

SEABROOK FAQS

PARTNERSHIP OVERVIEW

Seabrook, a vibrant and growing coastal town, has set ambitious growth goals to become one of Washington's premier travel and real estate destinations. Despite its natural beauty and well-planned community, a surprisingly small percentage of Washington State residents have visited Seabrook. This untapped potential has led Seabrook's leadership to focus on expanding the town's visibility and appeal, both locally and beyond.

One of Seabrook's key growth goals is to increase awareness among Washington residents who are unfamiliar with the destination. Many people in the region have yet to experience its unique charm, partly due to a lack of exposure and marketing reach. Seabrook realized that to achieve broader recognition and attract more visitors, it needed a strategic partner with a strong regional presence, trusted networks, and a deep understanding of the real estate market.

This led to the partnership with Windermere Real Estate. Windermere's extensive network of agents across the Pacific Northwest and its deep roots in local communities made it an ideal collaborator. The goal of the partnership is to leverage Windermere's platform to introduce Seabrook to a larger audience, encouraging real estate professionals and potential buyers to visit, explore, and invest in the town. By offering exclusive discounts and referral incentives through the **Seabrook Partner Portal**, Seabrook is able to showcase its lifestyle, vacation opportunities, and real estate market to a new pool of potential residents and investors.

Exciting news! We're adding a Windermere office in Seabrook. By teaming up with Windermere, Seabrook is building momentum toward becoming a premier destination for both leisure and investment. The Windermere real estate team at Seabrook will be able to assist you and your clients with their Seabrook-related real estate questions and needs.

WHAT MAKES SEABROOK AN ATTRACTIVE DESTINATION FOR HOME BUYERS?

Seabrook offers a blend of modern coastal living and timeless charm. With vacation homes, investment properties, and a growing town center, it's a unique market in Washington State. The town is carefully planned to foster community, with amenities like parks, trails, shops, and restaurants all within walking distance. Seabrook's location on the Pacific Coast adds to its allure for buyers seeking a tranquil yet vibrant seaside lifestyle.

Additionally, Seabrook falls within an **Opportunity Zone**, providing significant tax advantages for investors. Opportunity Zones are federally designated areas that encourage long-term investments by offering deferrals on capital gains taxes and other tax benefits. This makes Seabrook an attractive location for both vacation home buyers and investors looking for a promising financial return. Please consult your tax advisor for tax advice.

[Opportunity Zones FAQs](#)



HOW DO OPPORTUNITY ZONES BENEFIT INVESTORS?

As part of a designated Opportunity Zone, Seabrook offers several tax incentives for investors. Seabrook property owners can defer or reduce capital gains taxes on previous investments. If they hold their Seabrook investments for a minimum of 10 years, they may also be able to exclude additional gains from taxes entirely. This creates a highly attractive financial proposition for those looking to invest in a growing community with long-term economic benefits.

HOW DO SHORT-TERM RENTALS WORK AT SEABROOK?

Seabrook's short-term rentals offer fully furnished homes, available at www.seabrookwa.com. Visitors enjoy access to the town's amenities and events, while a dedicated property management team handles maintenance and guest services. Homeowners can easily rent out their properties using Seabrook's management services, making it a seamless process for guests and owners.

WHAT TYPES OF HOMES ARE AVAILABLE TO PURCHASE / WHAT ARE THE PRICE RANGES?

Seabrook offers a range of home types for purchase, including:

Condos: \$799,000 - \$2.4 million+

Modern living option with the perfect blend of comfort and convenience. These residences typically feature open floor plans, spacious balconies, and stunning ocean views, ideal for enjoying coastal sunsets. With easy access to the town center, residents can enjoy local shops, restaurants, and amenities just a short walk away.

Townhouses: \$1.9 - \$2.1 million+

Modern and low-maintenance, townhomes are a great option for those looking for a more urban feel in a coastal setting. With convenient access to shops, restaurants, and community amenities, they're ideal for active residents.

Single-Family Houses: \$450,000 - \$3.5 million+

Spacious, beautifully designed living spaces perfect for families, retirees, or anyone seeking a full-time or vacation residence. These homes feature classic coastal architecture with modern touches, open floor plans, and large outdoor spaces for relaxing or entertaining.

Live/Works: \$1.3 - 2.4million+

These units offer a unique opportunity to blend business and home life in one vibrant community. These versatile spaces combine residential living with commercial storefronts, making them ideal for entrepreneurs, creatives, or professionals who want to run a business while living in the heart of Seabrook.

Note - Prices are dependent on availability.

HOW DO THE VIEWS DIFFER BETWEEN LOCATIONS?

Oceanfront

Custom Homes and SFH

Unparalleled access to breathtaking coastal views and the serene sound of the waves. These homes are situated directly along the coastline, providing residents with stunning, unobstructed ocean vistas from spacious decks, patios, and living areas.



Oceanview

Condos, Townhouses, SFH, and Live/Works

Stunning panoramic views of the Pacific Ocean, allowing residents to enjoy the beauty of the coastline from the comfort of their home. These homes are strategically positioned to maximize ocean vistas, with large windows, balconies, and outdoor spaces that frame the ever-changing seascape.

Townside

Custom Homesites, Condos, Townhouses, SFH, and Live/Works

A blend of community living and modern coastal charm, located in the heart of the town. These homes provide easy access to Seabrook's shops, restaurants, and amenities, making them ideal for those who want to be in the center of the action while still enjoying a quiet, relaxed lifestyle.

Note - All properties in Seabrook have the option to participate in the Seabrook Hospitality Program, the community's short-term rental management service. This program allows homeowners to generate income by renting out their properties while benefiting from professional management, marketing, and guest services.



HOW DO I GET TO SEABROOK?



From Seattle - 3 hour drive

Take I-5 South, then US-101 North, and follow the signs toward the coast. It's well-marked along the way.

From Vancouver/Portland - 3 hour drive

Take I-5 North, then US-101 North, and follow the signs toward the coast. The route is well-marked throughout.

From Bellingham - 4-hour drive

Take I-5 South, then US-101 North, and follow the signs toward the coast. The route is well-marked throughout.



From Seattle

The nearest major airport is **Seattle-Tacoma International Airport (SEA)**. From there, you would need to rent a car or arrange transportation for the 140-mile drive.

From Vancouver or Portland

Fly into Seattle-Tacoma International Airport (SEA) or Olympia Regional Airport (OLM).

From SEA, 2.5 to 3-hour drive From OLM, 1.75 to 2-hour drive

From Bellingham

Fly into Seattle-Tacoma International Airport (SEA) or Olympia Regional Airport (OLM).

From SEA, 2.5 to 3-hour drive From OLM, 1.75 to 2-hour drive

Rental cars are available at both airports for a convenient continuation of your trip.

If Flying Privately

Bowerman Airport (HQM) 2 miles west of Hoquiam's business district and 28 miles from Seabrook



Seabrook Hospitality now offers **shuttle services** to and from Hoquiam's Bowerman Airport (HQM) and Seabrook. The cost is \$45 per person, per way. A shuttle service to Seabrook is also available from Sea-Tac airport for \$95 per person, per way. To coordinate, contact Seabrook's Concierge at concierge@seabrookwa.com.

WHY SEABROOK IS PERFECT FOR REMOTE WORKERS

Seabrook's growth strategy also includes positioning itself as an ideal destination for remote workers seeking a coastal lifestyle without sacrificing connectivity or modern conveniences.

Seabrook supports remote workers and commuters with several features:

High-Speed Internet: Many homes and rental properties are equipped with high-speed Wi-Fi, ensuring reliable connectivity for remote work.

Dedicated Workspaces: Some properties include home offices or dedicated workspaces, providing a comfortable environment for productivity.

Community Workspaces: There are options for coworking spaces or quiet areas in local cafes and community centers for remote workers.

Convenient Location: While Seabrook offers a peaceful, rural setting, it's still within a reasonable drive of larger towns and cities for commuting when necessary.

Work-Life Balance: The town's relaxed atmosphere and recreational amenities create a balanced environment, helping remote workers maintain productivity while enjoying their downtime.

WHAT CAN YOU DO AT SEABROOK?

The **Seabrook Town Tour** offers a unique, immersive experience that lets visitors explore the charm and beauty of Washington's premier coastal community. This guided tour showcases Seabrook's stunning architecture, vibrant town center, and pristine beachfront while offering insights into the town's history and future growth. Whether you're interested in purchasing a home, learning about Seabrook's community-driven lifestyle, or simply enjoying a day by the coast, the Town Tour is the perfect way to get a true feel for everything Seabrook has to offer!

Seabrook also offers a blend of relaxation and adventure, catering to both those seeking a tranquil retreat and those looking for outdoor fun.

Beach Activities: Relax on the sandy beaches, go beachcombing, or take a swim in the Pacific Ocean.

Outdoor Recreation: Explore hiking and biking trails, enjoy picnicking in parks, or take a nature walk through nearby forests.

Community Events: Participate in local events like outdoor concerts, farmers markets, and seasonal festivals.

Shopping and Dining: Browse unique shops and boutiques, or dine at local restaurants offering fresh, seasonal cuisine.

Water Sports: Try surfing, kayaking, or paddleboarding in the ocean or nearby lakes.

Relaxation: Enjoy the pool/sauna, or simply unwind in the peaceful, scenic surroundings

SEABROOK COMMUNITY

HOW DOES SEABROOK SUPPORT THEIR LOCAL COMMUNITY?

The spirit of giving is rooted deep within Seabrook and flourishes within the Seabrook Community Foundation, a non-profit organization created by town founders, Casey and Laura Roloff.

Each year, funds from the Seabrook Community Foundation support the local area through donations toward projects and scholarships. The foundation is funded by home sales in Seabrook where one percent of each sale is donated to their foundation with additional funds provided by other donors.

The foundation is managed by a board of directors who are passionate about the wellbeing and growth of the local community. All of the board members live either in Seabrook, or the surrounding county of Grays Harbor.

For the most up-to-date information on scholarship applications, ongoing projects, and additional resources, be sure to visit the official Seabrook Community Foundation website.

You can also explore current projects and initiatives, as well as learn how to get involved.



BENEFITS AND VALUE

WHAT VALUE DOES THE PARTNERSHIP PROVIDE TO WINDERMERE AGENTS AND CLIENTS?

FOR WINDERMERE AGENTS:

Our goal is to invite as many Windermere agents as possible to experience the beautiful Seabrook community. As a Windermere agent, you will be offered a **\$500 credit** to be applied to your first stay room and board reservation.

To take advantage of the credit - [Video Tutorial](#)

- Go to [Seabrook Partner Portal](#)
- Enter your @windermere.com email address - click “send a code” button
- Verification code from Seabrook Partners will be emailed
- Enter code - Submit
- Select “Click here to book your stay”
- Continue to pick your home
- Promo code will be automatically applied at checkout

REFERRAL PROGRAM

The referral process is simple: once agents introduce clients to Seabrook, the Seabrook sales team takes over, managing property tours and the sale. This referral offers significant earning potential with minimal effort.

HOW DOES THE REFERRAL PROGRAM BETWEEN SEABROOK AND WINDERMERE OPERATE?

Windermere agents receive referral bonuses for successfully referring clients who purchase a property in Seabrook. If your client purchases a home in Seabrook, you will receive a **2% commission** just for making the connection. Plus, your referral will support both the Windermere Foundation and Seabrook Community Foundation

[Click here to access the portal](#)

For additional questions or support, please contact:

Daniela Werner / 360. 276.7031 / daniela.werner@seabrookwa.com

REFERRAL REQUIREMENT:

- Windermere agents must refer clients to Seabrook who are genuinely interested in exploring property options within the community. These referrals must be formally registered by a Windermere agent through the Seabrook online portal. You must use your windermere.com email to receive the program benefits.
- Once a client’s email address is entered into the portal, they will receive an email from Seabrook with a unique promo code that they can apply to their reservation.
- The referred client must acknowledge the Windermere agent as their referring representative upon initial contact with Seabrook.
- Agents may refer up to 15 clients per month.
- Agents can track client activity including Seabrook visits through the online portal.

PURCHASE COMPLETION:

- For agents to receive a referral bonus, their referred client must successfully complete a property purchase in Seabrook.

UNPARALLELED ACCESS

As the **exclusive sales partner for Seabrook**, Windermere agents have unparalleled access to everything they need to successfully promote and sell properties in this growing coastal community. This partnership grants Windermere agents exclusive access to all **information, marketing resources, and special offers** related to Seabrook properties, positioning them as the go-to experts for clients interested in this unique destination.

FOR WINDERMERE CLIENTS:

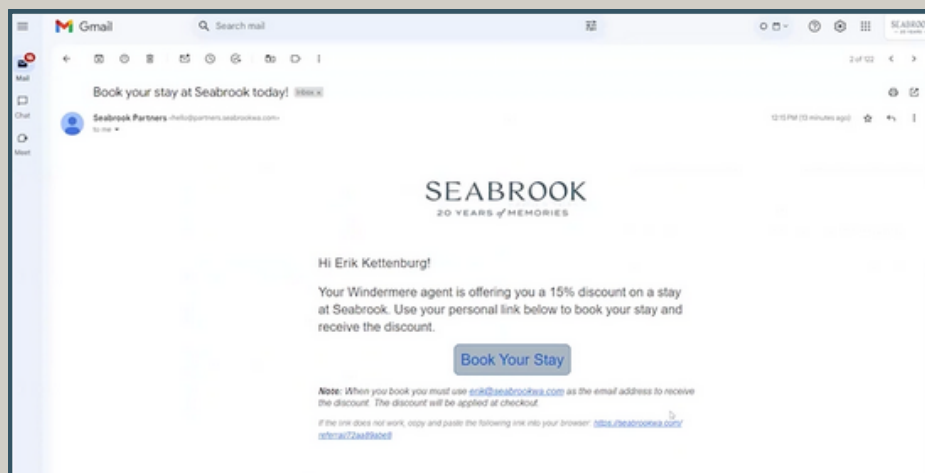
ACCESS TO PREMIUM LISTINGS AND DISCOUNTS:

Clients working with Windermere agents gain exclusive access to Seabrook properties and qualify for special discounts, encouraging them to visit Seabrook.

- When clients are added under the “My Referrals” tab in the Seabrook Partner Portal, they’ll receive an email with a special link offering them a 15% discount for a one-time stay at Seabrook! It’s a great way to give them a taste of the Seabrook experience before making any big decisions.
- Add up to 15 referrals per month - please do not add them until they have indicated they are ready to visit Seabrook.

To take advantage of the promotion - [Video Tutorial](#)

EXAMPLE OF CLIENT EMAIL FROM SEABROOK + INSTRUCTIONS:



- Clients will click “Book Your Stay”
- Continue to pick a home
- Discount will be automatically applied at checkout
- An email will be sent to agent letting you know a referral has booked
- NOTE: If referral email has already been entered it will not contact them again and you will be directed to contact the liaison for the referral program for more information

MARKETING AND PROMOTIONS

WHAT IS THE PARTNERSHIP MARKETING PLAN?

The partnership includes a robust co-marketing effort, where both Seabrook and Windermere pool their resources to maximize exposure. This involves co-branded marketing campaigns, joint events, and shared digital advertising initiatives that highlight Seabrook properties and the lifestyle benefits of living in this vibrant coastal town. By combining marketing efforts, both organizations can reach a wider audience and generate more qualified leads.

WHAT MARKETING MATERIALS ARE AVAILABLE FOR ME TO SHARE WITH MY CLIENTS?

The partnership provides agents with co-branded marketing materials:

- [Presentation Sheets](#)
- [Social Media Videos](#)
- [Promotional Videos](#)

SUPPORT AND TRAINING RESOURCES:

Seabrook provides a dedicated support team to assist Windermere agents with any questions or needs they may have. This team is available to answer queries, provide additional information, or offer guidance on how best to market Seabrook properties, ensuring that agents always have expert support.

PRIMARY POINT OF CONTACT:



- Daniela Werner, your dedicated liaison for all things Seabrook!
- 360.276.7031 / daniela.werner@seabrookwa.com
- For all other Windermere/Seabrook related questions: seabrook@windermere.com

TRAINING RESOURCES

Training resources about this program and related subject matter will be available through Windermere University, which includes both on-demand learning options - such as webinars, video tutorials, presentations, and FAQs - and live training sessions.

The live training sessions are conducted by Seabrook experts and cover topics like urban planning, design, and short-term rentals. These sessions allow agents to ask questions in real-time, participate in discussions, and gain deeper insights, ensuring they are well-prepared to confidently communicate the value of Seabrook properties to their clients.

