

Listing # **2402550** **485 NW Columbia Dr , Oak Harbor 98277** STAT: **Sold** LP: **\$499,000**
 County: **Island** LT: **42** BLK: CMTY: **City Of Oak Harbor** PRJ: **Heritage North Div 2**



Type: **Residential** CDOM: **10**
 AR: **813** TAX: **S711002000420** OLP: **\$499,000**
 MAP: GRD: Internet: **Yes** SP: **\$513,000**
 DD: **From North Oak Harbor/SR-20:** FIN: **VA**
Right onto NE 7th Ave, Left on N Oak LD: **07/08/2025**
Harbor St, right on NW Columbia Dr, Left XD:
on NW Ensign Dr, Right onto NW Columbia OMD: **07/18/2025**
Dr - Home is second on the left SLDT: **08/27/2025**

LAG: **Clay Hughes (142314)** PH: **(360) 202-0704 (Cellular)**
 FAX: Email: **clayhughes@windermere.com**
 LO: **Windermere Whidbey Island (8677)** PH: **(360) 675-5953**
 BBC: **2.5%%** Cmnts:
 CLA: **Annie Cash (69911)** PH: **(360) 632-1260**
 CLO: **Windermere Whidbey Island** PTO: **Yes** F17: **Provided**
 OTVP: **Vacant** OCC: **Vacant & Staged**
 OWN: **Alexander Romanov, Trustee** OPH: **(303) 517-2995**
 KEY: **Appointment, MLS Keybox, ShowingTime**
 PTS: **(360) 202-0704** OAD: **Kirkland, WA**
 POS: **Closing**
 TRM: **Cash Out, Conventional, FHA, VA**
 HOD: **\$0**
 TX\$: **\$3,779** TXY: **2025** SNR: **No** MOR:

SFF: **1,828** SFU:
 ASF: **1,828** SFS: **ICAO**
 Community Feat: **CCRs**

SPA: SAA: AFH:
 SO: **Windermere Whidbey Island (8677)**
 PH: **(360) 675-5953** Seller Concess: **Yes** Right of First Refusal: **No**

BR: **3** BDA: BTH: **2.50** FBT: **2** QBT: **0** HBT: **1** FP Ttl: **1** TOF:

| | | | | | | | | | | |
|------|----------|----------|----------|----------|----------|----------|------|--|------|--------------|
| G | LL | M | U | U2 | U3 | U4 | ACR: | 0.195 | LSF: | 8,500 |
| BR: | 0 | 0 | 0 | 3 | 0 | 0 | VEW: | Territorial | LSZ: | |
| FUL: | 0 | 0 | 0 | 0 | 2 | 0 | WFT: | | WFG: | |
| 3/4: | 0 | 0 | 0 | 0 | 0 | 0 | LTV: | Garden Space, Level | | |
| 1/2: | 0 | 1 | 0 | 0 | 0 | 0 | LDE: | Paved Street | POL: | |
| FP: | 1 | | | | | | SIT: | Cable TV, Deck, Fenced-Fully, Gas Available, High Speed Internet, Patio | | |

| | | | | | | | |
|-----------------|--------------------------|------|-----------------------|------|------------------------|------|------------------------|
| Dining Room | Main | STY: | 13 - Tri-Level | FND: | Poured Concrete | YBT: | 1983 |
| Entry | Main | BLD: | | NC: | | GR: | 2 |
| Kit w Eat Spc | Main | BDI: | Built On Lot | ARC: | NW Contemporary | GAR: | Garage-Attached |
| Primary Bedroom | Upper (2nd Floor) | BDC: | Good | RF: | Composition | | |
| Rec Room | Lower | EXT: | Wood | BSM: | Fully Finished | | |
| Utility Room | Lower | MHM: | | MHS: | | MHN: | |

ENS: **Electric, Natural Gas, Wood** HTC:
 WHT: **Gas** LSD: CL: **None**
 FEA: **DbI Pane/Storm Windw, Dining Room, Skylights, Walk-in Closet** HT: **Forced Air, Stove/Free Standing**
 FLS: **Ceramic Tile, Laminate, Vinyl Plank, Wall to**
 APS: **Dishwasher(s), Refrigerator(s), Stove(s)/Range(s)**

| | | | |
|-----------------------------|----------------------------------|----------------------------------|-------------------------------|
| WAS: Public | WAC: City of Oak Harbor | SD: Oak Harbor | EL: Buyer To Verify |
| SWR: Sewer Connected | SWC: City of Oak Harbor | JH: Buyer To Verify | SH: Oak Harbor High |
| Green Cert: | POC: Puget Sound Enerq | BUS: Yes | BUS RTE: |
| Zoning Jur: City | Zoning Code: Rural Reside | 3rd Party Aprvl Req: None | Bank/REO Owned Y/N: No |
| Built Green: | HERS Score: | EPS Score: | LEED: |
| NWMLS Cert: | Cnstrct Mthds: | | |

Agent Only Remarks: **Seller overseas, please allow 48 hours to review offer.**

Marketing Remarks: Spacious and bright tri-level home on a quiet street in the heart of town. This home offers 1,828 sq ft, 3 bedrooms, 2.5 bathrooms, and a flexible layout designed for modern living. The main floor features an open-concept design with a generous kitchen and bar-top seating—ideal for entertaining. The dining area and main living room are filled with natural light from large windows and anchored by a cozy gas fireplace. Step down to the second living area for added privacy and warmth, enhanced by a well-placed wood-burning stove. Outside, enjoy a fully fenced yard with a private patio and deck. A large two-car garage and backyard playhouse complete this perfect blend of location, comfort, and convenience!

Offers: Seller intends to review offers upon receipt

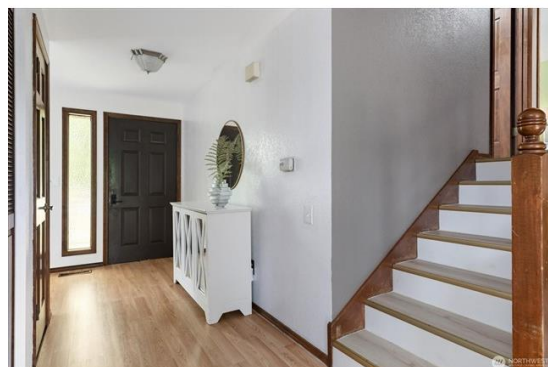
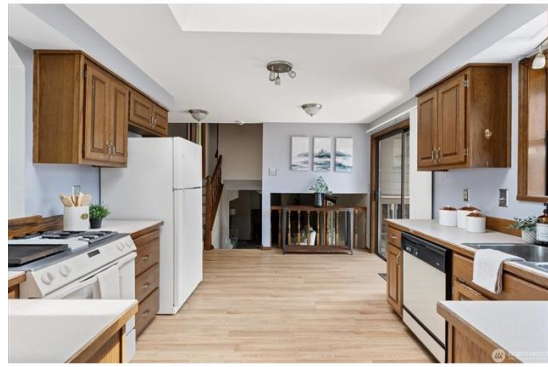
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