

## Single Family 360 Property View

2601 Grandview Rd, Ferndale, WA 98248

Listing

MLS#: **2213704**Community: **Ferndale**Bedrooms: **2**Bathrooms: **2**School District: **Ferndale**Potential Terms: **Cash Out, Conventional, FHA, VA**Status: **Active** (03/22/2024)Area: **870**CDOM: **2**SqFt: **2,060**Lot Size: **7.340 ac/319,730 sf**Listing Price: **\$749,000**Original LP: **\$749,000**

## Marketing Remarks

**DONT LET THE BEDROOM COUNT FOOL YOU!** This recently updated home is an easy conversion back to 3+ Beds. Home offers covered front porch, modern propane fireplace, new efficient wood stove, formal dining room & breakfast dinette off kitchen, ton of storage, & large main level bedroom with French doors that lead to "sunrise" deck overlooking expansive garden space and many evergreens throughout the 7+ acres of rolling hills. Outside you have a large Koi pond with fish and waterfall, an older storage building with tons of character and function, large green house, lots of sun exposure and mature landscaping. Seasonal stream runs through the grove of tall cedars making the back yard feel like a private wilderness waiting to be explored.

## Broker Remarks

Please use showing time for appointment. Seller requests 1 month rentback period. Seller will remove woodstove and patch ceiling at buyer's request.

Showing Info: **Appointment, MLS Keybox, See Remarks, ShowingTime**Offers: **Seller intends to review offers upon receipt**Directions: **I5 to Grandview Exit. East on Grandview to address just past Vista on the Left. Driveway is long. Pass through open gate to home.**

## Broker/Brokerage Information

Broker: **Joe Tedrow (66966)**Office: **Hammer Properties NW Inc.**Firm Document Email: **info@hammerpropertiesnw.com**Compensation: **2.5%**Tail Provision (Days): **180**Broker Phone: **(360) 961-5638**Office Phone: **(360) 756-6500**Office Fax: **(360) 738-0828**

Compensation Comments:

## Owner/Occupant Information

Owner Name: **David and Diane Williams**Owner City: **Ferndale**Occupant Type: **Owner**Occupant Name: **Owner**Phone to Show: **(000) 000-0000**

## General Information

Property Type: **Single Family**Sub Type: **Residential**Tax ID: **3901123824500000**Year Built: **1921**County: **Whatcom**State: **Washington**SqFt: **2,060**SqFt Finished: **2,060**

Garage SqFt:

SqFt Source: **Realist**Lot Size: **7.340 ac/319,730 sf**Bedrooms: **2**Fireplace Type(s): **Gas**Bathrooms: **2**Full Bathrooms: **2**Parking Type: **Carport-Detached, Driveway Parking**Roof: **Composition**School District: **Ferndale**Homeowner Association: **No**

HOA Dues:

HOA Dues Freq:

Monthly Rent:

## Listing Information

# Beds: **1** **1** U-2 U-3 U-4 S GBath Full: **1** **1**

Bath 3/4:

Bath 1/2:

Fireplaces:

RecRoom **X**Primary Bedroom **X**LivingRoom **X**Kit w ES **X**Entry **X**DiningRoom **X**Potential Terms: **Cash Out, Conventional, FHA, VA**Building Info: **Built On Lot**Senior Exemption: **No**Style Code: **12 - 2 Story**Foundation: **Concrete Block, Poured Concrete**Exterior: **Cement Planked, Wood**View: **Territorial**Lot Topography/Vegetation: **Brush, Fruit Trees, Garden Space, Pasture,****Rolling, Sloped, Wooded**Floor Covering: **Ceramic Tile, Hardwood, Wall to Wall Carpet**Appliances: **Dishwasher(s), Dryer(s), Refrigerator(s),****Stove(s)/Range(s), Washer(s)**Site Features: **Deck, Fenced-Fully, Green House, High Speed Internet,****Outbuildings, Patio, Propane, RV Parking, Shop**

## Additional Property Information

Annual Taxes: **\$4,698.00**Tax Year: **2024**Preliminary Title Ordered: **No**Prohibit Blogging: **Yes**Bank/RE Owned: **No**

Right of First Refusal:

FIRPTA: **No**Common Interest Cmty: **No**New Construction: **No**Form 17: **Provided**Auction: **No**Leased Land: **No**

New Construction State:

Possession: **Closing, See Remarks**  
3rd Party Approval Required: **None**

Pool:

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Utility Information

Sewer: **Septic**  
Water Source: **Individual Well**  
Energy Source: **Propane, Wood**  
Heating: **Forced Air**  
Cooling: **None**

Sewer Company:  
Water Company:  
Power Company:

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Built Green Information

Construction Methods: **Standard Frame**

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Selling Information

Recent: **03/22/2024 : New**

Information Deemed Reliable But Cannot Be Guaranteed. Lot Size and Square Footage Are Estimates. 3/24/2024 11:55:25 AM.