

11571 SR 106

MyUniqueHome.com

Union, WA 98592

Feature and Benefit Highlights

The Lifestyle

Directly situated on the shoreline, the property offers **private beach access** to one of the world's most coveted marine environments. Spend your afternoons kayaking and paddleboarding or indulge in the quintessential canal lifestyle by harvesting world-famous oysters and clams directly from your own backyard.

Throughout and General

- 1 Parcel [2-22-30-50-00005] Mason County
- 9,148 Square Foot Lot; about .21-acre lot
- Newer Individual Well
- Newer Individual and private Septic
- Outbuilding/Storage Shed
- Mouring buoy

Vacation Rental

- Prime vacation rental property
- Travelling Nurses were prime renters; close commute to Shelton Hospital
- Furnished Finders; AirnBNB; VRBO
- Available nearly turnkey; contents of storage shed are excluded
- Approximate #s are 5,000 for July [+/- 34,000 / year with limited advertising]

Entry and Main Floor

- Open concept kitchen with dining area
- Stainless Appliances in Kitchen
- Living Room with stone wood burning fireplace – Beamed Ceilings and walls of windows
- Bedroom
- Full Bath
- Slider to large outdoor deck overlooking the water
- Dining Area with views of the water

Upper Floor

- Bedroom – oversized and ample space for desk/workstation
- Full Bath
- Bunkroom Area
- Access to view deck overlook the water – could be additional square footage

Utils

- Water—Newer Private Well
- Septic—Newer Private Septic
- Electric—Mason County PUD3

Note

- Could be sold as a furnished turnkey vacation rental with contents
- Storage Shed contents excluded

Nearby

- Twanoh State Park
<https://parks.wa.gov/find-parks/state-parks/twanoh-state-park>
- Alderbrook Resort
<https://www.alderbrookresort.com/>