



2506 NW Mokmak Lake Drive, Waldport, OR 97394		24-1209 Land-Residential Active \$130,000	
 <p>Provided as a courtesy of Samantha McClain Realty One Group At The Beach, Newport 316 NW Coast St. Newport, OR 97365 Direct - (503) 318-3020 samantha@rogatb.com https://samanthamcclain.myrealtyonegroup.com/ License #: 201235872</p>			
BA Comm: 3	BA Comm Type: %	Listing Type: Exclusive Right To Sell	
Bank/Lender Owned?: No	Short Sale: No	3rd Party Approval: No	
Land Sub-Type: Land	Major Area: Waldport/Seal Rock	Minor Area: Bayshore	
Frontage: None	Primary View: Lake	Frontage/View Remarks:	
Secondary View: Forest	Lot Dimensions:	Lot SqFt:	
# of Acres: 0.39	Association: Yes	Senior Community YN: No	
CC&Rs: Yes	STR/VR: Buyer Due Diligence		
County: Lincoln	Property Tax ID #: R357061	Additional Tax ID #s:	
Parcel Nbr: 131118BC-1800-00	Additional Parcels Description:	Tax Map Number: 131118BC	
Tax Lot: 1800	Taxes\$: 304.14	Tax Year: 2023	
Tax Remarks:	Tax District: 326	Specially Assessed: No	
Zoning: R-1-A Residential	Neighborhood Code: BCNB	Subdivision: Bayshore	
Additional Subdv Info:	Subdv Phase/Addition:	Subdv Block:	
Subdv Parcel/Lot:	Hwy 101: West Side	Cross Street: Bayshore Drive	
CC & R: Yes			
<p>Directions: Hwy 101 to West on NW Bayshore Drive Right on NW Mokmak Lake Drive Property is located on the west side</p> <p>Public Remarks: Imagine a tranquil cul-de-sac, blocks from the Ocean allowing you to hear the soothing sounds of the waves crashing against the shoreline. The salty Ocean air is a constant reminder. Your property Ideally situated on a wooded lot, is surrounded by tall trees, providing privacy and a serene atmosphere. Approved house plans included to build your own custom home, ensuring it blends seamlessly with the natural beauty of the location. The Bayshore community has a pool, tennis courts, clubhouse and play area. Septic approval is complete.</p>			
<p>Miscellaneous: Corner Stakes: Yes; Survey: No; Grade: Above Grade; Manufactured Allowed: Yes</p> <p>Topography: Level</p> <p>Street Surface: Paved</p> <p>Water: At Street</p>		<p>Electric: At Street</p> <p>Gas: None</p> <p>Sewer: Septic</p> <p>Septic: Septic Approval</p>	
		<p>Condo/Association: Association Fee\$: 250; Condo/Assoc Fee (MQY): Yearly</p> <p>Association Fee Inclusions: Maintenance - Common Area; Utilities - Common Area; Operating Expenses</p> <p>Sellers Terms: 1031; Cash; Conventional; Escrow Preference: Western Anji; Forms Preference: OREF</p>	
List Price:	130,000		

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2506 NW MOKMAK LAKE DR (6)



Drone



2506 NW MOKMAK LAKE DR (2)



2506 NW MOKMAK LAKE DR (3)



2506 NW MOKMAK LAKE DR (4)



2506 NW MOKMAK LAKE DR (5)



2506 NW MOKMAK LAKE DR (7)



2506 NW MOKMAK LAKE DR (8)



2506 NW MOKMAK LAKE DR (9)



2506 NW MOKMAK LAKE DR (10)



2506 NW MOKMAK LAKE DR (11)

