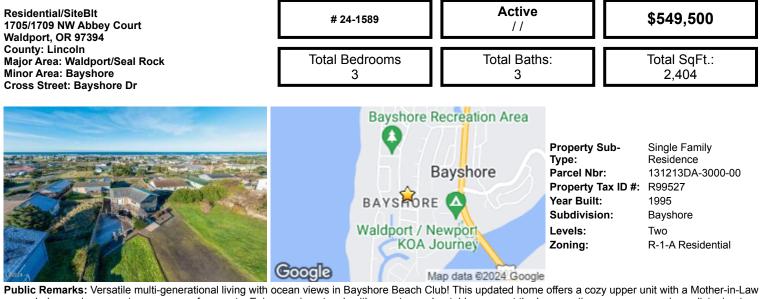
flexmls Web



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. **Directions:** Hwy 101 north of the Waldport bridge head West on Bayshore Drive. Right on Abbey to property.

| Showing Information | | |
|--|---|--|
| General Property Information | Interior Information | Exterior Information |
| Style: Traditional | Internal Features: Water Heater: Electric; | External Features: Exterior Color: Beige |
| # of Acres: 0.39 | Dishwasher; Washer/Dryer: Electric; Range/Oven: | Roof:Composition |
| Property Tax ID #: R99527 | Electric; Microwave; Refrigerator; Window | Siding:Hardi Plank |
| Tax District: 326 | Coverings; Furnished: Yes | Foundation:Slab |
| Tax Lot: 3000 | Ceiling:Flat | Deck/Patio:Deck; Patio |
| Tax Map Number: 131213DA | Flooring: Vinyl | Primary View:Ocean |
| Tax Remarks: For both lots | Basement: Daylight | Secondary View: None |
| Tax Year: 2023 | Heating/Cooling: Electric Wall Furn; Gas Wall | Frontage: None |
| Taxes\$: 5,256.44 | Furnace | Outbuildings: Shed |
| Additional Tax ID #s: R97152 | Condo/Association: Association Fee\$: 540; | _ |
| Additional Parcels Description: 131213DA-3100- | Condo/Assoc Fee (MQY): Yearly | |
| 00 | Heating/Cooling: Electric Wall Furn; Gas Wall | |
| Outbuildings: Shed | Furnace | |
| Condo/Association: Association Fee\$: 540; | Water: City | |
| Condo/Assoc Fee (MQY): Yearly | Electric: On Property | |
| Street Surface: Gravel | Gas: Propane | |
| Miscellaneous: Pet Friendly: Yes | Sewer: Septic In | |
| Hwy 101: West Side | | |

| Construction | Listing/Contract Information | |
|---|--|--|
| Main Floor Living: Yes | Listing Type: Exclusive Right To Sell | |
| Garage Type:None | 3rd Party Approval:No | |
| Heating/Cooling: Electric Wall Furn; Gas Wall | List Price Sqft: 228.58 | |
| Furnace | Bank/Lender Owned?: No | |
| Foundation: Slab | Short Sale: No | |
| Roof: Composition | Association: Yes | |
| Sewer: Septic In | Frontage: None | |
| Sellers Terms: Cash; Conventional; Forms | Sellers Terms: Cash; Conventional; Forms | |
| Preference: OREF | Preference: OREF | |
| Water: City | Possession: Close Of Escrow | |
| Neighborhood Code: BCNM | BA Comm: 2.5% | |
| CC&Rs: Yes | | |

Information is not guaranteed and should be verified by you. See copyright notice. Prepared by Samantha McClain on Saturday, July 20, 2024 9:54 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.