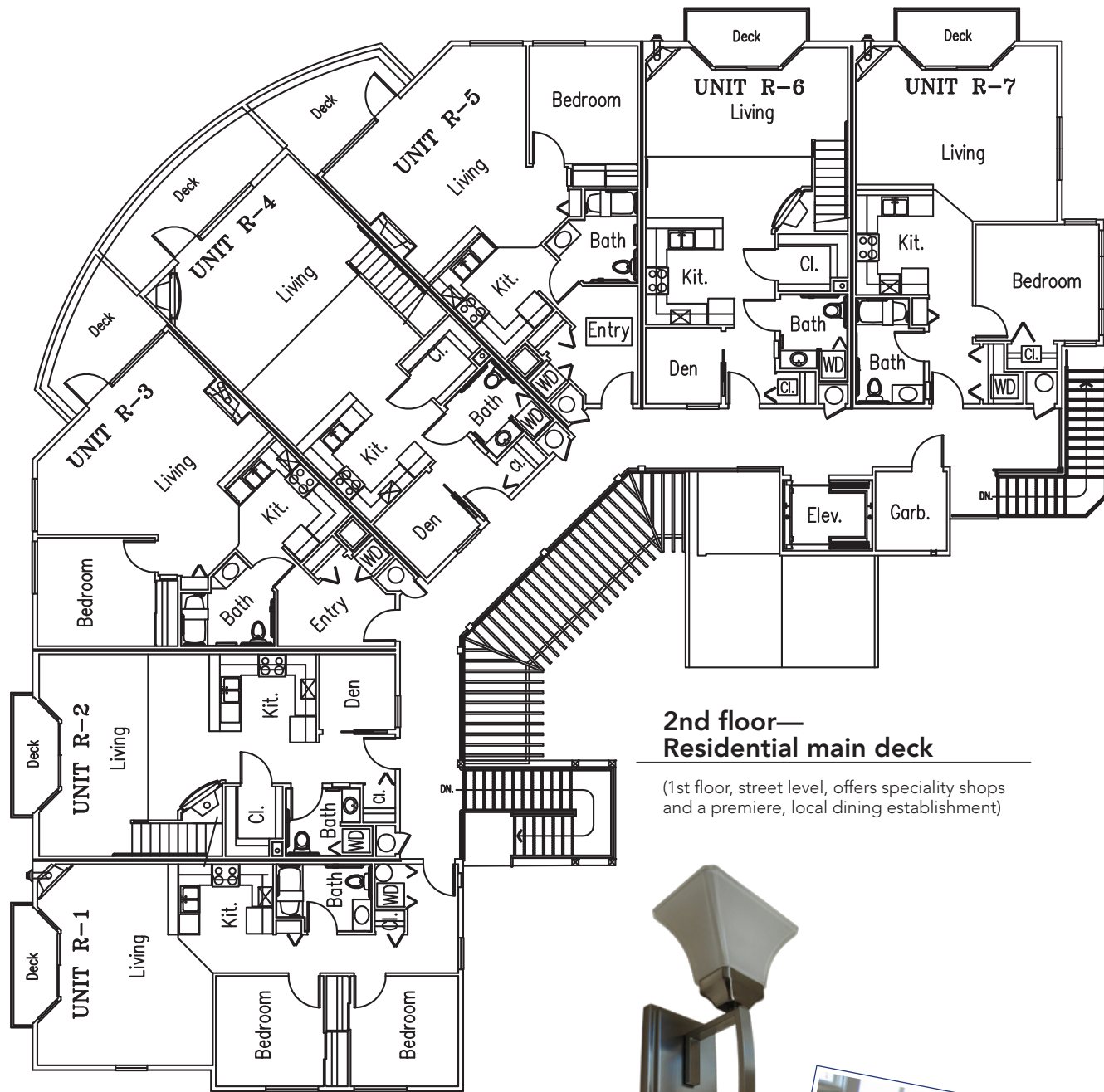
One F Street, Eureka, CA 95501
<http://www.bayfrontone.com/forsale.htm>

Pictorial Tour



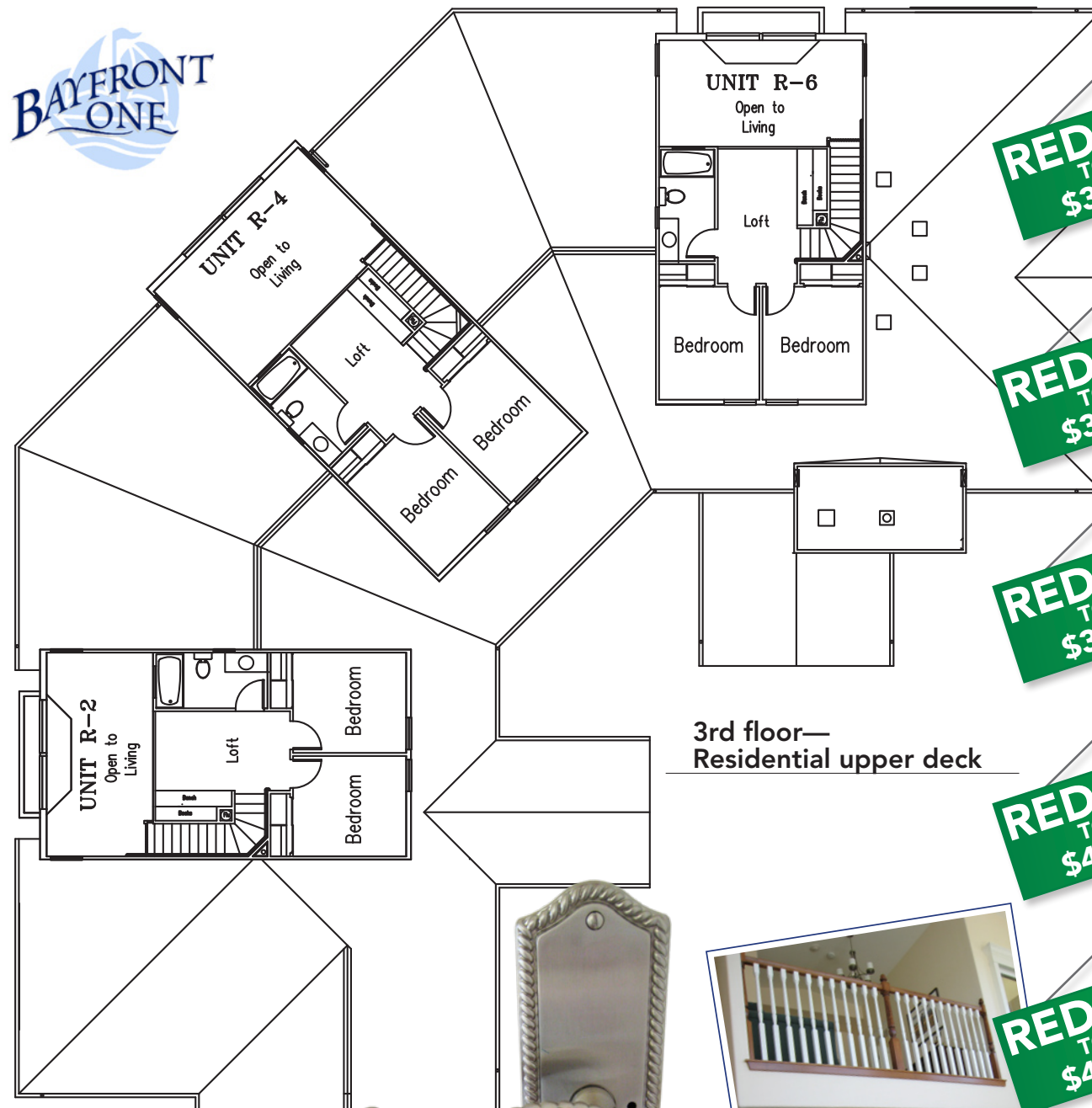
Pictorial Tour





**2nd floor—
Residential main deck**

(1st floor, street level, offers speciality shops and a premiere, local dining establishment)



**3rd floor—
Residential upper deck**

Facts:

Unit R-1

Asking Price: \$499,000
Sq. Ft.: 794
Deck Sq. Ft.: 43
Mo. Assessment: \$204.64
Floors: 1
Bedrooms: 2 Bathrooms: 1

**REDUCED
TO SELL
\$399,000**

Unit R-2

Asking Price: \$559,000
Sq. Ft.: 1,044
Deck Sq. Ft.: 43
Mo. Assessment: \$264.21
Floors: 2
Bedrooms: 2 Bathrooms: 1.5

**REDUCED
TO SELL
\$399,000**

Unit R-3

Asking Price: \$529,000
Sq. Ft.: 705
Deck Sq. Ft.: 97
Mo. Assessment: \$183.91
Floors: 1
Bedrooms: 1 Bathrooms: 1

**REDUCED
TO SELL
\$399,000**

Unit R-4

Asking Price: \$649,000
Sq. Ft.: 1,176
Deck Sq. Ft.: 126
Mo. Assessment: \$297.89
Floors: 2
Bedrooms: 2 Bathrooms: 1.5

**REDUCED
TO SELL
\$499,000**

Unit R-5

Asking Price: \$559,000
Sq. Ft.: 705
Deck Sq. Ft.: 97
Mo. Assessment: \$183.91
Floors: 1
Bedrooms: 1 Bathrooms: 1

**REDUCED
TO SELL
\$459,000**

Unit R-6

Sq. Ft.: 1,044
Deck Sq. Ft.: 54
Mo. Assessment: \$264.21
Floors: 2
Bedrooms: 2 Bathrooms: 1.5

SOLD

Unit R-7

Sq. Ft.: 677
Deck Sq. Ft.: 54
Mo. Assessment: \$176.14
Floors: 1
Bedrooms: 1 Bathrooms: 1

SOLD

