

2506 NW Mokmak Lake Drive, Waldport, OR 97394

24-1209 Land-Residential Active **\$115,000**



Provided as a courtesy of
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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: CC & R: Yes	Hwy 101: West Side	Cross Street: Bayshore Drive

Directions: Hwy 101 to West on NW Bayshore Drive Right on NW Mokmak Lake Drive Property is located on the west side
Public Remarks: Discover the perfect blend of tranquility and convenience with this prime 0.39-acre lot located at the end of the street, just blocks away from the ocean. This property offers a unique opportunity to build your dream home in a serene setting, surrounded by the natural beauty of towering trees and the soothing sound of ocean waves. Key features include septic approval, saving you both time and money, and the rare allowance for manufactured homes in Lincoln County. Approved house plans are also included, making the building process even more seamless. Enjoy the benefits of low HOA fees and access to the Bayshore Community amenities such as a pool, tennis courts, clubhouse, and more. This wooded haven provides privacy and natural beauty, nestled within the desirable Bayshore Community!

Miscellaneous: Corner Stakes: Yes; Survey: No; Grade: Above Grade; Manufactured Allowed: Yes	Electric: At Street Gas: None Sewer: Septic Septic: Septic Approval	Condo/Association: Association Fee\$: 250; Condo/Assoc Fee (MQY): Yearly Association Fee Inclusions: Maintenance - Common Area; Utilities - Common Area; Operating Expenses Sellers Terms: 1031; Cash; Conventional; Escrow Preference: Western Anji; Forms Preference: OREF
Topography: Level Street Surface: Paved Water: At Street		

List Price: 115,000

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