

Lot:

Unit:

170 SE McComb Wy , Shelton 98584



Property Sub Type:	<b>Residential</b>	County:	<b>Mason</b>
Status:	<b>Active</b>	Beds:	<b>3</b>
Listing #:	<b>306395</b>	Baths:	<b>2.00</b>
Year Built:	<b>1994</b>	Fireplaces:	<b>1</b>
Style:	<b>10 - 1 Story</b>	SF:	<b>1,485 sf</b>
Bldg Type:	<b>Built On Lot</b>	SF Src:	<b>County Assessors</b>
Covd Prkg:	<b>2</b>	Acreage:	<b>1.270 ac</b>
New Const:		Lot Size:	<b>55,321 sf</b>
<u>School Information</u>		Area:	<b>179</b>
Sch District:	<b>Shelton</b>	Cmnty:	<b>Arcadia</b>
Elementary:		Project:	
Jr. High:		Map:	<b>33</b>
High Schl:		Grid:	<b>E-3</b>
		Pool:	

**Room Locations**

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

**Property Details**

Other Rooms:	
Heating/Cooling:	<b>Wall</b>
Energy Source:	<b>Electric, Propane</b>
Terms:	<b>Cash Out, Conventional, FHA, USDA, VA</b>
Exterior:	<b>Wood</b>
Roof Type:	<b>Composition</b>
Cats/Dogs:	
Water:	<b>Shared Well</b>
Sewer:	<b>Septic</b>
Floor Covering:	<b>Vinyl, Wall to Wall Carpet</b>
Appliances:	<b>Dishwasher, Garbage Disposal, Range/Oven, Refrigerator</b>
View:	
Basement:	<b>None</b>
Architecture:	<b>Contemporary</b>
Water Heater:	<b>Electric</b>
Leased Equip:	
Bus Line Nearby:	<b>No</b>
Bus Route:	

Tax Year: **2010**    Ann Taxes: **\$2,505**    Snr Exempt: **No**    HOA Dues:    Mntly Rent:    First Refusal:

Directions: **Hwy 101 exisit Shelton. Right on Arcadia Rd. About 5.6 miles Left to McComb Way to hou on Right.**

Interior Features: **Bath Off Master, Dbl Pane/Storm Windw, Vaulted Ceilings**

Site Features: **Cable TV, Deck, Fenced-Partially, Outbuildings, Propane, RV Parking**

Marketing Remarks: **Desirable south of Shelton location in the area of nice stick-built homes. 3br/2ba rambler sits on a very private 1.27 acre level site. Lots of room to roam & expand. Open kitchen w/ lots of cabinets, propane gas fireplace, garden area, outbuilding & 2 car garage. Easy access to Hwy 101, 20 mins to West Olympia. 4-party shared well w/ only \$15/month for water. \$53,000 under the assessed value. Multivated sellers and a beautiful property!!!**