

**370 SE Whitecap Alley**

**MyUniqueHome.com**

**Shelton, WA 98584**

Feature and Benefit Highlights

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### **Throughout and General**

- 1 Parcel 320224490162 Mason County
- 135,472 Square Foot Lot; about 3.11-acre lot
- Newer Well
- Newer Individual and private Septic (2018)
- Roof [+/- 5-year-old]
- Partial basement
- Pole carport w/ 3 bays
- Tons of space for parking
- Deck on waterside of home

### **Waterfront**

- About 95 feet of waterfront
- Floating dock tied to bulkhead
- Deep water mooring anchor (not sure location)
- Boat launch area
- Waterside concrete patio area on bulkhead
- Sightings of Jpod, Orcas, otters and seals
- Clams and oysters on the beach – goes out 100' at low tide

### **Property**

- 3.11 acres allows for possible additional home site. See plat map
- Garden space-w/ stream running through the space
- Chicken coop under apple tree
- Fruit Trees [Apple, Hazelnut and Plum]

### **Entry and Main Floor**

- Open concept kitchen with dining area
- Stainless Appliances in Kitchen
- Living Room with wood burning fireplace
- Dining Room/Foyer w/ wood stove
- 2 Bedrooms

Information although deemed reliable, should be verified by the reader.

- Full Bath
- Slider to large outdoor deck overlooking the water
- Dining Area with views of the water

### **Upper Floor**

- 2 Bedrooms
- Bonus/Flex Room for office or dressing room
- Hall Bath

### **Utils**

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

### **Notes**

- Gate to property is about 10' inside line
- 2<sup>nd</sup> Buildable area is left of gate inside entry – about 1 acre
  - Well/Septic review was done previously

### **Nearby**

- Area happenings and events
  - <http://www.explorehoodcanal.com>
- Nearby hospital
  - <https://www.masonhealth.com/>
- Nearby grocery shopping
  - <https://www.fredmeyer.com/stores/grocery/wa/shelton/shelton/701/00603>