



2017 NW Bayshore Drive, Waldport, OR 97394		24-1538 Land-Residential Active \$100,000	
 <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	3rd Party Approval: No
Bank/Lender Owned?: No	Short Sale: No		
Land Sub-Type: Land	Major Area: Waldport/Seal Rock	Minor Area: Bayshore	
Frontage: None	Primary View: Ocean	Frontage/View Remarks:	
Secondary View: None	Lot Dimensions:	Lot SqFt:	
# of Acres: 0.18	Association: Yes	Senior Community YN: No	
CC&Rs: Yes	STR/VR: No		
County: Lincoln	Property Tax ID #: R146898	Additional Tax ID #s:	
Parcel Nbr: 131118BC-12900-00	Additional Parcels Description:	Tax Map Number: 131118BC	
Tax Lot: 12900	Taxes\$: 449.47	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 Loop	
CC & R: Yes			
Directions: North of Waldport, West on Bayshore drive to property on left.			
Public Remarks: Great opportunity for building a new home on a vacant lot in Bayshore! The lot has ocean views, is out of the tsunami zone, and is already cleared and ready for construction. Bayshore community offers amenities like a pool, tennis courts, a clubhouse, and a gym, making it an attractive place to live.			
Miscellaneous: Corner Stakes: Partial; Survey: No; Grade: Above Grade; Manufactured Allowed: Yes		Electric: At Street	
Topography: Level		Gas: None	
Street Surface: Paved		Sewer: Septic	
Water: At Street		Septic: Not Applied For	
		Condo/Association: Association Fee\$: 250; Condo/Assoc Fee (MQY): Yearly	
		Association Fee Inclusions: Maintenance - Common Area; Property Tax - Common Area; Utilities - Common Area; Operating Expenses	
		Sellers Terms: Cash; Conventional; Escrow Preference: Western Anji; Forms Preference: OREF	
List Price:	100,000		

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