

1705/1709 NW Abbey Court, Waldport, OR 97394

24-93 Residential/SiteBit Active **\$599,000**



Provided as a courtesy of
Samantha McClain
 Realty One Group At the Beach Newport
 826 SW Lee
 Newport, OR 97365
 Direct - (503) 318-3020
samantha@rogatb.com
<https://samanthamcclain.myrealtyonegroup.com/>
 License #: 201235872



BA Comm: 2.50	BA Comm Type: %	Listing Type: Exclusive Right To Sell
Bank/Lender Owned?: No	Short Sale: No	3rd Party Approval: No

Property Sub-Type: Single Family Residence	Major Area: Waldport/Seal Rock	Minor Area: Bayshore
Frontage: None	Primary View: Ocean	Frontage/View Remarks:
Secondary View: None	Total Bedrooms: 3	Total Bathrooms: 3
Levels: Two	Total SqFt.: 2,404	Sq Ft Remarks:
Year Built: 1995	Year Built Remarks:	Lot Dimensions: Traditional
Lot SqFt:	# of Acres: 0.39	Style:
Basement: No	Garage Type: None	Garage Stall:
Association: Yes	CC&Rs: Yes	

County: Lincoln	Property Tax ID #: R99527	Additional Tax ID #s: R97152
Parcel Nbr: 131213DA-3100-00	Additional Parcels: 131213DA 3000	Tax Map Number: 131213DA
Tax Lot: 3100	Description:	Tax Year: 2023
Tax Remarks:	Taxes\$: 5,256.44	Specially Assessed: No
Zoning: R-1-A Residential	Tax District: 326	Subdivision: Bayshore
Additional Subdv Info:	Neighborhood Code: BCNM	Subdv Block:
Subdv Parcel/Lot:	Subdv Phase/Addition:	Cross Street:
	Hwy 101: West Side	

Directions: Hwy 101 north of the Waldport bridge head east on Bayshore Drive. Right on Abbey to property.
Public Remarks: Versatile multi-generational living with ocean views in Bayshore Beach Club! This updated home offers a cozy upper unit with a Mother-in-Law space below and a separate game room for guests. Enjoy a unique touch with a custom poker table space at the bar, creating a serene experience listening to the ocean while watching the waves. Whether a full-time residence or vacation spot, it provides comfort and enjoyment. The additional lot is ideal for a future garage. Fully furnished, .39 acres, 2404 sq ft, 3 beds, 3 baths, and an ocean view complete this coastal gem on a large double lot.

External Features: Exterior Color: Beige	Street Surface: Gravel; Paved	Gas: Propane
Roof: Composition	Internal Features: Water Heater: Electric;	Sewer: Septic In
Siding: Hardi Plank	Dishwasher; Washer/Dryer: Electric; Range/Oven:	Condo/Association: Association Fee\$: 250;
Foundation: Slab	Electric; Microwave; Refrigerator; Window	Condo/Assoc Fee (MQY): Yearly
Deck/Patio: Deck and Patio	Coverings; Furnished: Yes	Association Fee Inclusions: Maintenance -
Outbuildings: Shed	Ceiling: Flat	Common Area; Property Tax - Common Area;
	Heating/Cooling: Electric Wall/Zone; Gas Wall	Insurance - General; Operating Expenses
	Furnace	Sellers Terms: 1031; Cash; Conventional
	Water: City; On Property	Possession: Close Of Escrow
	Electric: On Property	

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Living Room	Upper				Bedroom 1	Lower			
Kitchen	Upper				Bathroom 1	Lower			
Bedroom 1	Upper				Utility Room	Lower			
Bathroom 1	Upper				Living Room	Main			
Utility Room	Upper				Bedroom 1	Main			
Living Room	Lower				Bathroom 1	Main			
Other	Lower			Kitchenette on lowee level	Utility Room	Main			

List Price: 599,000

Information is not guaranteed and should be verified by you. See [copyright notice](#). Prepared by Samantha McClain on Wednesday, January 17, 2024 6:10 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.