



Kent Meeker Inc.
Real Estate Services
features...
(360) 378-5367
235 Web Street
Friday Harbor, WA. 98250

1304 Lawson Road
Friday Harbor WA

\$359,000

NWMLS #27108034

Owner: Harry S. Pollard Jr

Showing Instructions: Call Office, Lk Bx



Lot or Acreage Size:11 acres
Style: 41-Res- 1 Acre +
Building Type: Metal Shop
Aprox. Sq.ft.:2400 **Sq.ft. source:**Owner
Project/Development:County
Tax Parcel #451232003
Tax Year:not available **Annual Taxes:**not available
Home Owner Dues:
Area: 900 **Community:**Central **Map & Page:**46 A-4
Assessment Fees:
Legal Descrip:On file
Directions:Beaverton Valley Rd to Lawson about 1.3 miles

Electric:Installed on Property
Sewer: N/A
Water: Needs well
Topography:Rolling
Docs Available:Sellers Disclosure
Restrictions:Mfg Homes OK
View:Valley and Distant Mountains
Lot Details:Sceluded
Improvements: Shop Building, Power & Pond
Community Features:
Terms:Conventional Loans, Terms considered
Road Information:Access Easement, Gravel, Privately Maintained
Features:Evergreens, Lightly Treed, Partially Cleared, Pond and Corners Flagged

Septic System Installed:
Septic Apprv. No. Bedrooms:
Soils Feasibility Avail:
Soil Test Date:
Septic Design Applied For:
Septic Design Apprv Dt:
Septic Design Expire Dt:
Septic System Type:



Marketing Remarks:Very private 11 acres with a HUGE metal shop building. The property has big Fir, Cedar and Madrona trees with some cleared areas. Beautiful moss covered rocky outcroppings as well as a tranquil pond. The shop is 40 feet X 60 feet, 2400 square feet, has 250 amp electric box, providing 110 and 220. Cement floor, most of the walls have been insulated and sheetrocked. Very high ceilings and RV sized garage door. The property will have a drilled well and septic permit for a standard system. 60% of the land is designated open space. There are some views of Mt. Young, water and islands.

