



Provided as a courtesy of  
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 License #: 201235872



**Oregon Manufactured Structures Dealer** MSD892  
 License #:

<b>High Price:</b>		<b>Listing Type:</b>	Exclusive Right To Sell	<b>Bank/Lender Owned?:</b>	No
<b>Short Sale:</b>	No	<b>3rd Party Approval:</b>	No		
<b>Major Area:</b>	Waldport/Seal Rock	<b>Minor Area:</b>	Waldport	<b>Frontage:</b>	None
<b>Primary View:</b>	None	<b>Secondary View:</b>	None	<b>Frontage/View Remarks:</b>	
<b>Total Bedrooms:</b>	2	<b>Total Bathrooms:</b>	2	<b>Levels:</b>	
<b>Total SqFt.:</b>	1,248	<b>Sq Ft Remarks:</b>		<b>Year Built:</b>	1978
<b>Year Built Remarks:</b>		<b>Style:</b>	Traditional	<b>Garage Type:</b>	None
<b>Garage Stall:</b>		<b>Association:</b>	No	<b>Senior Community YN:</b>	Yes
<b>CC&amp;Rs:</b>	Yes	<b>STR/VR:</b>	No		
<b>County:</b>	Lincoln	<b>Property Tax ID #:</b>	M426070	<b>Additional Tax ID #s:</b>	
<b>Additional Parcels Description:</b>		<b>Tax Map Number:</b>	131106CC	<b>Tax Lot:</b>	600
<b>Taxes\$:</b>	589.12	<b>Tax Year:</b>	2023	<b>Tax Remarks:</b>	
<b>Tax District:</b>	382	<b>Specially Assessed:</b>		<b>Zoning:</b>	
<b>Neighborhood Code:</b>	SDND	<b>Subdivision:</b>	Driftwood Mobile Park	<b>Subdv Parcel/Lot:</b>	
<b>Hwy 101:</b>	East Side	<b>Cross Street:</b>			

**Directions:** Heading South to Waldport, left into Driftwood Village across from Driftwood Park. Go straight and up around to the left. Take a right. #42 is on the left. Numbers are marked in the driveways.

**Public Remarks:** Beachside Community located directly across from Driftwood Beach Park in a peaceful 55+ neighborhood, this beautifully remodeled 2-bedroom, 2-bathroom manufactured home is a perfect seaside retreat. Boasting a spacious sunroom filled with natural light, this home offers both comfort and convenience. Move-in ready, with appliances staying for added ease. Don't miss out on this chance to live the coastal lifestyle in a friendly, quiet community.

<b>Manufactured Home:</b> Make: Golden West; Size: 52X24; Tag #: 73202AB; Park Approval Req'd: Yes; Space Rent: 680	<b>Deck/Patio:</b> Patio <b>Outbuildings:</b> Shed <b>Street Surface:</b> Paved <b>Heating/Cooling:</b> Electric Heat Pump <b>Alternate Heat:</b> Pellet Stove	<b>Water:</b> Public <b>Electric:</b> On Property <b>Gas:</b> None <b>Sewer:</b> Community; Septic <b>Sellers Terms:</b> 1031; Cash; Conventional
<b>Association Fee Inclusions:</b> Garbage - Unit; Water - Unit; Sewer - Unit		
<b>External Features:</b> Exterior Color: White		
<b>Roof:</b> Membrane		
<b>Siding:</b> Aluminum		
<b>Foundation:</b> Pillar/Post/Pier		

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Living Room	Main				Bathroom 1	Main			
Kitchen	Main				Bathroom 2	Main			
Dining Room	Main				Utility Room	Main			
Bedroom 1	Main				Bonus Room	Main			Enclosed sunroom
Bedroom 2	Main								

**List Price:** 165,000