

BIRDWOOD LISTINGS

11/2011

Prices and availability subject to change

PARCEL A

Acreage: 10.08

Price: SOLD

County: Island Greenbank Township

School District: Coupeville

Tax Parcel: R23132-449-4630

Assessed value- market: \$ 201,600

Assessed value -present use: \$1008

2008 property taxes: \$23.88

Property Details

Electricity: Junction box and conduit feed in place.

Water: Well is 82 feet deep. Tested and registered with Dept of Ecology

APH 400

Road: All weather two-lane rock road to the property

Septic: Soils test registered (site reg. 08-160) for a conventional system

Documents available: Road and trail easement, road maintenance agreement, Covenants and Restrictions

View: Territorial

Terms: negotiable

Description: This parcel spans the south end of a small valley. The home site is cleared on an otherwise mixed age forested, gently sloped, well-drained piece. Complete privacy for the "end of the road" parcel, in the development with trails to explore the forest.

PARCEL B

Acreage: 10.09

Price: SOLD

County: Island Greenbank Township

School District: Coupeville

Tax Parcel: R23132-499-4310

Assessed value- market: \$ 201,800

Assessed value -present use: \$1,019

2008 property taxes: \$23.88

Property Details

Electricity: Junction box and conduit feed in place.

Water: Shared well is 85 feet deep. Tested and registered with Dept of Ecology APH 377

Road: All weather two-lane rock road to the property

Septic: Soils test registered (site reg. 08-165) for a conventional system

Documents available: Road and trail easement, road maintenance agreement, Covenants and Restrictions

View: Territorial

Terms: negotiable

Description: This parcel spans the west side of the valley, sunny and protected from the weather. The home sites are at the southern end of Lake Mastie with good territorial view of the Lake, on deep, well drained soils.

PARCEL C

Acreage: 10.08

Price: SOLD

County: Island Greenbank Township

School District: Coupeville

Tax Parcel: R23132-449-4960

Assessed value- market: \$ 201,600

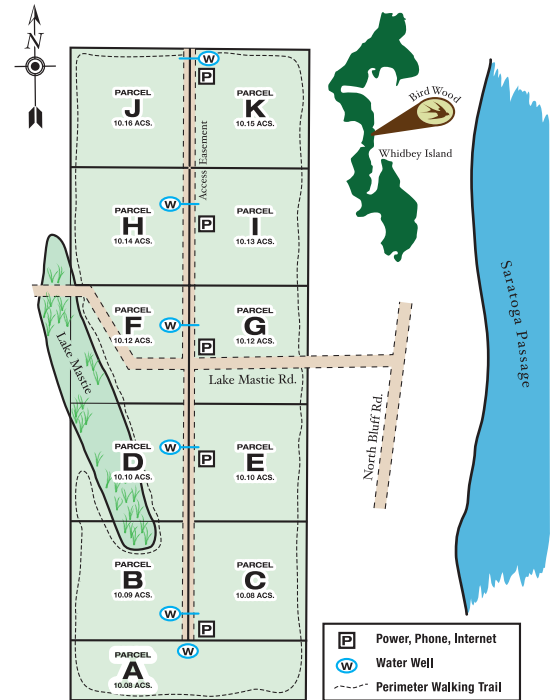
Assessed value -present use: \$1,018

2008 property taxes: \$23.88

Property Details

Electricity: Junction box and conduit feed in place.

Water: Shared well (with parcel B) is 80 feet deep. Tested and registered with Dept of Ecology APH 377



Road: All weather two lane rock road to the property

Septic: Soils test registered (site reg. 08-159) for a conventional system

Documents available: Road and trail easement, road maintenance agreement, Covenants and Restrictions

View: Territorial

Terms: negotiable

Description: This parcel has sunny exposures with tall evergreens. The home site is situated on the top of a knoll with territorial views. Several cleared areas are accessed by a winding road to the top of the valley.

PARCEL D

Acreage: 10.10

Price: SOLD

County: Island Greenbank Township

School District: Coupeville

Tax Parcel: R23129-057-4390

Assessed value- market: \$ 202,000

Assessed value -present use: \$1,020.00

2008 property taxes: \$23.80

Property Details

Electricity: Junction box and conduit feed in place.

Water: Shared well is 320 feet deep.

Tested and registered with Dept of Ecology APH 376

Road: All weather two lane rock road to the property

Septic: Soils test registered (site reg. 08-158) for a conventional system

Documents available: Road and trail easement, road maintenance agreement, Covenants and Restrictions

View: Territorial

Terms: negotiable

Description: This parcel includes approximately 3 1/2 acres of Lake Mastie and 6 1/2 acres forested acres. The home site has excellent views of Lake Mastie on gently sloped, well drained land.

PARCEL E

Acreage: 10.10

Price: \$185,000.

County: Island Greenbank Township

School District: Coupeville

Tax Parcel: R23129-062-5060

Assessed value- market: \$ 202,000

Assessed value -present use: \$1,020.00

2008 property taxes: \$23.80

Property Details

Electricity: Junction box and conduit feed in place.

Water: Shared well (with parcel D) is 320 feet deep.

View: Territorial

Terms: negotiable

Description: This parcel is gently sloping and heavily forested. Tall trees on a sunny south-facing slope surround the potential home site.

PARCEL F

Acreage: 10.12

Price: \$180,000.

County: Island Greenbank Township

School District: Coupeville

Tax Parcel: R23129-123-4360

Assessed value- market: \$ 202,400

Assessed value -present use: \$1,022.00

2008 property taxes: \$23.83

Property Details

Electricity: Junction box and conduit feed in place.

Water: Shared well (with lot G) is 338 feet deep.

Tested and registered with Dept of Ecology APH 374

Road: All weather two-lane rock road to the property

Septic: Soils test registered (site reg. 08-157) for a conventional system

Documents available: Road and trail easement, road maintenance agreement, Covenants and Restrictions

View: Territorial

Terms: negotiable

Description: The level home site on this parcel overlooks Lake Mastie. This parcel is accessed by the road and a series of trails.

PARCEL G

Acreage: 10.12

Price: \$180,000.

County: Island Greenbank Township

School District: Coupeville

Tax Parcel: R23129-127-5020

Assessed value- market: \$ 202,400

Assessed value -present use: \$1,022.00

2008 property taxes: \$23.83

Property Details

Electricity: Junction box and conduit feed in place.

Water: Shared well (with lot F) is 338 feet deep.

Tested and registered with Dept of Ecology APH 374

Road: All weather two-lane rock road to the property

Septic: Soils test registered (site reg. 08-163) for a conventional system

Documents available: Road and trail easement, road maintenance agreement, Covenants and Restrictions

View: Territorial

Terms: negotiable

Description: This parcel is almost entirely level. With several cleared home sites on either side of lake Mastie road containing both meadow and tall trees in a park like setting.

PARCEL H

Acreage: 10.14

Price: \$205,000.

County: Island Greenbank Township

School District: Coupeville

Tax Parcel: R23129-190-4320

Assessed value- market: \$ 202,800

Assessed value -present use: \$1,024.00

2008 property taxes: \$23.83

Property Details

Electricity: Junction box and conduit feed in place.

Water: Shared well (with lot I) is 99 feet deep.

Tested and registered with Dept of Ecology APH 375

Road: All weather two-lane rock road to the property

Septic: Soils test registered (site reg. 08-164) for a conventional system

Documents available: Road and trail easement, road maintenance agreement, Covenants and Restrictions

View: Territorial

Terms: negotiable

Description: The east half of this parcel is level ground with the west half is gently slopped towards Lake Mastie. There is a 50-foot diameter pond in the northwest corner. The home site is sunny and level.

PARCEL I

Acreage: 10.13

Price: \$200,000.

County: Island Greenbank Township

School District: Coupeville

Tax Parcel: R23129-194-4990

Assessed value- market: \$ 202,800

Assessed value -present use: \$1,023.00

2008 property taxes: \$23.83

Property Details

Electricity: Junction box and conduit feed in place.

Water: Shared well (with lot H) is 99 feet deep.

Tested and registered with Dept of Ecology APH 375

Road: All weather two-lane rock road to the property

Septic: Soils test registered (site reg. 08-155) for a conventional system

Documents available: Road and trail easement, road maintenance agreement, Covenants and Restrictions

View: Territorial

Terms: negotiable

Description: This parcel is heavily forested and level sitting on top of the North Bluff. The home site is on the edge of a mature forest grove.

PARCEL J

Acreage: 10.16

Price: SOLD

County: Island Greenbank Township

School District: Coupeville

Tax Parcel: R23129-256-4290

Assessed value- market: \$ 203,200

Assessed value -present use: \$1,026.00

2008 property taxes: \$23.83

Property Details

Electricity: Junction box and conduit feed in place.

Water: Shared well is 337 feet deep.

Tested and registered with Dept of Ecology APH 365

Road: All weather two-lane rock road to the property

Septic: Soils test registered (site reg. 08-156) for a conventional system

Documents available: Road and trail easement, road maintenance agreement, Covenants and Restrictions

View: Territorial

Terms: negotiable

Description: The cleared home site on this parcel abuts the pasture of the DeBell Tree Farm affording a view of the Sound and Cascade Mountains. Gently sloping to the west, it is thickly covered in mixed species forest.

PARCEL K

Acreage: 10.15

Price: SOLD

County: Island Greenbank Township

School District: Coupeville

Tax Parcel: R23129-261-4950

Assessed value- market: \$ 204,025

Assessed value -present use: \$1,025.00

2008 property taxes: \$23.83

Property Details

Electricity: Junction box and conduit feed in place.

Water: Shared well is 337 feet deep.

Tested and registered with Dept of Ecology APH 365

Road: All weather two-lane rock road to the property

Septic: Soils test registered (site reg. 08-161) for a conventional system

Documents available: Road and trail easement, road maintenance agreement, Covenants and Restrictions

View: Territorial

Terms: negotiable

Description: Parcel K is a level piece that includes a grove of 100-year-old cedar trees (4 feet plus in diameter) on the east and a home site with expansive views to the north and west of Saratoga passage, Mt. Baker and the Cascade Mountains.