

Lot: 7

Unit:

1805 324th Place , Ocean Park 98640



Property Sub Type: Vacant Land

Status:	<b>Sold</b>	Acreage:	<b>0.119 ac</b>	List Price:	<b>\$9,999</b>
Listing #:	<b>38698</b>	Lot Size:	<b>5,200 sf</b>	Sold Price:	<b>\$7,500</b>
County:	<b>Pacific</b>				

Style:	<b>40 - Res-Less thn 1 Ac</b>	Area:	<b>930</b>
Project:	<b>15. SEE</b>	Community:	<b>Surfside</b>
Zoning:	<b>R-1</b>	Map:	<b>1</b>
		Grid:	<b>A-1</b>

School Information

Sch District:	<b>Ocean Beach</b>
Elementary:	<b>Ocean Park ElemMulti</b>
Jr. High:	<b>Illwaco Jnr High</b>
High Schl:	<b>Illwaco Snr High</b>

Assessment Fees

Tax Year:	<b>2010</b>
Annual Taxes:	<b>\$110</b>
Sr. Exemption:	<b>No</b>
Assessment:	<b>See Remark</b>

Property Details

Gas:	<b>Not Available</b>
Sewer:	<b>Not Available</b>
Water:	<b>Available, In Street</b>
Topography:	<b>Level</b>
Docs Available:	<b>CCRs</b>
Restrictions:	<b>CC&amp;R, Manufacturd Homes OK</b>
View:	<b>Lake</b>
Lot Details:	<b>Paved Street</b>
Improvements:	<b>Cable TV Available</b>
Community Features:	<b>CCRs, Golf Course</b>
Terms:	<b>Conventional</b>
Road Information:	<b>County Maintained, County Right of Way, Paved</b>

Septic Information

Septic System Type:		Septic Design Applied For:	
Soils Feasibility Avail:		Septic Design Apprv Dt:	
Soil Test Date:		Septic Design Expire Dt:	

Directions: **From 295th - go north on I St to 320th. E on 320th to J Place. N on J to 322nd. E on 322nd to K Place. N on K to 324th. E on 324th to property on north side.**

Features: **Partially Cleared**

Marketing Remarks: **The price is right! OK for year round self contained RV use. Water and power are at the lot line. Use your RV for carefree beach vacationing. Annual HOA dues includes un-metered water service, use of the trash depot, RV dump and security patrol. A five minute drive to the beach for clamming, kite flying, beach combing, sunset watching and surf fishing. Lots of flat streets and low traffic is great for bicycle riding!**

Lot: **10** Unit: **2201 303rd Place , Ocean Park 98640**



Property Sub Type: <b>Vacant Land</b>			
Status:	<b>Sold</b>	Acreage: <b>0.115 ac</b>	List Price: <b>\$14,900</b>
Listing #:	<b>29012198</b>	Lot Size: <b>5,000 sf</b>	Sold Price: <b>\$11,000</b>
County:	<b>Pacific</b>		
Style:	<b>40 - Res-Less thn 1 Ac</b>	Area:	<b>930</b>
Project:	<b>16 SSE</b>	Community:	<b>Surfside</b>
Zoning:	<b>R-1</b>	Map:	<b>1</b>
		Grid:	<b>A-1</b>
<u>School Information</u>		<u>Assessment Fees</u>	
Sch District:	<b>Ocean Beach</b>	Tax Year:	<b>2010</b>
Elementary:	<b>Ocean Park ElemMulti</b>	Annual Taxes:	<b>\$226</b>
Jr. High:	<b>Ilwaco Jnr High</b>	Sr. Exemption:	<b>No</b>
High Schl:	<b>Ilwaco Snr High</b>	Assessment:	<b>See Remark</b>

Property Details

Gas:	<b>Not Available</b>
Sewer:	<b>Not Available</b>
Water:	<b>Available, In Street</b>
Topography:	<b>Level</b>
Docs Available:	<b>CCRs</b>
Restrictions:	<b>CC&amp;R, Manufacturd Homes OK</b>
View:	<b>Territorial</b>
Lot Details:	<b>Paved Street</b>
Improvements:	
Community Features:	<b>CCRs</b>
Terms:	<b>Conventional</b>
Road Information:	<b>County Maintained, County Right of Way, Paved</b>

Septic Information

Septic System Type:	Septic Design Applied For:
Soils Feasibility Avail:	Septic Design Apprv Dt:
Soil Test Date:	Septic Design Expire Dt:

Directions: **From 295th go N on M PI to 306th, E on 306th to O PI, S on O PI to 305th, E on 305th to U PI, S on U PI to 303rd, E on 303rd to property, north side**

Features: **Lightly Treed**

Marketing Remarks: **Level lot in a sylvan setting-OK for manufactured homes and RV use. Close to Skating Lake for fishing, canoeing, and kayaking. Level streets are great for bicycle riding, too! Annual dues of \$506 include unmetered water usage, trash depot priveledges and security patrol.**

Lot: **13** Unit: **1501 324th Place , Ocean Park 98640**



Property Sub Type: <b>Vacant Land</b>			
Status:	<b>Sold</b>	Acreage: <b>0.143 ac</b>	List Price: <b>\$13,500</b>
Listing #:	<b>38898</b>	Lot Size: <b>6,240 sf</b>	Sold Price: <b>\$11,000</b>
County:	<b>Pacific</b>		
Style:	<b>40 - Res-Less thn 1 Ac</b>	Area:	<b>930</b>
Project:	<b>14, SSE</b>	Community:	<b>Surfside</b>
Zoning:	<b>R-1</b>	Map:	<b>1</b>
		Grid:	<b>A-1</b>
<u>School Information</u>		<u>Assessment Fees</u>	
Sch District:	<b>Ocean Beach</b>	Tax Year:	<b>2010</b>
Elementary:	<b>Ocean Park ElemMulti</b>	Annual Taxes:	<b>\$110</b>
Jr. High:	<b>Ilwaco Jnr High</b>	Sr. Exemption:	<b>No</b>
High Schl:	<b>Ilwaco Snr High</b>	Assessment:	<b>See Remark</b>

Property Details

Gas:	<b>Not Available</b>
Sewer:	<b>Not Available</b>
Water:	<b>On Property</b>
Topography:	<b>Level</b>
Docs Available:	<b>CCRs</b>
Restrictions:	<b>CC&amp;R, Manufacturd Homes OK</b>
View:	
Lot Details:	<b>Paved Street</b>
Improvements:	<b>Cable TV Available</b>
Community Features:	<b>CCRs, Golf Course</b>
Terms:	<b>Conventional</b>
Road Information:	<b>County Maintained, County Right of Way, Paved</b>

Septic Information

Septic System Type:		Septic Design Applied For:
Soils Feasibility Avail:		Septic Design Apprv Dt:
Soil Test Date:		Septic Design Expire Dt:

Directions: **From 295th go north on I St to 320th. E on 320th to J Place. N on J to 322nd. E on 322nd to K Place. N on K to 324th. E on 324th to property on north side.**

Features: **Partially Cleared**

Marketing Remarks: **Versatile lot, use with your RV for carefree beach vacationing, manufactured home friendly. Power is at the lot line. Annual HOA dues include: un-metered water service, use of the trash depot, RV dump and security patrol. A five minute drive to the beach for clamming, kite flying, beach combing, sunset watching and surf fishing. Lots of flat streets and low traffic is great for bicycling riding! Water line on property needs repair.**

Lot: **05** Unit: **1602 274th Place , Ocean Park 98640**



Property Sub Type: <b>Vacant Land</b>			
Status:	<b>Sold</b>	Acreage: <b>0.110 ac</b>	List Price: <b>\$24,900</b>
Listing #:	<b>86469</b>	Lot Size: <b>4,792 sf</b>	Sold Price: <b>\$23,000</b>
County:	<b>Pacific</b>		
Style:	<b>40 - Res-Less thn 1 Ac</b>	Area:	<b>930</b>
Project:	<b>Clarks Addition</b>	Community:	<b>Ocean Park</b>
Zoning:	<b>Restricted Resid</b>	Map:	<b>1</b>
		Grid:	<b>A-1</b>
<u>School Information</u>		<u>Assessment Fees</u>	
Sch District:	<b>Ocean Beach</b>	Tax Year:	<b>2010</b>
Elementary:	<b>Ocean Park ElemMulti</b>	Annual Taxes:	<b>\$515</b>
Jr. High:	<b>Ilwaco Jnr High</b>	Sr. Exemption:	<b>No</b>
High Schl:	<b>Ilwaco Snr High</b>	Assessment:	

Property Details

Gas: **Not Available**  
 Sewer: **Not Available**  
 Water: **On Property**  
 Topography:  
 Docs Available:  
 Restrictions:  
 View:  
 Lot Details:  
 Improvements:  
 Community Features:  
 Terms: **Cash**  
 Road Information: **Paved**

Septic Information

Septic System Type: Septic Design Applied For:  
 Soils Feasibility Avail: Septic Design Apprv Dt:  
 Soil Test Date: Septic Design Expire Dt:

Directions: **Hwy 103 (Pacific Hwy) to Ocean Park. North on Vernon to east on 270th. North on Ridge to signs.**

Features:

Marketing Remarks: **Great location with a mobile of no value. Sold as-is.**

Lot: **13** Unit: **xxxx 287th Lane , Ocean Park 98640**



Property Sub Type: **Vacant Land**

Status: **Sold** Acreage: **0.189 ac** List Price: **\$45,000**  
 Listing #: **94014** Lot Size: **8,250 sf** Sold Price: **\$45,000**  
 County: **Pacific**

Style: **40 - Res-Less thn 1 Ac** Area: **930**  
 Project: **North Addition** Community: **Ocean Park**  
 Zoning: Map: **1**  
 Grid: **A-1**

School Information

Sch District: **Ocean Beach**  
 Elementary: **Ocean Park ElemMulti**  
 Jr. High: **Ilwaco Jnr High**  
 High Schl: **Ilwaco Snr High**

Assessment Fees

Tax Year: **2010**  
 Annual Taxes: **\$249**  
 Sr. Exemption: **No**  
 Assessment:

Property Details

Gas: **Not Available**  
 Sewer: **Not Available**  
 Water: **On Property, Private Well**  
 Topography: **Level**  
 Docs Available:  
 Restrictions: **Unknown**  
 View:  
 Lot Details: **Corner Lot**  
 Improvements: **Outbuilding(s)**  
 Community Features:  
 Terms: **Cash**  
 Road Information: **Gravel**

Septic Information

Septic System Type: **gravity** Septic Design Applied For:  
 Soils Feasibility Avail: Septic Design Apprv Dt:  
 Soil Test Date: Septic Design Expire Dt:

Directions: **North from Ocean Park on Vernon to east on Joe Johns to south on X (Bismark) to east on 287th Lane**

Features:

Marketing Remarks: **Beautiful lot just north of Ocean Park ready for you to build or RV. Lot is basically level and cleared with lawn already in and maintained. Corner lot so you have extra room. Private well, power on property and septic installed. Very quiet neighborhood and close to everything, just minutes from stores, restaurants and the ocean beach.**

Lot: Unit: **319**

**210 26th St NW #319, Long Beach 98631**



Property Sub Type: **Condominium**

Status: **Sold** Beds: **1** List Price: **\$66,000**  
 Listing #: **29123411** Baths: **0.75** Sold Price: **\$54,000**  
 County: **Pacific** Fireplaces: **0** Year Built: **1979**

Style: **30 - Condo (1 Level)** SF: **281 sf**  
 Bldg Type: SF Src: **County**  
 Covd Prkg: Acreage: **24.000 ac**  
 New Const: Lot Size: **1,045,440 sf**

School Information Area: **930**  
 Sch District: **Ocean Beach** Cmnty: **Long Beach**  
 Elementary: Project: **The Breakers**  
 Jr. High: Map: **1**  
 High Schl: Grid: **A-1**  
 Pool:

**Room Locations**

	L	M	U
Bedrooms:	0	1	0
Baths (Full):	0	0	0
Baths (3/4):	0	1	0
Baths (1/2):	0	0	0
Fireplace:	0	0	0
Entry	<b>Main</b>		
Kit w Eat Spc	<b>Main</b>		
Master Bedroom	<b>Main</b>		

**Property Details**

Other Rooms:  
 Heating/Cooling: **Baseboard, Wall**  
 Energy Source: **Electric**  
 Terms: **Cash Out, Conventional**  
 Exterior: **Wood Products**  
 Roof Type: **Composition**  
 Cats/Dogs: **No Restrictions**  
 Water:  
 Sewer:  
 Floor Covering: **Vinyl, Wall to Wall Carpet**  
 Appliances: **Microwave, Range/Oven, Refrigerator**  
 View: **Ocean**  
 Basement:  
 Architecture:  
 Water Heater: **central hot water**  
 Leased Equip:  
 Bus Line Nearby: **Yes** Bus Route: **20**

**Condo Information**

# Stories: **3** # Units: **144** Floor #: **2** # Prk: **0** Own Oc%: **0%**  
 Manager: **Mike** Assc Cnct: **Michelle**  
 H/O Incl: **Cable TV, Central Hot Water, Earthquake Ins., Garbage, Water/Sewer**  
 Unit Feat: **Balcony/Deck/Patio**

Tax Year: **2009** Annual Taxes: **\$339** Sr. Exemption: **No** Homeowner Dues: **\$181** Monthly Rent: **\$0**

Directions: **North end of Long Beach, West on 26th, Building C 2nd floor.**

Common Features: **Cable TV, Hot Tub, Laundry Room, Lobby Entrance, Outside Entry, Pool-Indoor, See Remarks, Trails**

Interior Features:

Site Features:

Marketing Remarks: **Best Buy at the Breakers! Not a time share, full ownership! Ship shape ocean view studio. South facing unit overlooks the 24 acre and ocean. Use when you want, rent when you like. Walk the beach, bike the Discovery Trail, has indoor pool and 2 spas. Completely furnished, balcony, eating bar, kitchenette, TV, 3/4 bath. Great oceanfront location near golf, town, shops. Owners share of rent for 2009 \$4377. Adjacent 1BR condo \$160k #32550 would make a great 2 bedroom suite combined with this studio**

Lot: 8 & 9

Unit:

23710 Isle Place , Ocean Park 98640



Property Sub Type: **Residential**

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Status:	<b>Sold</b>	Beds:	<b>2</b>	List Price:	<b>\$65,000</b>
Listing #:	<b>21288</b>	Baths:	<b>1.00</b>	Sold Price:	<b>\$55,000</b>
County:	<b>Pacific</b>	Fireplaces:	<b>1</b>	Year Built:	<b>1963</b>

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Style:	<b>20 - Manuf-Single Wide</b>	SF:	<b>550 sf</b>
Bldg Type:	<b>Manufactured Home</b>	SF Src:	<b>county</b>
Covd Prkg:	<b>2</b>	Acreage:	<b>0.217 ac</b>
New Const:		Lot Size:	<b>9,440 sf</b>

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<u>School Information</u>	Area:	<b>930</b>
Sch District: <b>Ocean Beach</b>	Cmnty:	<b>Ocean Park</b>
Elementary:	Project:	<b>Plat of Vista Bay</b>
Jr. High:	Map:	<b>1</b>
High Schl:	Grid:	<b>A-1</b>
	Pool:	

**Room Locations**

	L	M	U
Bedrooms:	<b>0</b>	<b>2</b>	<b>0</b>
Baths (Full):	<b>0</b>	<b>1</b>	<b>0</b>
Baths (3/4):	<b>0</b>	<b>0</b>	<b>0</b>
Baths (1/2):	<b>0</b>	<b>0</b>	<b>0</b>
Fireplace:	<b>0</b>	<b>1</b>	<b>0</b>
Entry	<b>Main</b>		
Living Room	<b>Main</b>		
Kit w Eat Spc	<b>Main</b>		
Master Bedroom	<b>Main</b>		
Utility Room	<b>Main</b>		

**Property Details**

Other Rooms:

Heating/Cooling: **Forced Air, Insert**

Energy Source: **Electric, Wood**

Terms: **Cash Out**

Exterior: **Metal/Vinyl**

Roof Type: **Metal**

Cats/Dogs:

Water: **Individual Well**

Sewer: **Septic**

Floor Covering: **Vinyl, Wall to Wall Carpet**

Appliances: **Dryer, Range/Oven, Refrigerator, Washer**

View:

Basement: **None**

Architecture:

Water Heater:

Leased Equip:

Bus Line Nearby:                      Bus Route:

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Tax Year: <b>2009</b>	Annual Taxes: <b>\$797</b>	Sr. Exemption: <b>No</b>	Homeowner Dues: <b>\$0</b>	Monthly Rent: <b>\$0</b>
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Directions:                      **Sandridge north or south to west on 238th Place to south on Isle Place to home on east side.**

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Interior Features:              **DbI Pane/Storm Windw**

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Site Features:                      **Cable TV, Outbuildings**

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Marketing Remarks:              **Older single wide in excellent shape with all new vinyl windows, fireplace insert to stay warm and includes all appliances even washer and dryer on a beautiful cul-de-sac with only one neighbor. Double lot also has a newer 2 car garage. Great affordable beach get away or full time home.**

Lot:

Unit:

XX1 Pellervo Rd , Naselle 98638

Property Sub Type: Vacant Land



Status:	<b>Sold</b>	Acreage:	<b>35.000 ac</b>	List Price:	<b>\$59,000</b>
Listing #:	<b>14131</b>	Lot Size:	<b>1,524,600 sq ft</b>	Sold Price:	<b>\$56,439</b>
County:	<b>Pacific</b>				

Style:	<b>43 - Comm/Industrial</b>	Area:	<b>930</b>
Project:		Community:	<b>Naselle</b>
Zoning:		Map:	<b>1</b>
		Grid:	<b>A-1</b>

School Information

Sch District:	<b>Naselle-Grays River</b>
Elementary:	
Jr. High:	
High Schl:	

Assessment Fees

Tax Year:	<b>0</b>
Annual Taxes:	<b>\$0</b>
Sr. Exemption:	
Assessment:	

Property Details

Gas:	<b>Not Available</b>
Sewer:	<b>Not Available</b>
Water:	<b>Not Available</b>
Topography:	<b>Gullies, Rolling</b>
Docs Available:	
Restrictions:	
View:	
Lot Details:	
Improvements:	
Community Features:	
Terms:	<b>Not Disclosed</b>
Road Information:	<b>Gravel, Privately Maintained</b>

Septic Information

Septic System Type:		Septic Design Applied For:	<b>No</b>
Soils Feasibility Avail:	<b>No</b>	Septic Design Apprv Dt:	
Soil Test Date:		Septic Design Expire Dt:	

Directions: **From Hwy at MP 26.2 turn east on Parpala Rd for 1.4 to Pellervo Rd. On right, then approx .2 miles.**

Features: **Evergreens, Heavily Forested**

Marketing Remarks: **Ellsworth Slough - Commercial quality timberland. Ideal beginner tree farm. 18 year old Douglas fir and hemlock.**



123 Myrtle N , Ilwaco 98624

Property Sub Type: <b>Residential</b>	
Status: <b>Sold</b>	Beds: <b>4</b> List Price: <b>\$69,900</b>
Listing #: <b>75633</b>	Baths: <b>2.50</b> Sold Price: <b>\$70,400</b>
County: <b>Pacific</b>	Fireplaces: _____ Year Built: <b>1968</b>

Style: <b>12 - 2 Story</b>	SF: <b>2,112 sf</b>
Bldg Type: <b>Built On Lot</b>	SF Src: _____
Covd Prkg: <b>1</b>	Acreage: _____
New Const: _____	Lot Size: _____

<u>School Information</u>		Area: <b>930</b>
Sch District: <b>Ocean Beach</b>	Cmnty: <b>Ilwaco</b>	Project: _____
Elementary: _____	Map: <b>1</b>	Grid: <b>a-1</b>
Jr. High: _____	Pool: _____	
High Schl: _____		

**Room Locations**

	L	M	U
Bedrooms:	<b>2</b>	<b>0</b>	<b>2</b>
Baths (Full):	<b>0</b>	<b>0</b>	<b>1</b>
Baths (3/4):	<b>2</b>	<b>0</b>	<b>0</b>
Baths (1/2):	<b>0</b>	<b>0</b>	<b>0</b>
Fireplace:			
Living Room	<b>Upper</b>		
Living Room	<b>Lower</b>		
Kit w Eat Spc	<b>Upper</b>		
Kit w Eat Spc	<b>Lower</b>		
Utility Room	<b>Lower</b>		

**Property Details**

Other Rooms:	
Heating/Cooling:	<b>Baseboard</b>
Energy Source:	<b>Electric</b>
Terms:	<b>Cash Out</b>
Exterior:	<b>Wood</b>
Roof Type:	<b>Composition</b>
Cats/Dogs:	
Water:	<b>Public</b>
Sewer:	<b>Sewer Connected</b>
Floor Covering:	
Appliances:	
View:	<b>Bay, River</b>
Basement:	
Architecture:	
Water Heater:	
Leased Equip:	
Bus Line Nearby:	<b>Yes</b>
Bus Route:	

Tax Year: **2010** Annual Taxes: **\$1,485** Sr. Exemption: **No** Homeowner Dues: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

Directions: **From Spruce drive north on Myrtle (right across from the fire hall) to the end. Property is on your left at the north end of Myrtle**

Interior Features: **2nd Kitchen**

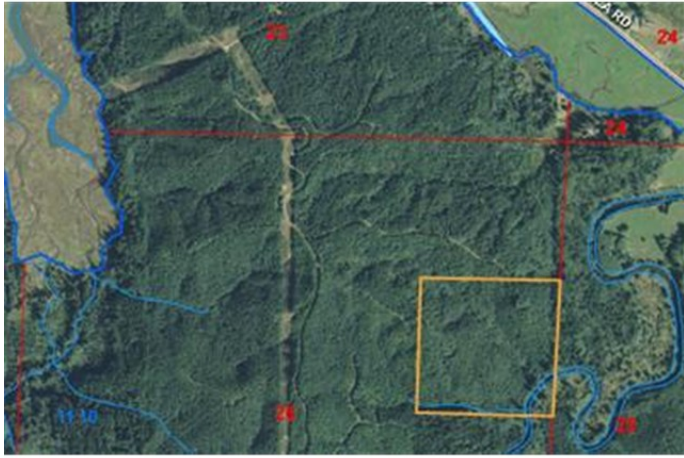
Site Features: **Deck**

Marketing Remarks: **Fixer on 1/2 an acre in Ilwaco with views of Port! Most recently used as single family but can be duplex or even triplex. Set up to easily reconfigure with 2 full kitchens and 3 baths. This one needs a lot of TLC but the location is outstanding, just a few blocks to the Port, shops and hospital with partial views of the Port, Baker Bay and the Columbia River. This would make an excellent rental or family home.**

Lot: \_\_\_\_\_ Unit: \_\_\_\_\_

**XX2 Pellervo Rd , Naselle 98638**

Property Sub Type: **Vacant Land**



Status: **Sold**      Acreage: **40.000 ac**      List Price: **\$79,500**  
 Listing #: **14184**      Lot Size: **1,742,400 sq ft**      Sold Price: **\$76,050**  
 County: **Pacific**

Style: **44 - Recreational**      Area: **930**  
 Project: \_\_\_\_\_      Community: **Naselle**  
 Zoning: \_\_\_\_\_      Map: **1**  
 Grid: **A-1**

<u>School Information</u>		<u>Assessment Fees</u>	
Sch District:	<b>Naselle-Grays River</b>	Tax Year:	<b>0</b>
Elementary:		Annual Taxes:	<b>\$0</b>
Jr. High:		Sr. Exemption:	
High Schl:		Assessment:	

Property Details

Gas: **Not Available**  
 Sewer: **Not Available**  
 Water: **Not Available**  
 Topography: **Gullies**  
 Docs Available: \_\_\_\_\_  
 Restrictions: \_\_\_\_\_  
 View: \_\_\_\_\_  
 Lot Details: \_\_\_\_\_  
 Improvements: \_\_\_\_\_  
 Community Features: \_\_\_\_\_  
 Terms: **Not Disclosed**  
 Road Information: **Gravel, Privately Maintained**

Septic Information

Septic System Type: \_\_\_\_\_      Septic Design Applied For: **No**  
 Soils Feasibility Avail: **No**      Septic Design Apprv Dt: \_\_\_\_\_  
 Soil Test Date: \_\_\_\_\_      Septic Design Expire Dt: \_\_\_\_\_

Directions: **From Hwy 101 at MP 26.2, turn east on Parpala Rd for 1.4 mi to Pellervo Rd on right. Then approx 1.2 miles.**

Features: **Evergreens, Heavily Forested**

Marketing Remarks: **Smith Creek - 18 yr old Douglas fir and hemlock on moderate topography. Commercial quality.**

Lot: 17 Unit: 2206 232nd Lane , Ocean Park 98640



Property Sub Type: <b>Residential</b>			
Status:	<b>Sold</b>	Beds:	<b>2</b>
Listing #:	<b>61714</b>	Baths:	<b>1.75</b>
County:	<b>Pacific</b>	Fireplaces:	<b>0</b>
List Price: <b>\$107,000</b>		Sold Price: <b>\$85,000</b>	
Year Built: <b>1994</b>			
Style:	<b>21 - Manuf-Double Wide</b>	SF:	<b>960 sf</b>
Bldg Type:	<b>Manufactured Home</b>	SF Src:	<b>Tax Records</b>
Covd Prkg:	<b>3</b>	Acreage:	<b>0.229 ac</b>
New Const:		Lot Size:	<b>9,975 sf</b>
<u>School Information</u>		Area:	<b>930</b>
Sch District:	<b>Not Known</b>	Cmnty:	<b>Ocean Park</b>
Elementary:		Project:	<b>Ocean Meadows UN-2</b>
Jr. High:		Map:	<b>1</b>
High Schl:		Grid:	<b>A-1</b>
		Pool:	

**Room Locations**

	L	M	U
Bedrooms:	<b>0</b>	<b>2</b>	<b>0</b>
Baths (Full):	<b>0</b>	<b>1</b>	<b>0</b>
Baths (3/4):	<b>0</b>	<b>1</b>	<b>0</b>
Baths (1/2):	<b>0</b>	<b>0</b>	<b>0</b>
Fireplace:	<b>0</b>	<b>0</b>	<b>0</b>
Entry	<b>Main</b>		
Living Room	<b>Main</b>		
Dining Room	<b>Main</b>		
Kit w/o Eat Spc	<b>Main</b>		
Master Bedroom	<b>Main</b>		
Den Office	<b>Main</b>		
Utility Room	<b>Main</b>		

**Property Details**

Other Rooms:	
Heating/Cooling:	<b>Forced Air</b>
Energy Source:	<b>Electric</b>
Terms:	<b>Cash Out, Conventional, FHA</b>
Exterior:	<b>Metal/Vinyl, Wood Products</b>
Roof Type:	<b>Composition</b>
Cats/Dogs:	
Water:	<b>Community</b>
Sewer:	<b>Septic</b>
Floor Covering:	<b>Vinyl, Wall to Wall Carpet</b>
Appliances:	<b>Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer</b>
View:	
Basement:	
Architecture:	
Water Heater:	
Leased Equip:	
Bus Line Nearby:	
Bus Route:	

Tax Year: **2010** Annual Taxes: **\$1,238** Sr. Exemption: **No** Homeowner Dues: **\$0** Monthly Rent: **\$0**

Directions: **Heading north on Hwy 103 from Long Beach turn east onto 227th Pl. Go north onto U St. Go east onto 229th Pl. Go north onto V St then east onto 232nd Ln.**

Interior Features: **Bath Off Master, Ceiling Fan(s), Skylights, Vaulted Ceilings**

Site Features: **Deck, Fenced-Fully, RV Parking, Shop**

Marketing Remarks: **This home with a large lot is priced to sell! \$13,500 below assessed value! This 2 bedroom & 1 3/4 bath home has 432 SF of porch & covered deck. Park your motorhome in the 1296 SF garage that includes a 1/2 bath & a fireplace inside with extra storage space. Newly sided & comes with a 50 year life warranty.**

Lot: 1 Unit: 1317 175th Lane , Long Beach 98631



Property Sub Type: <b>Vacant Land</b>			
Status:	<b>Sold</b>	Acreage: <b>1.110 ac</b>	List Price: <b>\$155,000</b>
Listing #:	<b>29162589</b>	Lot Size: <b>48,352 sf</b>	Sold Price: <b>\$90,000</b>
County:	<b>Pacific</b>		
Style:	<b>41 - Res-Over 1 Acre</b>	Area:	<b>930</b>
Project:	<b>Sleeping Bear Dunes</b>	Community:	<b>Long Beach</b>
Zoning:	<b>RR</b>	Map:	<b>1</b>
		Grid:	<b>A-1</b>
<u>School Information</u>		<u>Assessment Fees</u>	
Sch District:	<b>Ocean Beach</b>	Tax Year:	<b>2009</b>
Elementary:		Annual Taxes:	<b>\$1,200</b>
Jr. High:		Sr. Exemption:	<b>No</b>
High Schl:		Assessment:	

Property Details

Gas:	<b>Not Available</b>
Sewer:	<b>Not Available</b>
Water:	<b>Private Well, Well Site Approved</b>
Topography:	<b>Rolling</b>
Docs Available:	<b>CCRs, Road Agreement</b>
Restrictions:	<b>NO Manufacturd Homes</b>
View:	<b>Ocean</b>
Lot Details:	<b>Cul-de-sac</b>
Improvements:	
Community Features:	
Terms:	<b>Cash</b>
Road Information:	<b>Access Easement, Privately Maintained</b>

Septic Information

Septic System Type:	Septic Design Applied For:
Soils Feasibility Avail:	Septic Design Apprv Dt:
Soil Test Date:	Septic Design Expire Dt:

Directions: **Pacific Way to 175th Lane. Left to end of cul-de-sac - Follow gravel west then north to sign.**

Features: **Corners Flagged, Evergreens**

Marketing Remarks: **Ocean front to the Western Upland Boundary! Excellent view of the waves breaking on shore. Over 1 acre zoned for horses. Ride to the beach on trails through the dunes onto the sand from your own property. Utilities to property, well point in, paved road to driveway. Ready for your new home!**

Lot:

Unit:

1605 162 Lane , Long Beach 98631



Property Sub Type: **Residential**  
 Status: **Sold** Beds: **3** List Price: **\$135,000**  
 Listing #: **26646** Baths: **2.00** Sold Price: **\$112,500**  
 County: **Pacific** Fireplaces: **0** Year Built: **1986**

Style: **21 - Manuf-Double Wide** SF: **1,352 sf**  
 Bldg Type: **Manufactured Home** SF Src: **county**  
 Covd Prkg: **1** Acreage: **1.000 ac**  
 New Const: Lot Size: **43,560 sf**

School Information Area: **930**  
 Sch District: **Ocean Beach** Cmnty: **Long Beach**  
 Elementary: Project:  
 Jr. High: Map: **1**  
 High Schl: Grid: **A-1**  
 Pool:

**Room Locations**

	L	M	U
Bedrooms:	0	3	0
Baths (Full):	0	2	0
Baths (3/4)	0	0	0
Baths (1/2)	0	0	0
Fireplace:	0	0	0
Entry	<b>Main</b>		
Living Room	<b>Main</b>		
Dining Room	<b>Main</b>		
Kit w/o Eat Spc	<b>Main</b>		
Master Bedroom	<b>Main</b>		
Utility Room	<b>Main</b>		

**Property Details**

Other Rooms:  
 Heating/Cooling: **Forced Air**  
 Energy Source: **Electric**  
 Terms: **Conventional, VA**  
 Exterior: **See Remarks, Wood**  
 Roof Type: **Composition**  
 Cats/Dogs:  
 Water: **Individual Well**  
 Sewer: **Septic**  
 Floor Covering: **Vinyl, Wall to Wall Carpet**  
 Appliances: **Dishwasher, Range/Oven**  
 View: **Territorial**  
 Basement: **None**  
 Architecture:  
 Water Heater: **electric**  
 Leased Equip:  
 Bus Line Nearby: **Yes** Bus Route:

Tax Year: **2008** Annual Taxes: **\$0** Sr. Exemption: **No** Homeowner Dues: **\$0** Monthly Rent: **\$0**

Directions: **Pacific Way (AKA Hyw 103) north to 162 nd Ln - go east - home on left**

Interior Features: **Bath Off Master, Dbl Pane/Storm Windw, Jetted Tub, Skylights**

Site Features: **Deck, Shop**

Marketing Remarks: **Beautiful setting and great location make this a special property. The home has cedar siding which is an unusual upgrade to a manufactured home, the decks are a wonderful place to enjoy the private and peaceful grounds. Skylights and a bank of windows on the south side illuminate the home with natural light. There is a finished room in the garage, perfect for a hobby room or office.**

Lot: Unit: 124 28th St NW , Long Beach 98631



Property Sub Type: **Condominium**  
 Status: **Sold** Beds: **2** List Price: **\$135,000**  
 Listing #: **78165** Baths: **2.50** Sold Price: **\$126,000**  
 County: **Pacific** Fireplaces: **1** Year Built: **2007**

Style: **31 - Condo (2 Levels)** SF: **1,313 sf**  
 Bldg Type: SF Src: **Realist**  
 Covd Prkg: Acreage:  
 New Const: Lot Size:

School Information Area: **930**  
 Sch District: **Ocean Beach** Cmnty: **Long Beach**  
 Elementary: **Long Beach Elem** Project: **Sunset Dunes III**  
 Jr. High: **Ilwaco Jnr High** Map: **1**  
 High Schl: **Ilwaco Snr High** Grid: **A-1**  
 Pool:

**Room Locations**

	L	M	U
Bedrooms:	0	1	1
Baths (Full):	0	1	1
Baths (3/4):	0	0	0
Baths (1/2):	0	1	0
Fireplace:			
Living Room	<b>Main</b>		
Kit w Eat Spc	<b>Main</b>		
Master Bedroom	<b>Main</b>		
Bonus Room	<b>Upper</b>		
Utility Room	<b>Main</b>		

**Property Details**

Other Rooms:  
 Heating/Cooling: **Wall**  
 Energy Source: **Electric**  
 Terms: **Cash Out, See Remarks**  
 Exterior: **Wood Products**  
 Roof Type: **Composition**  
 Cats/Dogs: **See Remarks**  
 Water:  
 Sewer:  
 Floor Covering:  
 Appliances:  
 View:  
 Basement:  
 Architecture: **Contemporary**  
 Water Heater:  
 Leased Equip:  
 Bus Line Nearby: **Yes** Bus Route:

**Condo Information**

# Stories: **2** # Units: **4** Floor #: **1** # Prk: **2** Own Oc%: **0%**  
 Manager: Assc Cnct:  
 H/O Incl:  
 Unit Feat:

Tax Year: **2009** Annual Taxes: **\$1,375** Sr. Exemption: **No** Homeowner Dues: **\$0** Monthly Rent: **\$0**

Directions: **Pacific to 28th St NW to 2nd cul de sac on right to address.**

Common Features:

Interior Features:

Site Features:

Marketing Remarks: **Newer condo in excellent Long Beach location! Master bedroom with private patio, second bedroom upstairs with private bath and open landing for additional living space. HOA is currently non-fucntional and not providing common grounds insurance. Cash offers please. THIS PROPERTY HAS BEEN SENT TO AUCTION.**

Lot: 7 & 8

Unit:

29306 O St , Ocean Park 98640



Property Sub Type: **Residential**  
 Status: **Sold** Beds: **3** List Price: **\$139,900**  
 Listing #: **42257** Baths: **2.00** Sold Price: **\$132,500**  
 County: **Pacific** Fireplaces: **0** Year Built: **2000**

Style: **21 - Manuf-Double Wide** SF: **1,620 sf**  
 Bldg Type: **Manufactured Home** SF Src: **Assessor**  
 Covd Prkg: **0** Acreage: **0.230 ac**  
 New Const: Lot Size: **10,000 sf**

School Information Area: **930**  
 Sch District: **Ocean Beach** Cmnty: **Ocean Park**  
 Elementary: Project: **Beach Addition**  
 Jr. High: Map: **1**  
 High Schl: Grid: **A-1**  
 Pool:

**Room Locations**

	L	M	U
Bedrooms:	0	3	0
Baths (Full):	0	2	0
Baths (3/4)	0	0	0
Baths (1/2)	0	0	0
Fireplace:	0	0	0
Entry	<b>Main</b>		
Living Room	<b>Main</b>		
Dining Room	<b>Main</b>		
Kit w Eat Spc	<b>Main</b>		
Master Bedroom	<b>Main</b>		
Bonus Room	<b>Main</b>		
Utility Room	<b>Main</b>		

**Property Details**

Other Rooms:  
 Heating/Cooling: **Forced Air**  
 Energy Source: **Electric**  
 Terms: **Cash Out**  
 Exterior: **Metal/Vinyl**  
 Roof Type: **Composition**  
 Cats/Dogs:  
 Water: **Individual Well**  
 Sewer: **Septic**  
 Floor Covering: **Laminate, Vinyl, Wall to Wall Carpet**  
 Appliances: **Dishwasher, Dryer, Range/Oven, Refrigerator, Washer**  
 View: **Territorial**  
 Basement: **None**  
 Architecture:  
 Water Heater: **Electric-Laundry Room**  
 Leased Equip:  
 Bus Line Nearby: **Yes** Bus Route:

Tax Year: **2010** Annual Taxes: **\$1,672** Sr. Exemption: **No** Homeowner Dues: **\$0** Monthly Rent: **\$0**

Directions: **North of Ocean Park to 290th and north on O St. to home on right hand side of street.**

Interior Features: **Bath Off Master, Dbl Pane/Storm Windw, Dining Room, Skylights, Vaulted Ceilings, Walk-in Closet**

Site Features: **Deck, RV Parking, Shop**

Marketing Remarks: **WAY UNDER assessed value. 3 bedroom, 2 bath Palm Harbor home sitting on two lots. Spacious rooms, dining room plus a morning room, bonus room for a TV room or office. Master suite with walk-in closet, soaking tub plus walk-in shower. 2nd bedroom with walk-in closet. Large sheetrocked workshop attached and a nice deck to relax on.**

Lot: 11

Unit:

31310 L St , Ocean Park 98640



Property Sub Type: Residential

Status:	<b>Sold</b>	Beds:	<b>1</b>	List Price:	<b>\$144,000</b>
Listing #:	<b>47807</b>	Baths:	<b>0.75</b>	Sold Price:	<b>\$140,000</b>
County:	<b>Pacific</b>	Fireplaces:	<b>0</b>	Year Built:	<b>1997</b>

Style:	<b>12 - 2 Story</b>	SF:	<b>1,350 sf</b>
Bldg Type:	<b>Built On Lot</b>	SF Src:	<b>Pacific County</b>
Covd Prkg:	<b>0</b>	Acreage:	<b>0.172 ac</b>
New Const:		Lot Size:	<b>7,475 sf</b>

<u>School Information</u>	Area:	<b>930</b>
Sch District: <b>Ocean Beach</b>	Cmnty:	<b>Surfside</b>
Elementary: <b>Ocean Park ElemMulti</b>	Project:	<b>SSE Div 08</b>
Jr. High:	Map:	<b>1</b>
High Schl: <b>Ilwaco Snr High</b>	Grid:	<b>A-1</b>
	Pool:	

**Room Locations**

	L	M	U
Bedrooms:	<b>0</b>	<b>1</b>	<b>0</b>
Baths (Full):	<b>0</b>	<b>0</b>	<b>0</b>
Baths (3/4):	<b>0</b>	<b>1</b>	<b>0</b>
Baths (1/2):	<b>0</b>	<b>0</b>	<b>0</b>
Fireplace:	<b>0</b>	<b>0</b>	<b>0</b>
Entry	<b>Main</b>		
Living Room	<b>Main</b>		
Kit w Eat Spc	<b>Main</b>		
Master Bedroom	<b>Main</b>		
Bonus Room	<b>Upper</b>		
Family Room	<b>Upper</b>		
Utility Room	<b>Main</b>		

**Property Details**

Other Rooms:

Heating/Cooling: **Wall**

Energy Source: **Electric**

Terms: **Cash Out**

Exterior: **Cement Planked, Wood**

Roof Type: **Composition**

Cats/Dogs:

Water: **Community**

Sewer: **Septic**

Floor Covering: **Laminate, Wall to Wall Carpet**

Appliances: **Range/Oven, Refrigerator**

View: **Territorial**

Basement:

Architecture: **See Remarks**

Water Heater: **Laundry Room**

Leased Equip: **None**

Bus Line Nearby: **No** Bus Route:

Tax Year: **2010** Annual Taxes: **\$1,502** Sr. Exemption: **No** Homeowner Dues: **\$530** Monthly Rent: **\$0**

Directions: **To I St in Surfside, N to 311th, E on 311th to L, N on L to signage.**

Interior Features:

Site Features: **Deck, Fenced-Partially**

Marketing Remarks: **Wonderful Open Interior Design Describes This One Bedroom One Bath Home In Surfside Estates. The Upper Level Family Room Spans Nearly The Whole Length Of The Home Leaving Enough Room For that studio/bedroom & bath or whatever your dreams include...this is a Playground For Those That Dabble In Interior Design. Make This Your Starter Home Or Your Weekend Cabin And Enjoy Surfside's Golf Course Or A Walk On The Beach.**

Lot:

Unit:

3705 Sandridge Rd , Ilwaco 98624



Property Sub Type: **Residential**

Status:	<b>Sold</b>	Beds:	<b>2</b>	List Price:	<b>\$155,000</b>
Listing #:	<b>33405</b>	Baths:	<b>1.00</b>	Sold Price:	<b>\$148,000</b>
County:	<b>Pacific</b>	Fireplaces:	<b>1</b>	Year Built:	<b>1915</b>

Style:	<b>10 - 1 Story</b>	SF:	<b>1,062 sf</b>
Bldg Type:	<b>Built On Lot</b>	SF Src:	<b>Assessor</b>
Covd Prkg:	<b>2</b>	Acreage:	<b>0.570 ac</b>
New Const:		Lot Size:	<b>24,829 sf</b>

<u>School Information</u>	Area:	<b>930</b>	
Sch District:	<b>Ocean Beach</b>	Cmnty:	<b>Seaview</b>
Elementary:		Project:	
Jr. High:		Map:	<b>1</b>
High Schl:		Grid:	<b>A-1</b>
		Pool:	

**Room Locations**

	L	M	U
Bedrooms:	<b>0</b>	<b>2</b>	<b>0</b>
Baths (Full):	<b>0</b>	<b>1</b>	<b>0</b>
Baths (3/4):	<b>0</b>	<b>0</b>	<b>0</b>
Baths (1/2):	<b>0</b>	<b>0</b>	<b>0</b>
Fireplace:	<b>0</b>	<b>1</b>	<b>0</b>
Entry	<b>Main</b>		
Living Room	<b>Main</b>		
Dining Room	<b>Main</b>		
Kit w/o Eat Spc	<b>Main</b>		
Master Bedroom	<b>Main</b>		

**Property Details**

Other Rooms:

Heating/Cooling: **Other-See Remarks, Wall**

Energy Source: **Electric, Pellet**

Terms: **Cash Out, FHA, VA**

Exterior: **Wood Products**

Roof Type: **Composition**

Cats/Dogs:

Water: **Public**

Sewer: **Septic**

Floor Covering: **Laminate**

Appliances: **Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Wash**

View: **Territorial**

Basement: **None**

Architecture: **Traditional**

Water Heater: **Electric/Main**

Leased Equip:

Bus Line Nearby: **Yes** Bus Route: **007**

Tax Year: **2010** Annual Taxes: **\$1,036** Sr. Exemption: **No** Homeowner Dues: **\$0** Monthly Rent: **\$0**

Directions: **West side of Sandridge Rd between Seaview and Ilwaco. (Approx 2/10 mile S of traffic signal on Hwy 101, Seaview).**

Interior Features: **Dining Room**

Site Features: **Cable TV, Deck, Fenced-Fully, Shop**

Marketing Remarks: **Nice Seaview Location on one-half acre. New kitchen and laundry cabinets. Home has laminate floors, tall ceilings, two bedroom one bath plus attached deck and covered front porch. Living area with pelletstove. Shop building 24x24 completely fenced backyard, rural neighborhood with trees. Home inspection completed 2/10. Excellent first home or beach get-a-way!**

Lot: **39** Unit: **32202 Douglas Dr , Ocean Park 98640**



Property Sub Type: **Residential**  
 Status: **Sold** Beds: **1** List Price: **\$159,900**  
 Listing #: **85050** Baths: **0.75** Sold Price: **\$154,900**  
 County: **Pacific** Fireplaces: **1** Year Built: **1995**

Style: **10 - 1 Story** SF: **1,728 sf**  
 Bldg Type: **Built On Lot** SF Src: **County**  
 Covd Prkg: **1** Acreage: **1.870 ac**  
 New Const: Lot Size: **81,457 sf**

School Information Area: **930**  
 Sch District: **Ocean Beach** Cmnty: **Oysterville**  
 Elementary: **Ocean Park ElemMulti** Project: **Espy Ridge Tracts**  
 Jr. High: **Ilwaco Jnr High** Map: **1**  
 High Schl: **Ilwaco Snr High** Grid: **A-1**  
 Pool:

**Room Locations**

	L	M	U
Bedrooms:	0	1	0
Baths (Full):	0	0	0
Baths (3/4):	0	1	0
Baths (1/2):	0	0	0
Fireplace:			
Living Room	<b>Main</b>		
Kit w Eat Spc	<b>Main</b>		
Master Bedroom	<b>Main</b>		
Den Office	<b>Main</b>		
Extra Fin Rm	<b>Main</b>		

**Property Details**

Other Rooms:  
 Heating/Cooling: **Baseboard, Stove/Free Standing**  
 Energy Source: **Electric, Propane, See Remarks**  
 Terms: **Cash Out, Conventional**  
 Exterior: **Metal/Vinyl, Wood**  
 Roof Type: **Metal**  
 Cats/Dogs:  
 Water: **Individual Well**  
 Sewer: **Septic**  
 Floor Covering: **Ceramic Tile, Wall to Wall Carpet**  
 Appliances:  
 View: **Territorial**  
 Basement: **None**  
 Architecture: **Contemporary**  
 Water Heater: **On Demand/Utility**  
 Leased Equip: **Propane Tank**  
 Bus Line Nearby: **Yes** Bus Route:

Tax Year: **2010** Annual Taxes: **\$1,908** Sr. Exemption: **No** Homeowner Dues: **\$0** Monthly Rent: **\$0**

Directions: **Sandridge Road north to Oysterville. West on Douglas Drive to address and sign.**

Interior Features: **Ceiling Fan(s), Dbl Pane/Storm Windw, Disabled Access, High Tech Cabling, Loft, Skylights, Vaulted Ceilings, Walk-in Closet, Wired for Generator**

Site Features: **Disabled Access, Fenced-Partially, Outbuildings, Patio, RV Parking, Sprinkler System**

Marketing Remarks: **Incredible design incorporated into distinct loft-style living transcends all your expectations of this unique home. Bank owned, sold as-is.**



29107 Sandridge , Ocean Park 98640

Property Sub Type: <b>Residential</b>			
Status:	<b>Sold</b>	Beds:	<b>2</b>
Listing #:	<b>25769</b>	Baths:	<b>1.00</b>
County:	<b>Pacific</b>	Fireplaces:	<b>0</b>
		List Price:	<b>\$168,500</b>
		Sold Price:	<b>\$158,000</b>
		Year Built:	<b>1981</b>

Style:	<b>11 - 1 1/2 Story</b>	SF:	<b>1,152 sf</b>
Bldg Type:	<b>Built On Lot</b>	SF Src:	
Covd Prkg:	<b>0</b>	Acreage:	<b>2.120 ac</b>
New Const:		Lot Size:	<b>92,347 sf</b>

<u>School Information</u>		Area:	<b>930</b>
Sch District:	<b>Ocean Beach</b>	Cmnty:	<b>Ocean Park</b>
Elementary:		Project:	
Jr. High:		Map:	<b>1</b>
High Schl:		Grid:	<b>A-1</b>
		Pool:	

**Room Locations**

	L	M	U
Bedrooms:	<b>0</b>	<b>0</b>	<b>0</b>
Baths (Full):	<b>0</b>	<b>0</b>	<b>0</b>
Baths (3/4):	<b>0</b>	<b>0</b>	<b>0</b>
Baths (1/2):	<b>0</b>	<b>0</b>	<b>0</b>
Fireplace:	<b>0</b>	<b>0</b>	<b>0</b>

**Property Details**

Other Rooms:	
Heating/Cooling:	<b>Wall</b>
Energy Source:	<b>Electric</b>
Terms:	<b>Cash Out, Conventional, See Remarks</b>
Exterior:	<b>Wood</b>
Roof Type:	<b>Composition</b>
Cats/Dogs:	
Water:	<b>Individual Well</b>
Sewer:	<b>Septic</b>
Floor Covering:	<b>Vinyl, Wall to Wall Carpet</b>
Appliances:	<b>Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer</b>
View:	<b>Territorial</b>
Basement:	<b>None</b>
Architecture:	<b>Cabin</b>
Water Heater:	
Leased Equip:	
Bus Line Nearby:	<b>Yes</b> Bus Route:

Tax Year: <b>2010</b>	Annual Taxes: <b>\$1,203</b>	Sr. Exemption: <b>No</b>	Homeowner Dues: <b>\$0</b>	Monthly Rent: <b>\$0</b>
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Directions: **North on Sandridge from Long Beach just past Joe Johns road to address on east side of Sandridge road.**

Interior Features: **Loft, Vaulted Ceilings**

Site Features: **Outbuildings, RV Parking**

Marketing Remarks: **CHALET BY THE BAY This enchanted cottage is a fantastic buy! 2 acre park like setting gives seclusion & zoning allows horses. Fairy tale home has 2 bedrooms + a loft. Willapa Bay is just a minute away w / boat docks & oysters! Less then 5 minutes to be on the ocean beach digging clams! This fantasy home won't last long at this price! Better hurry to catch this rare opportunity!!**

Listing # 29075882

3804 40th St , Seaview 98624



Property Sub Type: **Farm & Ranch**

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Farm Type: **Berry**

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Status: <b>Sold</b>	Beds: <b>0</b>	List Price: <b>\$175,000</b>
Tax ID: <b>10112721025</b>	Full Baths: <b>0</b>	Orig Price: <b>\$175,000</b>
County: <b>Pacific</b>	3/4 Baths: <b>0</b>	Sold Price: <b>\$175,000</b>
Cmnty: <b>Seaview</b>	1/2 Baths: <b>0</b>	Finance: <b>Deed of Tru</b>
Area: <b>930</b>	Year Built: <b>0</b>	List Date: <b>05/28/2009</b>
Map: <b>1</b> Grid: <b>A-1</b>	Inactive Dt:	
Sec/Qtr: <b>0</b>	Sold Date: <b>07/14/2010</b>	
Lot#:              Blk:		

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Bld Info:	Apprx. SF:
N Cnstr:	Finished:
Style: <b>63 - Farm &amp; Ranch</b>	Unfinished:
Bsmnt:	Source:

Interior Features:  
Appliances:  
Energy Source:  
Heating/Cooling:

Terms: **Cash Out**                      Remodeled:  
Prk Typ:                                      Park Num: **0**

L	M	U	Acres: <b>0.001 ac</b>	Acre Comm:	Barn Size:
Bedrooms: <b>0</b>	<b>0</b>	<b>0</b>	Lot SF: <b>36 sf</b>	Lot Size:	Storage Size:
Baths (Full): <b>0</b>	<b>0</b>	<b>0</b>	Tillable Acres: <b>0.000</b>	Waterfront:	Parlor Size:
Baths (3/4): <b>0</b>	<b>0</b>	<b>0</b>	View:		Survey:
Baths (1/2): <b>0</b>	<b>0</b>	<b>0</b>	Easements:		

Lot Detail:	Lot Topog:
Soil: <b>Sand</b>	Crop/Soil:
Irrig Type: <b>Pressure/Undergrnd</b>	Irrig Source: <b>Pond</b>
Livestock:	Livestock Cmt:
Barn Type:	Elevation:
Barn Feat:	
OutBuildings: <b>Storage, See Outbldg Comments</b>	
Equipment: <b>See Comments</b>	
Leased Eqp:	
Imprvmnts:	
Fencing:	

Roof:	Manufacturer:
Foundation:	Manu Model:
Exterior:	Manu Serial #:
Sewer:	

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Grs Sch Inc: <b>\$0</b>	Tax Yr: <b>2009</b>	School Dist:	Internet: <b>Yes</b>
Boarding Inc: <b>\$0</b>	Tax \$: <b>\$1,832</b>	Elementary:	Show Address: <b>Yes</b>
Crop Inc: <b>\$0</b>	Senior Ex:	Junior High:	Show Map: <b>Yes</b>
Lease Inc: <b>\$0</b>		High School:	
Equity: <b>\$0</b>			
Eqp Value: <b>\$0</b>			

Directions: **East of Seaview and east of Sandrige Rd. on 40th St. (Hwy. 101.) Property sits on the south side of hwy.**

Marketing Remarks: **CRANMOOR FARM Total acreage of approx. 35.8 acres with approx 4.7 of those acres being the planted cranberries, Stevens, Pilgrims & Olsons variety. Plenty of room to do expansion and mitigation to increase your income. 2009 yield was superb. Chemical and green equipment storage building plus pump house on the property. Half interest in some of the equipment.**

Lot: Unit: 15024 Pacific Wy , Long Beach 98631



Property Sub Type: **Residential**  
 Status: **Sold** Beds: **3** List Price: **\$189,000**  
 Listing #: **29093030** Baths: **1.75** Sold Price: **\$185,000**  
 County: **Pacific** Fireplaces: **0** Year Built: **1977**

Style: **10 - 1 Story** SF: **1,328 sf**  
 Bldg Type: **Built On Lot** SF Src: **county**  
 Covd Prkg: **2** Acreage: **9.480 ac**  
 New Const: Lot Size: **412,949 sf**

School Information Area: **930**  
 Sch District: **Ocean Beach** Cmnty: **Long Beach**  
 Elementary: Project:  
 Jr. High: Map: **1**  
 High Schl: Grid: **A-1**  
 Pool:

**Room Locations**

	L	M	U
Bedrooms:	0	3	0
Baths (Full):	0	1	0
Baths (3/4):	0	0	1
Baths (1/2):	0	0	0
Fireplace:	0	0	0
Entry	<b>Main</b>		
Living Room	<b>Main</b>		
Dining Room	<b>Main</b>		
Kit w/o Eat Spc	<b>Main</b>		
Master Bedroom	<b>Main</b>		
Utility Room	<b>Main</b>		

**Property Details**

Other Rooms:  
 Heating/Cooling: **Baseboard, Other-See Remarks**  
 Energy Source: **Electric, See Remarks**  
 Terms: **Cash Out, Conventional, FHA, VA**  
 Exterior: **Wood**  
 Roof Type: **Composition**  
 Cats/Dogs:  
 Water: **Individual Well**  
 Sewer: **Septic**  
 Floor Covering: **Vinyl, Wall to Wall Carpet**  
 Appliances: **See Remarks**  
 View:  
 Basement: **None**  
 Architecture:  
 Water Heater: **electric**  
 Leased Equip:  
 Bus Line Nearby: **Yes** Bus Route:

Tax Year: **2009** Annual Taxes: **\$2,771** Sr. Exemption: **No** Homeowner Dues: **\$0** Monthly Rent: **\$0**

Directions: **Pacific Hyw to gravel drive way to the east**

Interior Features: **Bath Off Master**

Site Features: **Cable TV, RV Parking, Shop**

Marketing Remarks: **Rare find close to Long Beach this 9+ acres has a one owner home that is in the middle of a large clearing. Imagine total privacy and seclusion, enjoy the treed acreage which is a buffer from both other homes and the coastal weather. Nice open floor plan that maximizes the square footage. New carpet and paint, newer roof - well maintained. Detached 2 car garage, land enough for you to have all of your toys, or to build additional outbuildings or even have animals. Close to Cranberry Approach**

Lot: Lots 3 &amp; 4

108 Spruce St , Ilwaco 98624



Property Sub Type: Commercial Industrial

Status:	<b>Sold</b>	Area:	<b>930</b>	List Price:	<b>\$750,000</b>
Listing #:	<b>29523</b>	Map:	<b>1</b>	Sold Price:	<b>\$690,000</b>
County:	<b>Pacific</b>	Grid:	<b>A-1</b>	Year Built:	<b>1969</b>

Style:	<b>62 - Business Opp.</b>	Acreage:	<b>0.417 ac</b>
Community:	<b>Ilwaco</b>	Lot Size:	<b>18,180 sf</b>
Zoning:	<b>City</b>	Appx SF:	
General:	<b>Business, Commercial, Retail</b>		

Gr Sch Inc:	<b>\$0</b>	Bldg SF:	<b>6100</b>
Vacancy Rt:	<b>0%</b>	Office SF:	<b>0</b>
Gr Adj Inc:	<b>\$0</b>	Whse SF:	<b>0</b>
Total Exp:	<b>\$0</b>	Park Cov/Unc:	<b>0/0</b>
Net Opr Inc:	<b>\$0</b>	Tax Year:	<b>2009</b>
Cap Rate:	<b>0%</b>	Annual Taxes:	<b>\$2,638</b>

Features: **Satellite, Signage Included, Storage**  
 Energy Source: **Electric, Propane**  
 Heating/Cooling: **Wall**  
 Floor Covering: **Fir/Softwood, Wall to Wall Carpet**  
 Loading: **1-3 Bays**  
 Terms: **Cash Out**  
 Foundation: **Slab**  
 Roof Type: **Torch Down**  
 Exterior: **Cement/Concrete, Wood**  
 Sewer: **Sewer Connected**

Site Frontage: **180**  
 Lot Depth: **100**  
 # Pads: **0**  
 Pad Ready:  
 Envir. Survey:  
 Bndry Survey:

Directions: **Drive to Ilwaco, Washington via 101 through Montesano & Olympia or via Astoria, Oregon across the Megler Bridge. Go to the main light in Ilwaco and follow Spruce 1/2 block west to the subject property**

Marketing Remarks: **Well established full service grocery store. Deli, meat, produce, dairy, frozen food, canned and dry. WA St Liq Store included but must re-apply. 6100 sf building with 180 ft of street frontage. 3 blocks from the Port of Ilwaco. Six consecutive years of sales over 1 mil.**