

204 Ocean Blvd
Ocean City, WA 98569

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Feature and Benefit Highlights

Throughout and General

- Parcel 182110310040
- Grays Harbor County
- .83 acre [36,155 sq feet]
- 1510 Square feet of interior living space
- Gated property w/ 2 separate gates
- All three cars have been anchored down; tracks were also brought in.
- All three cars are connected
- Brought in by barge in the early 90's
- Caboose car and Pullman car have original serial numbers, previously Burlington Northern
- Rumored to have had President Roosevelt on it
- Interiors – LVP flooring over hardwoods
- Most underside water lines are insulated
- Traditional insulation in caboose and Pullman
- Original horse-hair insulation in caboose 2
- Access to Ocean-see title report
- Property Taxes reflect grievance in 2024
- 60' Easement along Sea Winds Blvd – a private road
- Not part of HOA

Vacation Rental

- Prospective for full or partial nightly rental
- Currently in review for DSCR loan

Water Access

- Noted on survey- see title report
- Property abuts a 10' pedestrian easement to the ocean
- Survey done in 2/2024
- Storm water easement for a drainage area
- Drivable beach

Caboose 1

- Could be bedroom or currently used as living room
- Propane Fireplace
- Flows to a utility / laundry area
- ¾ Bath
- Stairs to the outside from the bathroom – could be closed of and isolated train car.

Caboose 2

- Eat in kitchen with new fridge and stove (cast iron grates on stove and oven doubles as an air fryer)
- Cupola with windows where the conductor would look through to watch the tracks
- Electric fireplace stays

Passenger Train

- Has original luggage racks above prior seating – and over seat lighting
- Was 45 rows of seating
- 85 Feet in length.
- Has original diamond plate flooring at entry and many parts of the original train
- Terra Cota floors
- approximately 1945 year built
- Living room w/ Fireplace – Propane freestanding stove
- Electric Fireplace
- Propane Pot Belly (free standing)
- Original wet bar w/ curved metal doors – Primary, Bedroom/Office, Bedroom/Yoga Room
- 3 Contiguous Bedrooms
- Hall bath – ½
- Primary Bedroom
 - Adjoining bath ¾ w/ double headed shower
 - Exit door to outside
 - Spiral staircase

Outdoor Spaces:

- New fence in 2024 – fully enclosed – fences do not note property lines
- Duck pond/Fish pond
 - Ducks go with the seller (this is optional and remaining fish may stay)
- 2 Car Garage
 - Has power
 - insulated
 - Water nearby
- OSRC maintains nearby drainage ditch and easement

Systems and Notes

- 3 Mini Split systems
 - Heating and Air Conditioning

- Installed 2024
- Electric panels (1 in Caboose #2, 1 in Pullman)
- Cadet/wall heaters not used

Utility Information

- Private Septic: Septic Docs approved for 3 Bedrooms
- Propane w/ leased Tank (concealed tank)
- Water – Grays Harbor County; +/- \$60-80/month
- Refuse (Lemay) – +/- \$30/month
- Electric (PUD 3)- \$50 (low) \$200 (high)
- HOA – none
- Yard Maintenance- owner maintained
- Reflected property taxes are discounted disabled- buyer to verify new taxes

Nearby

- Info on Ocean City
 - https://en.wikipedia.org/wiki/Ocean_City,_Washington
- Ocean City State Park
 - <https://parks.wa.gov/find-parks/state-parks/ocean-city-state-park>
- Info on nearby Ocean Shores Community
 - https://en.wikipedia.org/wiki/Ocean_Shores,_Washington
- Nearby Casino and Resort
 - <https://quinaultbeach.com/>
- Copalis Beach
 - [Copalis Beach, WA: All You Must Know Before You Go \(2025\) - Tripadvisor](#)