

Lot: 4

Unit:

lot 4 E Alderbrook Ridge Dr , Union 98592

Property Sub Type: Vacant Land



Status: **Active** Acreage: **32.600 ac** List Price: **\$730,000**
 Listing #: **260846** Lot Size: **1,420,056 sf**
 County: **Mason**

Style: **41 - Res-Over 1 Acre** Area: **173**
 Project: Community: **Union**
 Zoning: Map: **47**
 Grid: **C-4**

School Information

Sch District: **Hood Canal #404**
 Elementary: **Hood Canal Elem& Jnr**
 Jr. High: **Hood Canal Elem& Jnr**
 High Schl: **Shelton High**

Assessment Fees

Tax Year: **2010**
 Annual Taxes: **\$38**
 Sr. Exemption: **No**
 Assessment:

Property Details

Gas: **Not Available**
 Sewer: **Not Available**
 Water: **Available, Drilled Well, On Property, Private Well**
 Topography: **Level, Sloped**
 Docs Available: **CCRs, Geotech, Road Agreement**
 Restrictions: **CC&R, NO Manufacturd Homes**
 View: **Bay, Canal, Mountain**
 Lot Details: **Dead End Street, Open Space, Secluded**
 Improvements: **Cable TV Available**
 Community Features: **CCRs**
 Terms:
 Road Information: **Access Easement, Gravel, Privately Maintained**

Septic Information

Septic System Type: Septic Design Applied For:
 Soils Feasibility Avail: Septic Design Apprv Dt: **12/16/2009**
 Soil Test Date: Septic Design Expire Dt: **01/15/2013**

Directions: **Hwy 101 from Shelton to Brockdale. L on McReavy approx 5 miles to Manzanita. L to E. Alderbrook Ridge Drive Property on right through double blue gate to cleared area which is south line of the prop.**

Features: **Comm. Grade Timber, Corners Flagged, Evergreens, Partially Cleared, Pasture Land**

Marketing Remarks: **32.6 ACRES Flat building site, Unobstructed views of Hood Canal and Olympic Mountains. Very private high end estate site. Access road is wired for future electronic gate & is a 60' right of way constructed with crushed asphalt.**