

**Sold Properties**

Listing #	Address	City	Acre	Lot Sz	Date	\$/Acre	CDOM	Orig Price	List Price	Sold Price
23101252	NHN Ander Park St	Freeland	0.570	24829	10/24/03	\$7,017.60	67	\$4,000	\$4,000	\$4,000
835428	NHN Hwy 525	Langley	0.864	37644	04/22/16	\$5,785.78	213	\$17,500	\$5,500	\$5,000
24025871	NHN Coe St	Coupeville	0.170	7405	09/21/04	\$29,412.56	162	\$4,995	\$4,995	\$5,000
666995	nnn Honeymoon Lake Dr	Greenbank	0.192	8370	07/15/16	\$78,064.52	655	\$50,000	\$20,000	\$15,000
666953	4415 Honeymoon Lake Dr	Greenbank	0.227	9876	09/15/14	\$88,213.85	51	\$30,000	\$25,000	\$20,000
823885	4317 Walden Lp	Greenbank	0.277	12048	07/15/16	\$94,003.98	332	\$33,000	\$29,000	\$26,000
22031860	2790 N Benton	Oak Harbor	1.435	62500	04/26/02	\$25,787.52	19	\$59,900	\$59,900	\$37,000
852242	xxx Wanamaker Rd	Coupeville	1.797	78270	10/16/15	\$22,261.40	4	\$40,000	\$40,000	\$40,000
700469	xx Harmony Rd	Oak Harbor	5.000	217800	02/19/16	\$8,200.00	312	\$65,000	\$59,000	\$41,000
29136013	3332 Stellar Lane	Oak Harbor	1.250	54450	12/09/09	\$40,000.00	56	\$80,910	\$62,900	\$50,000
20009089	XXXX Koontz Rd	Oak Harbor	4.280	186436	05/15/02	\$12,616.88	0	\$55,000	\$54,000	\$54,000
954509	245 Sunset Dr	Oak Harbor	1.294	56377	08/15/16	\$44,041.36	4	\$57,000	\$57,000	\$57,000
954603	269 Sunset Dr	Oak Harbor	1.294	56377	08/15/16	\$44,041.36	4	\$57,000	\$57,000	\$57,000
954516	269 Sunset Dr	Oak Harbor	1.294	56382	08/15/16	\$44,037.46	4	\$57,000	\$57,000	\$57,000
25155424	NHN Lake Forest Dr	Oak Harbor	5.000	217800	12/08/05	\$11,500.00	50	\$64,900	\$64,900	\$57,500
433936	668 Lot 8 Fallingreen Wy	San Juan Islan	10.360	451281	01/23/14	\$5,731.93	346	\$224,900	\$139,900	\$59,383
242666	26 LOT Parker Woods Lane #2	Coupeville	4.380	190793	04/25/12	\$14,840.17	280	\$99,500	\$89,000	\$65,000
25159232	25 E Torrence Lane	Oak Harbor	2.010	87556	12/01/05	\$32,338.16	39	\$65,000	\$65,000	\$65,000
857440	13 Torrence Lane	Oak Harbor	2.063	89860	04/05/16	\$33,448.03	140	\$78,000	\$78,000	\$69,000
242674	32 LOT Parker Woods Lane #3	Coupeville	4.440	193406	05/21/12	\$16,891.93	308	\$99,500	\$85,000	\$75,000
242663	25 LOT Parker Woods Lane #2	Coupeville	4.380	190793	05/21/12	\$17,123.27	308	\$99,500	\$85,000	\$75,000
1294273	1 NHN Turning Leaf Lane	Oak Harbor	5.000	217800	07/31/18	\$17,000.00	17	\$85,000	\$85,000	\$85,000
208365	370 W Sleeper Rd	Oak Harbor	9.660	420790	08/18/11	\$8,799.16	84	\$129,900	\$99,900	\$85,000
242657	1 LOT Parker Woods Lane #18	Coupeville	5.000	217800	09/28/11	\$19,900.00	46	\$99,500	\$99,500	\$99,500
26055338	NHN Koontz Rd	Oak Harbor	5.940	258746	12/11/06	\$20,370.40	240	\$119,500	\$119,500	\$121,000
1018356	10 Lot Fallingreen Wy	San Juan Islan	10.330	449988	11/02/16	\$13,542.68	114	\$139,900	\$139,900	\$139,900
922625	185 Parker Woods Lane	Coupeville	4.417	192400	06/24/16	\$34,866.11	8	\$154,000	\$154,000	\$154,000
26029045	NHN Henni Rd	Oak Harbor	9.700	422532	05/08/06	\$16,494.85	23	\$137,500	\$137,500	\$160,000
23030765	E-XXX N West Beach Rd	Oak Harbor	1.380	60113	07/21/03	\$124,637.27	29	\$195,000	\$195,000	\$172,000
23114693	NHN Parker Rd	Coupeville	2.270	98881	10/20/03	\$88,061.85	11	\$199,900	\$199,900	\$199,900
785863	NHN Frontier Lane	Freeland	20.000	871200	07/02/15	\$11,000.00	28	\$230,000	\$230,000	\$220,000
25132229	NHN Rainier Lane	Oak Harbor	0.800	34848	11/01/05	\$381,250.00	50	\$310,000	\$310,000	\$305,000

<b>Listing Count :</b>	32	<b>Averages:</b>	3.971	172980		\$44,102.50	125	\$98,213	\$91,009	\$83,599
		<b>Price :</b>	<b>High</b>	\$305,000	<b>Low</b>	\$4,000	<b>Median</b>	\$62,191		

**Grand Totals**

<b>Count :</b>	32	<b>Averages:</b>	<b>Acres:</b>	3.971	<b>CDOM:</b>	125	<b>OP:</b>	\$98,213	<b>LP:</b>	\$91,009	<b>SP:</b>	\$83,599
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# Statistical Market Analysis (Appraiser)

Status is 'Sold' Sale Type is 'MLS' Listing Agent Id is '84231' Co Listing Agent Id is '84231' Status is not 'Incomplete'

Active: 0	Pending: 0	Sold: 32	Sold - Unlisted: 0	Other: 0	Total: 32
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	Bedrooms	Bathrooms	Square Feet	Orig Price	List Price	Selling Price	CDOM	DOM
Minimum	0	0.00	0	\$4,000	\$4,000	\$4,000	0	0
Average	0	0.00	0	\$98,213	\$91,009	\$83,599	125	122
Median	0	0.00	0	\$79,455	\$71,500	\$62,191	51	50
Maximum	0	0.00	0	\$310,000	\$310,000	\$305,000	655	655
Total Dollar				\$3,142,805	\$2,912,295	\$2,675,183		

**Median DOM Breakdown and Average % of List Price received on Solds by Market time:**

	0-30 Days	31-60 days	61-90 days	91-120 days	120+ days
No. of Listings	13	6	2		11
Breakdown %	40.63%	18.75%	6.25%		34.38%
Med SP % LP	100.00%	93.49%	92.54%		88.24%

**Appraiser Sales Report: Median Breakdown of Solds by Selling Date:**

Total	0-90 Days	91-180 days	181-270 days	271-365 days	181-365 days
Total # of Sales					
Med Sale Price					
Med S. DOM/CDOM					
Med LP of Sales					
Med Org List Price					
Med SP % LP					

**Current Listings Only:**

Total # Comp Active
Med List Price
Med C. DOM/CDOM

Information is deemed to be reliable, but not guaranteed.

Prepared by Peter Rivera on 4/18/2020



Listing # **954509**

**245 Sunset Dr , Oak Harbor 98277**

Status: **Sold**

LP: **\$57,000**



LT: **Lot 2** BLK: **BLK 3 EJCMTY: Oak Harbor**

PRJ: **Sunset Ridge 2**

ACR: <b>1.294</b>	AR: <b>813</b>	SP: <b>\$57,000</b>
LSF: <b>56,377</b>	MAP:	GRD:
LSZ: <b>410x137</b>	TX#: <b>S826502030022</b>	StatDt: <b>08/15/2016</b>
GAS: <b>Not Available</b>	TX\$: <b>\$968</b>	YR: <b>2016</b>
ELE: <b>On Property</b>	Right of First Refusal: <b>No</b>	LD: <b>06/06/2016</b>
SEW: <b>Not Available</b>	STY: <b>41 - Res-Over 1 Acre</b>	Sell Concess:
SEP:	SFA:	SDA:
SDD:	TRM: <b>Cash</b>	WFT:
XD: <b>06/09/2017</b>	VEV:	
WTR: <b>On Property</b>	GZC: <b>Residential</b>	
RS2: <b>CC&amp;R, Manufactured Homes OK</b>	TPO: <b>Sloped</b>	

School	Elem:	Jnr:	Snr:
	Dist: <b>Oak Harbor</b>		

OTVP:	SOC: <b>5</b>	LAG: <b>Tyler Fitzgerald - Ph:(360) 544-2255 (Home)</b>
		LO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811</b>
OWN: <b>Mary A Parrent</b>	OPH: <b>(406) 930-0184</b>	CLA: <b>Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)</b>
KEY:		CLO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231</b>

Agent Only Remarks: **Preliminary title opened with Chicago Title.**

Directions: **From Deception Pass, South on SR 20, East on Sleeper Road, South on Appian, East on Sunset Dr. Property on left.**

Marketing Remarks: **1.29 acres on Sunset Drive. Water and electricity on property. Close to Oak Harbor and NAS Whidbey. Property priced to sell "as is." Old manufactured home on property of no value. Bring your building plans and make your home here!**

Listing # **954603**

**269 Sunset Dr , Oak Harbor 98277**

Status: **Sold**

LP: **\$57,000**



LT: **3** BLK: **BLK 3 EJCMTY: Oak Harbor**

PRJ: **Sunset Ridge 2**

ACR: <b>1.294</b>	AR: <b>813</b>	SP: <b>\$57,000</b>
LSF: <b>56,377</b>	MAP:	GRD:
LSZ: <b>137x410</b>	TX#: <b>S826502030032</b>	StatDt: <b>08/15/2016</b>
GAS: <b>Not Available</b>	TX\$: <b>\$909</b>	YR: <b>2016</b>
ELE: <b>On Property</b>	Right of First Refusal: <b>No</b>	LD: <b>06/06/2016</b>
SEW: <b>Not Available</b>	STY: <b>41 - Res-Over 1 Acre</b>	Sell Concess:
SEP:	SFA:	SDA:
SDD:	TRM: <b>Cash</b>	WFT:
XD: <b>06/09/2017</b>	VEV:	
WTR: <b>Community Well, On Property</b>	GZC: <b>Residential</b>	
RS2: <b>CC&amp;R, Manufactured Homes OK</b>	TPO: <b>Sloped</b>	

School	Elem:	Jnr:	Snr:
	Dist: <b>Oak Harbor</b>		

OTVP:	SOC: <b>5</b>	LAG: <b>Tyler Fitzgerald - Ph:(360) 544-2255 (Home)</b>
		LO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811</b>
OWN: <b>Mary A Parrent</b>	OPH: <b>(406) 930-0184</b>	CLA: <b>Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)</b>
KEY:		CLO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231</b>

Agent Only Remarks: **Preliminary title opened with Chicago Title.**

Directions: **From Deception Pass, South on SR 20, East on Sleeper, South on Appian, East on Sunset, property on left.**

Marketing Remarks: **1.29 acres on Sunset Dr. Electricity and water on property, priced to sell "as is." Close to Oak Harbor and NAS Whidbey. Old manufactured home on property of no value. Bring your building plans and make your home here!**

Listing # **954516**

**269 Sunset Dr , Oak Harbor 98277**

Status: **Sold**

LP: **\$57,000**



LT: **2 W/2 Lo** BLK: **Block 3** CMTY: **Oak Harbor**

PRJ: **Sunset Ridge 2**

ACR: <b>1.294</b>	AR: <b>813</b>	SP: <b>\$57,000</b>
LSF: <b>56,382</b>	MAP:	GRD:
LSZ: <b>137x410</b>	TX#: <b>S826502030031</b>	StatDt: <b>08/15/2016</b>
GAS: <b>Not Available</b>	TX\$: <b>\$909</b>	YR: <b>2016</b>
ELE: <b>On Property</b>	Right of First Refusal: <b>No</b>	Sell Concess:
SEW: <b>Not Available</b>	STY: <b>41 - Res-Over 1 Acre</b>	
SEP:	SFA:	SDA:
SDD:	TRM: <b>Cash</b>	WFT:
XD: <b>06/09/2017</b>		
WTR: <b>Community Well, On Property</b>	VEW:	
RS2: <b>CC&amp;R, Manufactured Homes OK</b>	GZC: <b>Residential</b>	
	TPO:	

School	Elem:	Jnr:	Snr:
	Dist: <b>Oak Harbor</b>		

OTVP:	SOC: <b>5</b>	LAG: <b>Tyler Fitzgerald - Ph:(360) 544-2255 (Home)</b>
		LO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811</b>
OWN: <b>Mary A Parrent</b>	OPH: <b>(406) 930-0184</b>	CLA: <b>Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)</b>
KEY:		CLO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231</b>

Agent Only Remarks: **Preliminary Title open with Chicago Title.**

Directions: **From Deception Pass, South on SR 20, East on Sleeper Rd, South on Appian Rd, East on Sunset Dr, property on left.**

Marketing Remarks: **1.29 acres on Sunset Drive. Water and electricity on property. Close to Oak Harbor and NAS Whidbey. Priced to sell "as is." Old manufactured home on property has no value. Bring your plans and build here!**

Listing # **823885**

**4317 Walden Lp , Greenbank 98253**

Status: **Sold**

LP: **\$29,000**



LT: **42** BLK:

CMTY: **Honeymoon Lake** PRJ: **Honeymoon Lake 2**

ACR: <b>0.277</b>	AR: <b>811</b>	SP: <b>\$26,000</b>
LSF: <b>12,048</b>	MAP:	GRD:
LSZ: <b>22x14x214x80x205</b>	TX#: <b>S718002000420</b>	StatDt: <b>07/15/2016</b>
GAS: <b>Not Available</b>	TX\$: <b>\$530</b>	YR: <b>2015</b>
ELE: <b>On Property</b>	Right of First Refusal: <b>No</b>	Sell Concess:
SEW: <b>Not Available</b>	STY: <b>40 - Res-Less thn 1 Ac</b>	
SEP:	SFA:	SDA:
SDD:	TRM: <b>Cash</b>	WFT:
XD: <b>07/22/2016</b>		
WTR: <b>Community Well, On Property</b>	VEW:	
RS2: <b>CC&amp;R, NO Manufactured Homes</b>	GZC: <b>Residential</b>	
	TPO: <b>Sloped</b>	

School	Elem:	Jnr:	Snr:
	Dist: <b>Coupeville</b>		

OTVP:	SOC: <b>5</b>	LAG: <b>Tyler Fitzgerald - Ph:(360) 544-2255 (Home)</b>
		LO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811</b>
OWN: <b>Glenn Butler</b>	OPH: <b>(253) 863-0767</b>	CLA: <b>Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)</b>
KEY:		CLO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231</b>

Agent Only Remarks: **CCRs and Community Information Available at <http://www.hlakecc.com/index.html> HOA Dues are \$400 per year. Water is \$175 per year.**

Directions: **From Clinton, SR20, right on Honeymoon Bay Rd, Left on Honeymoon Lake Rd, right on Walden Loop, property is on left. Look for mailbox with address.**

Marketing Remarks: **Come and be part of the remarkable Honeymoon Lake Community. Enjoy the private lake, community beach, clubhouse, pool, dock and boat launch in a quiet, rural environment near Langley, Greenbank and Freeland. This lot has water and electricity on the lot. Come and build your dream home here!**

Listing # **666995**

**nnn Honeymoon Lake Dr , Greenbank 98253**

Status: **Sold**

LP: **\$20,000**

LT: **80** BLK: CMTY: **Honeymoon Lake** PRJ: **Honmn Lk 1**

ACR: **0.192** AR: **811** SP: **\$15,000**  
 LSF: **8,370** MAP: GRD: OLP: **\$50,000**  
 LSZ: **65x127x65x131** TX#: **S71800000800** StatDt: **07/15/2016**  
 GAS: **Not Available** TX\$: **\$543** YR: **2014** LD: **07/14/2014**  
 ELE: **In Street** Right of First Refusal: **No** Sell Concess:  
 SEW: **Not Available** STY: **40 - Res-Less thn 1 Ac**  
 SEP: SFA: **Yes** SDA: TRM: **Cash**  
 SDD: WFT:  
 XD: **09/30/2016**  
 WTR: **Community Well** VEW: **Territorial**  
 RS2: **CC&R, NO Manufactured Homes** GZC: **Residential**  
 TPO:



School Elem: Jnr: Snr:  
 Dist: **Coupeville**

OTVP: SOC: **5** LAG: **Tyler Fitzgerald - Ph:(360) 544-2255 (Home)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811**  
 OWN: **Anastasi** OPH: **(425) 246-2424** CLA: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 KEY: CLO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231**

Agent Only Remarks: **This lot has registered perc dated 6/23/81. Perc is towards the back of the lot. Fee for water share already paid. Preliminary title opened with Land Title: LT 108277-0.**

Directions: **North on Hwy 525, right on Honeymoon Bay Rd (just north of Freeland) Left on Honeymoon Lake Dr. to sign.**

Marketing Remarks: **Buildable property in the beautiful Honeymoon Lake Community. Come enjoy the lake and fishing, use of the community clubhouse, pool, dock, boat launch and beachfront on Holmes Harbor. Enjoy the peace and tranquility in this quiet community not far from Langley, Freeland, and Greenbank. This is a great opportunity, make it yours!**

Listing # **922625**

**185 Parker Woods Lane , Coupeville 98239**

Status: **Sold**

LP: **\$154,000**

LT: **18** BLK: CMTY: **Central Whidbey** PRJ: **Parker Woods County Estates**

ACR: **4.417** AR: **812** SP: **\$154,000**  
 LSF: **192,400** MAP: **90** GRD: **D-5** OLP: **\$154,000**  
 LSZ: **587x 327x 586x 328** TX#: **S713500000180** StatDt: **06/24/2016**  
 GAS: **Not Available** TX\$: **\$779** YR: **2016** LD: **04/09/2016**  
 ELE: **On Property** Right of First Refusal: **No** Sell Concess:  
 SEW: **Not Available** STY: **41 - Res-Over 1 Acre**  
 SEP: SFA: SDA: TRM: **Conventional**  
 SDD: WFT:  
 XD: **04/06/2017**  
 WTR: **Shared Well** VEW: **Territorial**  
 RS2: **CC&R, NO Manufactured Homes** GZC: **Residential**  
 TPO: **Level**



School Elem: **Buyer To Verify** Jnr: **Buyer To Verify** Snr: **Buyer To Verify**  
 Dist: **Coupeville**

OTVP: SOC: **4.0** LAG: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231**  
 OWN: **Conrad L. Dunn** OPH: **(253) 846-6016** CLA:  
 KEY: CLO:

Agent Only Remarks: **Be advised that security cameras are active. Call L/A for Gate Code. Please use First American Title/Escrow. Possession will be 3 days after Closing to allow seller to remove personal property.**

Directions: **Oak Harbor (SR 20)- Coupeville- L@ N. Main St- R@ NE 9th St.- Turns into NE Parker Rd- R@ Parker Woods Ln- Gated Entry (Call L/A for Code)- 1st Driveway on right.**

Marketing Remarks: **Bring your dream house plans to this 4.4+/- wooded and private acres in a gated Parker Woods Country Estates. Ready for immediate build - Power, Water, and Septic (complete system w/2 RV dumps) . Comcast cable service/internet active. Cute 12 x 16 Cottage by Better Built Barns; not permanent but makes a great love nest in the middle of the woods. A little over a mile from Coupeville's Front Street waterfront shops/restaurants, Island County offices, and Whidbey General Hospital.**

Listing # **835428**

**NHN Hwy 525 , Langley 98260**

Status: **Sold**

LP: **\$5,500**

LT: BLK: CMTY: **Langley** PRJ:

ACR: **0.864** AR: **811** SP: **\$5,000**  
 LSF: **37,644** MAP: GRD: OLP: **\$17,500**  
 LSZ: TX#: **R329070224760** StatDt: **04/22/2016**  
 GAS: **Not Available** TX\$: **\$451** YR: **2015** LD: **08/18/2015**  
 ELE: **Not Available** Right of First Refusal: **No** Sell Concess:  
 SEW: **Not Available** STY: **40 - Res-Less thn 1 Ac**  
 SEP: SFA: **No** SDA: TRM: **Cash**  
 SDD: WFT:  
 XD: **08/16/2016**  
 WTR: **Not Available** VEW:  
 RS2: **Unknown** GZC: **Residential**  
 TPO: **Level**



School Elem: Jnr: Snr:  
 Dist: **South Whidbey Island**

OTVP: SOC: **5** LAG: **Tyler Fitzgerald - Ph:(360) 544-2255 (Home)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811**  
 OWN: **Sharatin Davis** OPH: **(520) 744-1664** CLA: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 KEY: CLO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231**

Agent Only Remarks: **No soil logs on record at county. Please use Chicago Title. Title #: 245376221**

Directions: **From Clinton ferry landing, continue North on Hwy 525. Property is slightly Northwest of the intersection of Hwy 525 & Marshview Ave. at mile marker 15.**

Marketing Remarks: **Vacant land on corner of HWY 525 and Marshview Ave. near the Bayview Center, Langley and Clinton. Zoned Rural Center. Great location on highway. Wetlands on property. Make this opportunity yours!**





Listing # **666953**

**4415 Honeymoon Lake Dr , Greenbank 98253**

Status: **Sold**

LP: **\$25,000**

LT: **23** BLK: CMTY: **Honeymoon Lake** PRJ: **Honmk Lk 1**



ACR: <b>0.227</b>	AR: <b>811</b>	SP: <b>\$20,000</b>
LSF: <b>9,876</b>	MAP:	GRD: OLP: <b>\$30,000</b>
LSZ: <b>184x189x23x185</b>	TX#: <b>S71800000230</b>	StatDt: <b>09/15/2014</b>
GAS: <b>Not Available</b>	TX\$: <b>\$263</b>	YR: <b>2014</b> LD: <b>07/14/2014</b>
ELE: <b>In Street</b>	Right of First Refusal: <b>No</b>	Sell Concess:
SEW: <b>Not Available</b>	STY: <b>40 - Res-Less thn 1 Ac</b>	
SEP: SFA: <b>No</b> SDA:	TRM: <b>Cash</b>	
SDD:	WFT: <b>Lake, No Bank</b>	
XD: <b>01/16/2015</b>		
WTR: <b>Community Well</b>	VEW: <b>Lake</b>	
RS2: <b>CC&amp;R, NO Manufactured Homes</b>	GZC: <b>Residential</b>	
	TPO:	

School	Elem:	Jnr:	Snr:
	Dist: <b>Coupeville</b>		

OTVP:	SOC: <b>5</b>	LAG: <b>Tyler Fitzgerald - Ph:(360) 544-2255 (Home)</b>
		LO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811</b>
OWN: <b>Anastasi</b>	OPH: <b>(425) 246-2424</b>	CLA: <b>Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)</b>
KEY:		CLO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231</b>

Agent Only Remarks: **This lot does not have a perc. Purchase as a package with perced lot 80 (MLS# 666995) for \$60,000. Fee for water share already paid. Preliminary title opened with Land Title: LT 108276-0.**

Directions: **North on Hwy 525, right on Honeymoon Bay Rd (just north of Freeland) Left on Honeymoon Lake Dr. to sign.**

Marketing Remarks: **No bank lakefront property on beautiful Honeymoon Lake. Come and enjoy lakeviews and fishing, use of community clubhouse, pool, dock, boat launch and beachfront on Holmes Harbor. Enjoy the peace and tranquility in this quiet community not far from Langley, Freeland, and Greenbank. This is a great opportunity, make it yours!**

Listing # **433936**

**668 Lot 8 Fallingreen Wy , San Juan Island 98250**

Status: **Sold**

LP: **\$139,900**

LT: **8** BLK: CMTY: **Central**

PRJ: **Fallingreen Estates**



ACR: <b>10.360</b>	AR: <b>900</b>	SP: <b>\$59,383</b>
LSF: <b>451,281</b>	MAP: <b>47</b>	GRD: <b>C-4</b>
LSZ:	TX#: <b>350443004</b>	StatDt: <b>01/23/2014</b>
GAS: <b>Not Available</b>	TX\$: <b>\$1,918</b>	YR: <b>2012</b>
ELE: <b>Available</b>	Right of First Refusal: <b>No</b>	Sell Concess:
SEW: <b>Not Available</b>	STY: <b>41 - Res-Over 1 Acre</b>	
SEP: SFA: SDA:	TRM: <b>Cash</b>	
SDD:	WFT: <b>Lake</b>	
XD: <b>01/01/2014</b>		
WTR: <b>Available, Community Well</b>	VEW: <b>Lake, Territorial</b>	
RS2: <b>CC&amp;R, See Remarks</b>	GZC: <b>Residential</b>	
	TPO: <b>Level</b>	

School	Elem: <b>Buyer To Verify</b>	Jnr: <b>Buyer To Verify</b>	Snr: <b>Buyer To Verify</b>
	Dist: <b>San Juan Island</b>		

OTVP:	SOC: <b>2.5</b>	LAG: <b>Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)</b>
		LO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231</b>
OWN: <b>Owner of Record</b>	OPH: <b>(360) 679-0215</b>	CLA:
KEY:		CLO:

Agent Only Remarks: **Buyer to verify availability of all utilities. WF Prequal req on financed offers; Refer to attached Supplement. To report any concerns w/ a listing broker or to report any property condition/other concern needing escalation, pls call: 877-617-5274**

Directions: **Ferry- R@1st St- L@Spring St- R@2nd St- Guard St- R@Tucker Ave- Roche Harbor Rd- L@ Halverson Rd- Fallingreen Way. Property's east property line is on the intersection of Fallingreen and Wai Mala Ln.**

Marketing Remarks: **Beautiful 10+ acre lakefront parcel in the Fallingreen Lakeside Estates community in San Juan Island. Lake full of wildlife; watch the chatty swans and Canadian Geese taking flight over the lake. One of the best inland properties tucked in a private, peaceful, and natural setting yet just a few miles from downtown Friday Harbor. This property is part of the Fallingreen Lakeside Estates Maintenance Association; Buyers should obtain a free prequal letter from Wells Fargo Home Mortgage.**

Listing # **242674**



**32 LOT Parker Woods Lane #32, Coupeville 98239** Status: **Sold** LP: **\$85,000**

LT: **32** BLK: CMTY: **Central Whidbey** PRJ: **HILLCREST HSTD**

ACR: **4.440** AR: **812** SP: **\$75,000**  
 LSF: **193,406** MAP: **90** GRD: **D-5** OLP: **\$99,500**  
 LSZ: TX#: **S713500000320** StatDt: **05/21/2012**  
 GAS: **Not Available** TX\$: **\$790** YR: **2011** LD: **06/28/2011**  
 ELE: **On Property** Right of First Refusal: Sell Concess:  
 SEW: **Not Available** STY: **41 - Res-Over 1 Acre**  
 SEP: SFA: SDA: TRM: **Cash** WFT:  
 SDD: XD: **06/25/2012** VEV: **Territorial**  
 WTR: **Shared Well** GZC: **Residential**  
 RS2: **CC&R, NO Manufactured Homes** TPO: **Level**

School Elem: **Coupeville Elem** Jnr: **Coupeville Mid** Snr: **Coupeville High**  
 Dist: **Coupeville**

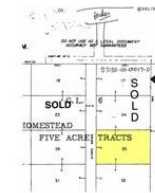
OTVP: SOC: **4.0** LAG: **Steve Hertling - Ph:(623) 224-7675 (Home)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811**  
 OWN: **Parker Woods LLC** OPH: **(360) 631-0415** CLA: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 KEY: CLO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231**

Agent Only Remarks: **Show anytime, Gate Code=2528. Seller prefers Stewart Title and Escrow - Oak Harbor (Order#STG-27147)**

Directions: **Deception Pass (SR20)- Coupeville- L@ Main St- R@ 9th St to Parker Rd-R@Paker Woods Lane (approx 1 mile from Main - just past Burnham Place). Lots are marked.**

Marketing Remarks: **Lot 32 - Bring your dream house plans to this 5+/- wooded and private acres in a gated Parker Woods Country Estates. Ready for immediate build - Power and Water are on the property. A little over a mile from Coupeville's Front Street waterfront shops/restaurants, Island County offices, and Whidbey General Hospital. Combine with adjacent Lot 25 for a really big spread (at wholesale prices).**

Listing # **242663**



**25 LOT Parker Woods Lane #25, Coupeville 98239** Status: **Sold** LP: **\$85,000**

LT: **25** BLK: CMTY: **Central Whidbey** PRJ: **HILLCREST HSTD**

ACR: **4.380** AR: **812** SP: **\$75,000**  
 LSF: **190,793** MAP: **90** GRD: **D-5** OLP: **\$99,500**  
 LSZ: **See Survey Map** TX#: **S713500000250** StatDt: **05/21/2012**  
 GAS: **Not Available** TX\$: **\$779** YR: **2011** LD: **06/28/2011**  
 ELE: **On Property** Right of First Refusal: Sell Concess:  
 SEW: **Not Available** STY: **41 - Res-Over 1 Acre**  
 SEP: SFA: SDA: TRM: **Cash** WFT:  
 SDD: XD: **06/25/2012** VEV: **Territorial**  
 WTR: **Shared Well** GZC: **Residential**  
 RS2: **CC&R, NO Manufactured Homes** TPO: **Level**

School Elem: **Coupeville Elem** Jnr: **Coupeville Mid** Snr: **Coupeville High**  
 Dist: **Coupeville**

OTVP: SOC: **4.0** LAG: **Steve Hertling - Ph:(623) 224-7675 (Home)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811**  
 OWN: **Parker Woods LLC** OPH: **(360) 631-0415** CLA: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 KEY: CLO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231**

Agent Only Remarks: **Show anytime, Gate Code=2528. Seller prefers Stewart Title and Escrow - Oak Harbor (Order#STG-27146)**

Directions: **Deception Pass (SR20)- Coupeville- L@ Main St- R@ 9th St to Parker Rd-R@Paker Woods Lane (approx 1 mile from Main - just past Burnham Place). Lots are marked.**

Marketing Remarks: **Lot 25 - Bring your dream house plans to this 5+/- wooded and private acres in a gated Parker Woods Country Estates. Ready for immediate build - Power and Water are on the property. A little over a mile from Coupeville's Front Street waterfront shops/restaurants, Island County offices, and Whidbey General Hospital. Combine with adjacent Lot 32 for a really big spread (at wholesale prices).**

Listing # **242666**

**26 LOT Parker Woods Lane #26, Coupeville 98239**

Status: **Sold**

LP: **\$89,000**



LT: **26** BLK: CMTY: **Central Whidbey** PRJ: **HILLCREST HSTD**

ACR: **4.380** AR: **812** SP: **\$65,000**  
 LSF: **190,793** MAP: **90** GRD: **D-5** OLP: **\$99,500**  
 LSZ: **See Survey Map** TX#: **S713500000260** StatDt: **04/25/2012**  
 GAS: **Not Available** TX\$: **\$779** YR: **2011** LD: **06/28/2011**  
 ELE: **On Property** Right of First Refusal: Sell Concess:  
 SEW: **Not Available** STY: **41 - Res-Over 1 Acre**  
 SEP: SFA: SDA: TRM: **Cash**  
 SDD: WFT:  
 XD: **06/25/2012**  
 WTR: **Shared Well** VEW: **Territorial**  
 RS2: **CC&R, NO Manufactured Homes** GZC: **Residential**  
 TPO: **Level**

School Elem: **Coupeville Elem** Jnr: **Coupeville Mid** Snr: **Coupeville High**  
 Dist: **Coupeville**

OTVP: SOC: **4.0** LAG: **Steve Hertling - Ph:(623) 224-7675 (Home)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811**  
 OWN: **Parker Woods LLC** OPH: **(360) 631-0415** CLA: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 KEY: CLO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231**

Agent Only Remarks: **Show anytime, Gate Code=2528. Seller prefers Land Title and Escrow - Oak Harbor**

Directions: **Deception Pass (SR20)- Coupeville- L@ Main St- R@ 9th St to Parker Rd-R@Paker Woods Lane (approx 1 mile from Main - just past Burnham Place). Lots are marked.**

Marketing Remarks: **Lot 26 - Bring your dream house plans to this 5+/- wooded and private acres in a gated Parker Woods Country Estates. Ready for immediate build - Power, Water, and Septic Drainfield are on the property. A little over a mile from Coupeville's Front Street waterfront shops/restaurants, Island County offices, and Whidbey General Hospital. Combine with adjacent Lot 31 for a really big spread (at wholesale prices).**

Listing # **242657**

**1 LOT Parker Woods Lane #18, Coupeville 98239**

Status: **Sold**

LP: **\$99,500**



LT: **18** BLK: CMTY: **Central Whidbey** PRJ: **HILLCREST HSTD**

ACR: **5.000** AR: **812** SP: **\$99,500**  
 LSF: **217,800** MAP: **90** GRD: **D-5** OLP: **\$99,500**  
 LSZ: TX#: **S713500000180** StatDt: **09/28/2011**  
 GAS: **Not Available** TX\$: **\$767** YR: **2011** LD: **06/28/2011**  
 ELE: **On Property** Right of First Refusal: Sell Concess:  
 SEW: **Not Available** STY: **41 - Res-Over 1 Acre**  
 SEP: SFA: SDA: TRM: **Cash**  
 SDD: WFT:  
 XD: **06/25/2012**  
 WTR: **Shared Well** VEW: **Territorial**  
 RS2: **CC&R, NO Manufactured Homes** GZC: **Residential**  
 TPO: **Level**

School Elem: **Coupeville Elem** Jnr: **Coupeville Mid** Snr: **Coupeville High**  
 Dist: **Coupeville**

OTVP: SOC: **4.0** LAG: **Steve Hertling - Ph:(623) 224-7675 (Home)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**  
 OWN: **Parker Woods LLC** OPH: **(360) 631-0415** CLA: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 KEY: CLO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915 x231**

Agent Only Remarks: **Show anytime, Gate Code=2528**

Directions: **Deception Pass (SR20)- Coupeville- L@ Main St- R@ 9th St to Parker Rd-R@Paker Woods Lane (approx 1 mile from Main - just past Burnham Place). Lots are marked.**

Marketing Remarks: **Lot 18 - Bring your dream house plans to this 5 wooded and private acres in a gated Parker Woods Country Estates. Ready for immediate build - Power, Water, and Septic are on the property. A little over a mile from Coupeville's Front Street waterfront shops/restaurants, Island County offices, and Whidbey General Hospital.**



Listing # **26055338**

**NHN Koontz Rd , Oak Harbor 98277**

Status: **Sold**

LP: **\$119,500**



LT: BLK: CMTY: **North Whidbey**

PRJ:

ACR: <b>5.940</b>	AR: <b>813</b>	SP: <b>\$121,000</b>
LSF: <b>258,746</b>	MAP: <b>95</b>	GRD: <b>C-2</b>
LSZ: <b>See Survey</b>	TX#: <b>R234320830230</b>	StatDt: <b>12/11/2006</b>
GAS: <b>Not Available</b>	TX\$: <b>\$205</b>	YR: <b>2006</b>
ELE: <b>Not Available</b>	Right of First Refusal:	
SEW: <b>Not Available</b>	STY: <b>41 - Res-Over 1 Acre</b>	Sell Concess:
SEP: <b>Alternati</b>	SFA: <b>Yes</b>	SDA:
SDD:	TRM: <b>Conventional</b>	WFT:
XD: <b>03/30/2007</b>	VEV: <b>Partial, Sound, Territorial</b>	
WTR: <b>Unknown</b>	GZC: <b>See Remarks</b>	
RS2: <b>Manufactured Homes OK</b>	TPO: <b>Sloped</b>	

School Elem: **Buyer To Verify** Jnr: **Buyer To Verify** Snr: **Buyer To Verify**  
 Dist: **Oak Harbor**

OTVP: SOC: **4.0** LAG: **Peter Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**  
 OWN: **Hutton** OPH: **(360) 679-0215** CLA:  
 KEY: CLO:

Agent Only Remarks: **Please do not drive up to the Victorian Home (currently rented) at the end of the driveway. More Info (plat map, survey, legal description, etc.) at www.WhidbeyFidalgo.com/koontz**

Directions: **Deception Pass(SR20)->L@ Troxell Road->R@Koontz Road->L@ Driveway (CBK Sign)->Trail into back of property on left.**

Marketing Remarks: **Peaceful and Private 5.94 acre Flag Lot in North Whidbey Island. Survey and Site Registration (Perk Test) completed. Current trail to be improved (gravel driveway). Trail is off the existing driveway (part of it on this property) to the Victorian Home. Please do not drive up to the Victorian.**

Listing # **26029045**

**NHN Henni Rd , Oak Harbor 98277**

Status: **Sold**

LP: **\$137,500**



LT: BLK: CMTY: **North Whidbey**

PRJ:

ACR: <b>9.700</b>	AR: <b>813</b>	SP: <b>\$160,000</b>
LSF: <b>422,532</b>	MAP: <b>92</b>	GRD: <b>F-2</b>
LSZ: <b>630 x 660</b>	TX#: <b>R133122312960</b>	StatDt: <b>05/08/2006</b>
GAS: <b>Not Available</b>	TX\$: <b>\$581</b>	YR: <b>2005</b>
ELE: <b>In Street</b>	Right of First Refusal:	
SEW: <b>Not Available</b>	STY: <b>41 - Res-Over 1 Acre</b>	Sell Concess:
SEP: SFA:	SDA:	TRM: <b>Cash</b>
SDD:	WFT:	
XD: <b>02/28/2007</b>	VEV:	
WTR: <b>Unknown</b>	GZC: <b>See Remarks</b>	
RS2: <b>See Remarks</b>	TPO: <b>Sloped</b>	

School Elem: **Buyer To Verify** Jnr: **Buyer To Verify** Snr: **Buyer To Verify**  
 Dist: **Oak Harbor**

OTVP: SOC: **4.0** LAG: **Peter Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**  
 OWN: **Broxson** OPH: **(360) 675-6807** CLA:  
 KEY: CLO:

Agent Only Remarks: **Property Zoned Rural.**

Directions: **Deception Pass (SR 20)->L@Monkey Hill Rd->R@ Henni Rd->Property on Right.**

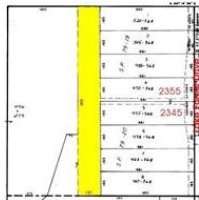
Marketing Remarks: **9.7 partially cleared acres. Good possibility of subdividing into two 4.85 acres since the 0.3 acres was acquired by the county for Henni Road (Buyer should verify during Feasibility Study).**

Listing # **25155424**

**NHN Lake Forest Dr , Oak Harbor 98277**

Status: **Sold**

LP: **\$64,900**



LT:	BLK:	CMTY:	<b>North Whidbey</b>	PRJ:	
ACR:	<b>5.000</b>	AR:	<b>813</b>	SP:	<b>\$57,500</b>
LSF:	<b>217,800</b>	MAP:	<b>74</b>	GRD:	<b>E-5</b>
LSZ:	<b>161 x 1320</b>	TX#:	<b>R232034643280</b>	StatDt:	<b>12/08/2005</b>
GAS:	<b>Not Available</b>	TX\$:	<b>\$0</b>	YR:	<b>0</b>
ELE:	<b>In Street</b>	Right of First Refusal:		Sell Concess:	
SEW:	<b>Not Available</b>	STY:	<b>41 - Res-Over 1 Acre</b>		
SEP:	SFA:	SDA:	<b>Conventional</b>		
SDD:		WFT:			
XD:	<b>09/30/2006</b>	VEV:			
WTR:	<b>Unknown</b>	GZC:	<b>Residential</b>		
RS2:	<b>Unknown</b>	TPO:	<b>Gullies</b>		

School	Elem:	<b>Crescent Harbor Elem</b>	Jnr:	<b>North Whidbey Mid</b>	Snr:	<b>Oak Harbor High</b>
	Dist:	<b>Oak Harbor</b>				

OTVP:	SOC:	<b>5.0</b>	LAG:	<b>Peter Rivera - Ph:(360) 675-5811 x4132 (Office)</b>
			LO:	<b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5915</b>
OWN:	OPH:	<b>(360) 876-1924</b>	CLA:	
KEY:			CLO:	

Agent Only Remarks: **More Information (Plat Map, Aerial Map, Street map, etc.) at [www.WhidbeyFidalgo.com/LakeForest](http://www.WhidbeyFidalgo.com/LakeForest) ICHD sez NO Site Registration on File.**

Directions: **Crescent Harbor Rd->L&M Acres->R@Busby Rd->L@ Eagle Ridge Rd->R@ Lake Forest Dr->Easement between 2355 & 2345 Lake Forest Dr.**

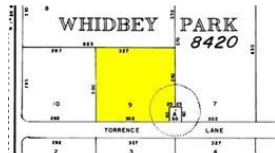
Marketing Remarks: **5 acre parcel in very desirable are in North Whidbey. DON'T drive into driveways (2355 and 2345 Lake Forest Drive). Sign is near the middle of easement. Stay as close to the treeline/bushes (easement) between the two properties when going back to the property.**

Listing # **25159232**

**25 E Torrence Lane , Oak Harbor 98277**

Status: **Sold**

LP: **\$65,000**



LT:	<b>9</b>	BLK:		CMTY:	<b>North Whidbey</b>	PRJ:	<b>Whidbey Park</b>
ACR:	<b>2.010</b>	AR:	<b>813</b>	SP:	<b>\$65,000</b>		
LSF:	<b>87,556</b>	MAP:	<b>93</b>	GRD:	<b>A-4</b>	OLP:	<b>\$65,000</b>
LSZ:		TX#:	<b>S84200000090</b>	StatDt:	<b>12/01/2005</b>		
GAS:	<b>Not Available</b>	TX\$:	<b>\$307</b>	YR:	<b>2005</b>	LD:	<b>10/22/2005</b>
ELE:	<b>In Street</b>	Right of First Refusal:		Sell Concess:			
SEW:	<b>Not Available</b>	STY:	<b>41 - Res-Over 1 Acre</b>				
SEP:	SFA:	SDA:	<b>Conventional</b>				
SDD:		WFT:					
XD:	<b>10/31/2006</b>	VEV:					
WTR:	<b>Community Well</b>	GZC:	<b>Residential</b>				
RS2:	<b>CC&amp;R, Manufactured Homes OK</b>	TPO:	<b>Level</b>				

School	Elem:	<b>Buyer To Verify</b>	Jnr:	<b>Buyer To Verify</b>	Snr:	<b>Buyer To Verify</b>
	Dist:	<b>Oak Harbor</b>				

OTVP:	SOC:	<b>4.0</b>	LAG:	<b>Peter Rivera - Ph:(360) 675-5811 x4132 (Office)</b>
			LO:	<b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5915</b>
OWN:	OPH:	<b>(360) 675-1996</b>	CLA:	
KEY:			CLO:	

Agent Only Remarks:

Directions: **Deception Pass (SR20)->L@ Fakkema Rd->L@ Wilson Rd->R@ Torrence Ln->2nd Lot on Left**

Marketing Remarks: **2.01 acre parcially cleared level lot north of Oak Harbor.**

Listing # **25132229** **NHN Rainier Lane , Oak Harbor 98277** Status: **Sold** LP: **\$310,000**  
 LT: **20 & 21** BLK: CMTY: **Scenic Heights/Vista** PRJ: **Scenic Heights 1**  
 ACR: **0.800** AR: **813** SP: **\$305,000**  
 LSF: **34,848** MAP: **72** GRD: **C-5** OLP: **\$310,000**  
 LSZ: **200x 169x 202x 172** TX#: **S81150000200** StatDt: **11/01/2005**  
 GAS: **Not Available** TX\$: **\$1,686** YR: **2005** LD: **09/04/2005**  
 ELE: **In Street** Right of First Refusal: Sell Concess:  
 SEW: **On Property** STY: **40 - Res-Less thn 1 Ac**  
 SEP: **See AsB** SFA: SDA: TRM: **Conventional**  
 SDD: WFT: **Bank-High**  
 XD: **08/31/2006**  
 WTR: **Community Well** VEW: **Bay, City, Mountain, See Remarks, Sound**  
 RS2: **CC&R, NO Manufactured Homes** GZC: **Residential**  
 TPO: **Level**

School Elem: **Buyer To Verify** Jnr: **Buyer To Verify** Snr: **Buyer To Verify**  
 Dist: **Oak Harbor**

OTVP: SOC: **3.5** LAG: **Peter Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**  
 OWN: **Freeman** OPH: **(703) 416-8000** CLA:  
 KEY: CLO:

Agent Only Remarks: **More Info (Plat Map, AsBuilt, etc) at www.WhidbeyFidalgo.com/rainier.**

Directions: **Deception Pass (SR20)->Pass Oak Harbor->L@ Miller Rd->@ Scenic Heights Rd->L@ Canterbury Ln ->L@ Dupont Rd->R@ Rainier Lane**

Marketing Remarks: **Ready to Build your Dream Home on this High Bank View double lot with Septic System already installed. Fantastic Unobstructed Views of Oak Harbor, Crescent Harbor, Mt. Baker, Cascades, Saratoga Passage, Camano Island. Deep lot extends to within 50+/- feet from bluff.**

Listing # **24025871** **NHN Coe St , Coupeville 98239** Status: **Sold** LP: **\$4,995**  
 LT: **19** BLK: **8** CMTY: PRJ: **Bon Air 3**  
 ACR: **0.170** AR: **812** SP: **\$5,000**  
 LSF: **7,405** MAP: **75** GRD: **C-6** OLP: **\$4,995**  
 LSZ: **66 x 110** TX#: **S614003080190** StatDt: **09/21/2004**  
 GAS: **Not Available** TX\$: **\$55** YR: **2003** LD: **03/01/2004**  
 ELE: **In Street** Right of First Refusal: Sell Concess:  
 SEW: **Not Available** STY: **40 - Res-Less thn 1 Ac**  
 SEP: SFA: SDA: TRM: **Cash**  
 SDD: WFT:  
 XD: **02/28/2005**  
 WTR: **See Remarks** VEW:  
 RS2: **CC&R, NO Manufactured Homes** GZC: **Residential**  
 TPO: **Level**

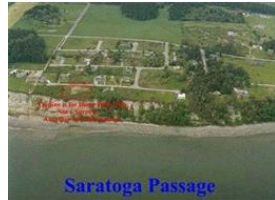
School Elem: Jnr: Snr:  
 Dist: **Coupeville**

OTVP: SOC: **5.0** LAG: **Peter Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**  
 OWN: **Wall** OPH: **(360) 679-0215** CLA:  
 KEY: CLO:

Agent Only Remarks: **Seller is Personal Representative of John Wall.**

Directions: **SR 25->Ledgewood beach Drive (Ledgewood/Bon Air)->L@ Virgiiia Ave->R@ Coe St->3rd Lot on Left.**

Marketing Remarks: **Great Recreational Lot in a very nice neighborhood. HOD=\$100/Yr includes use/access to Club House, Pool, Beach Rights. Community Water may accomodate more connections in the near future.**



Listing # 23101252

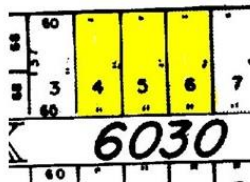
NHN Ander Park St , Freeland 982

Status: **Sold**

LP: **\$4,000**

LT: 4,5,6 BLK: 3 CMTY:

PRJ: **Ander Park**



ACR: **0.570**  
 LSF: **24,829**  
 LSZ: **108x 137x 180x 137**  
 GAS: **Not Available**  
 ELE: **In Street**  
 SEW: **Not Available**  
 SEP: SFA: SDA:  
 SDD:  
 XD: **12/31/2003**  
 WTR: **See Remarks**  
 RS2: **Unknown**

AR: **811**  
 MAP: **78** GRD: **F-5**  
 TX#: **S603000030040**  
 TX\$: **\$44** YR: **2003**  
 Right of First Refusal:  
 STY: **40 - Res-Less thn 1 Ac**  
 TRM: **Cash**  
 WFT:  
 VEW:  
 GZC: **Residential**  
 TPO:

SP: **\$4,000**  
 OLP: **\$4,000**  
 StatDt: **10/24/2003**  
 LD: **07/22/2003**  
 Sell Concess:

School Elem: Jnr: Snr:  
 Dist: **South Whidbey Island**

OTVP: SOC: **5.0** LAG: **Peter Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**  
 OWN: **WALL** OPH: **(360) 679-0215** CLA:  
 KEY: CLO:

Agent Only Remarks: **L/A investigating water availability. Needs perk.**

Directions: **State Route 525->Freeland->Main St->L@ East Harbor Rd->R@ Ander Park Rd->Lot on left.**

Marketing Remarks: **Great investment property. Three adjacent lots north of Freeland on the east side of Holmes Harbor.**

Listing # 23114693

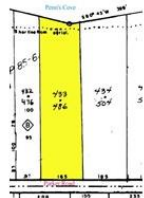
NHN Parker Rd , Coupeville 98239

Status: **Sold**

LP: **\$199,900**

LT: BLK: CMTY:

PRJ: **SV Map 0180**



ACR: **2.270**  
 LSF: **98,881**  
 LSZ: **165x 640x 175x 620**  
 GAS: **Not Available**  
 ELE: **In Street**  
 SEW: **Not Available**  
 SEP: SFA: SDA:  
 SDD:  
 XD: **03/01/2004**  
 WTR: **On Property**  
 RS2: **See Remarks**

AR: **812**  
 MAP: **74** GRD: **D-6**  
 TX#: **R132344334860**  
 TX\$: **\$2,096** YR: **2003**  
 Right of First Refusal:  
 STY: **41 - Res-Over 1 Acre**  
 TRM: **Cash**  
 WFT: **Bank-High**  
 VEW: **Bay, Mountain, Sound**  
 GZC: **Residential**  
 TPO: **Level, See Remarks**

SP: **\$199,900**  
 OLP: **\$199,900**  
 StatDt: **10/20/2003**  
 LD: **08/18/2003**  
 Sell Concess:

School Elem: Jnr: Snr:  
 Dist: **Coupeville**


OTVP: SOC: **4.0** LAG: **Peter Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**  
 OWN: **Scott** OPH: **(360) 679-0215** CLA:  
 KEY: CLO:

Agent Only Remarks: **Property needs to be re-perked. ICHD has no record on perk; Seller's copy not acceptable.**

Directions: **SR20 to N. Main Street (toward Front Street)->R@ NE 9th Street->Parker Road-Sign on left (next to 1802 NE Parker Rd.)**

Marketing Remarks: **Beautiful, Peaceful and Private Hi-Bank Waterfront Acreage waiting for a dream home. City Water on property (meter to be installed - call L/A for details.) Located on the eastern edge of the quaint little town of Coupeville (Gravel walk on Parker Road leads to Front Street.) This is a rare opportunity for this kind of property at this price.**

Listing # **23030765**      **E-XXX N West Beach Rd , Oak Harbor 98277**      Status: **Sold**      LP: **\$195,000**  
 LT: **308-465** BLK:      CMTY:      PRJ: **SV Map 1**

 ACR: **1.380**      AR: **813**      SP: **\$172,000**  
 LSF: **60,113**      MAP: **74**      GRD: **A-1**      OLP: **\$195,000**  
 LSZ:      TX#: **R132063084650**      StatDt: **07/21/2003**  
 GAS: **Not Available**      TX\$: **\$650**      YR: **2002**      LD: **03/04/2003**  
 ELE: **In Street**      Right of First Refusal:      Sell Concess:  
 SEW: **Not Available**      STY: **41 - Res-Over 1 Acre**  
 SEP:      SFA:      SDA:      TRM: **Conventional**  
 SDD:      WFT: **Bank-High**  
 XD: **08/05/2003**  
 WTR: **Share Available**      VEW: **Mountain, Ocean, See Remarks, Sound**  
 RS2: **Unknown**      GZC: **Residential**  
    TPO: **Cliffs, Level**

School      Elem:      Jnr:      Snr:  
 Dist: **Oak Harbor**


OTVP:      SOC: **4.0**      LAG: **Peter Rivera - Ph:(360) 675-5811 x4132 (Office)**  
    LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**  
 OWN: **Barrett**      OPH: **(360) 293-5108**      CLA: **Lanny Nienhuis - Ph:(360) 914-0253 (Cellular)**  
 KEY:      CLO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811**

Agent Only Remarks:      **Sale subject to a Simultaneous Closing. Photos, Plat Map, Legal Description available by clicking See Virtual Media above. Please maximize your browser (make the window bigger.)**

Directions:      **Fort Nugent Road->R@ West Beach Road->Property on left just past Even' Down.**

Marketing Remarks:      **Super waterfront property with a bit of history; Nearby Bunker, Gun Mount Pad and Observation Deck indicate the this property might have been a part of what was Fort Nugent. Enjoy the spectacular sunsets and panoramic views of the Olympic Mountains, Strait of Juan de Fuca, Smith Island, Vancouver Island and the San Juan Islands. Two adjacent parcels to the north (waterfront) and four to the east are also for sale.**

Listing # **20009089**      **XXXX Koontz Rd , Oak Harbor 98277**      Status: **Sold**      LP: **\$54,000**  
 LT:      BLK:      CMTY:      PRJ:

 ACR: **4.280**      AR: **813**      SP: **\$54,000**  
 LSF: **186,436**      MAP: **72A**      GRD: **D-2**      OLP: **\$55,000**  
 LSZ:      TX#: **R234320390180**      StatDt: **05/15/2002**  
 GAS: **Not Available**      TX\$: **\$363**      YR: **1999**      LD: **01/10/2000**  
 ELE: **In Street**      Right of First Refusal:      Sell Concess:  
 SEW:      STY: **41 - Res-Over 1 Acre**  
 SEP: **TO BE D** SFA: **No**      SDA:      TRM: **Cash**  
 SDD:      WFT:  
 XD: **03/31/2002**  
 WTR: **Available, Shared Well**      VEW: **Mountain**  
 RS2: **Manufactured Homes OK**      GZC: **Residential**  
    TPO: **Sloped**

School      Elem:      Jnr:      Snr:  
 Dist: **Oakville**

OTVP:      SOC: **5.0**      LAG: **Peter Rivera - Ph:(360) 675-5811 x4132 (Office)**  
    LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**  
 OWN: **MEEHAN**      OPH: **(360) 679-0215**      CLA:  
 KEY:      CLO:

Agent Only Remarks:      **PLEASE ADVISE BUYERS TO VERIFY ALL DIMENSIONS, TAXES, ETC. TO BUYER'S SATISFACTION. \$1,000. BONUS TO SELLING AGENT / 5 DAY BUMP**

Directions:      **I5->SR20->DECEPTION PASS->WHIDBEY ISLAND->L@ TROXELL RD-> R@ KOONTZ RD->PROPERTY ON LEFT (CB KOETJE SIGN)**

Marketing Remarks:      **GREAT BUILDING SITE ON KOONTZ (FORMERLY HELDER) ROAD. 2-PARTY WELL IS LOCATED ON PROPERTY SOUTHEAST OF SUBJECT PROPERTY. NOTE: THERE IS NO ESTABLISHED ROAD ON RECORDED EASEMENT ON THE EAST SIDE OF SUBJECT PROPERTY. VIEW OF MOUNTAINS TO THE EAST. SELLER MOTIVATED!**

Listing # **22031860**

**2790 N Benton , Oak Harbor 98277**

Status: **Sold**

LP: **\$59,900**

LT: **5** BLK: CMTY:

PRJ: **ALDERWOOD HEIGHTS**



ACR: **1.435**  
 LSF: **62,500**  
 LSZ: **280X 366X 90X 306**  
 GAS: **Not Available**  
 ELE: **On Property**  
 SEW: **Available**  
 SEP: SFA: SDA:  
 SDD:  
 XD: **06/30/2002**  
 WTR: **On Property**  
 RS2: **CC&R**

AR: **813** SP: **\$37,000**  
 MAP: **73** GRD: **C-6** OLP: **\$59,900**  
 TX#: **S60240000050** StatDt: **04/26/2002**  
 TX\$: **\$560** YR: **2002** LD: **03/14/2002**  
 Right of First Refusal: Sell Concess:  
 STY: **41 - Res-Over 1 Acre**  
 TRM: **Conventional**  
 WFT:  
 VEV:  
 GZC: **Residential**  
 TPO: **Level**

School Elem: Jnr: Snr:  
 Dist: **Oak Harbor**

OTVP: SOC: **5.0** LAG: **Peter Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**  
 OWN: **CITIFINANCIAL** OPH: **(360) 679-0215** CLA:  
 KEY: CLO:

Agent Only Remarks: **Property Has A Home That Has Experienced A Major Fire. Sv Map#654 (Cla: Fax:360-675-4291)**

Directions: **Crescent Harbor Rd->straight Ahead Toward L&M Acres-> Left@ Benton Place (Alderwood Hts)->property At End**

Marketing Remarks: **Fire Sale! Seller Motivated! Property Has A Home That Has Experienced A Major Fire. Priced Below Current Assesed Value Of \$63k.**