

Single Family 360 Property View

7704 Birch Bay Dr Unit #19-6, Blaine, WA 98230

Listing

MLS#: **1976605**
Community: **Birch Bay**
Bedrooms: **1**
School District: **Blaine**
Potential Terms: **Cash Out**

Bathrooms: **1**

Status: **Active (08/02/2022)**
Area: **880**
SqFt: **385**
CDOM: **41**

Listing Price: **\$109,000**
Original LP: **\$118,000**



Marketing Remarks

Leisure Park is located in the center of Birch Bay. Private Gated Recreational Community with Pool, Workout Facilities, Club House, Play Grounds, Ball Fields, Beach Access and Much More!

Broker Remarks

Birch Bay Leisure Park Association is a recreational membership camping club. The buyer is purchasing a membership not to exceed 180 days for any one calendar year from January to December. The trailer will be a bill of sale through the DOL and buyer pays the sales tax

Showing Info: **Call Listing Office, MLS Keybox**
Offers: **Seller intends to review offers upon receipt**

Directions: **Birch Bay Dr. Turn into Leisure park and go into the office and check in, Go straight and turn left on Brier Way it is at the end on the left 5MPH speed limit strictly enforced.**

Broker/Brokerage Information

Broker: **Billy Brown (65311)**
Office: **Windermere Real Estate Whatcom**
Firm Document Email: **whatcomdocs@windermere.com**
Co-Broker: **Tonya Wahl (131927)**
Co-Office: **Windermere Real Estate Whatcom**
Commission: **4**

Broker Phone: **(360) 220-7175**
Office Phone: **(360) 371-5100**
Office Fax: **(360) 366-3219**
Co-Broker Phone: **(541) 707-0196**
Co-Office Phone: **(360) 371-5100**
Commission Comments:

Owner/Occupant Information

Owner Name: **Bill Green**
Owner Name 2: **Joan Green**
Owner City: **Auburn WA**
Manager Name: **Lisa Fisher**

Occupant Type: **Vacant**

Occupant Name: **none**
Owner Phone:
Phone to Show: **(360) 220-7175**
Manager Phone: **(360) 371-7122**

General Information

Property Type: **Single Family**

Sub Type: **Manufactured Homes**

Tax ID: **4001302720786135**

Year Built: **1989**

County: **Whatcom**

SqFt: **385**

SqFt Source: **Realist**

Bedrooms: **1**

Bathrooms: **1**

School District: **Blaine**

Pets Allowed: **Subj to Restrictions**

State: **Washington**

SqFt Finished:

Lot Size:

Full Bathrooms: **1**

Builder:

SqFt Unfinished:

Lot Size Source:

Price/SqFt: **\$283.12**

Lot Dim:

List Date: **08/02/2022**

Expir Date: **12/31/2022**

Manufactured Home Information

Age Restriction: **No**

MH Manufacturer:

of Homes in Park: **725**

Park Name: **Leisure**

Park Amenities: **Clubhouse, Common Area, Community Waterfront, Exercise Room, High Speed Int Avail, Laundry, Playground, Recreational Area, Security Gate, Tennis Courts, Pool**

Manager Name: **Lisa Fisher**

Manufactured 6/15/76+: **Yes**

MH Serial #:

Skirting Material:

Unit Can Stay: **Yes**

MH Model #:

L&I Inspected:

Space Rent Includes: **Water, Sewer, Garbage**

Manager Phone: **(360) 371-7122**

Park Approved Sale: **Yes**

Free & Clear:

Space Rent/Mo: **\$200**

Listing Information

Beds:

Bath Full:

Bath 3/4:

Bath 1/2:

Fireplaces:

L M U S

Potential Terms: **Cash Out**

Building Condition: **Good**

Senior Exemption: **No**

Leased Equipment:

Architecture:

View: **Territorial**

Lot Details: **Corner Lot**

Appliances: **Microwave, Stove/Range**

Building Info:

Short Term Rental: **No**

Style Code: **20 - Manuf-Single Wide**

Additional Property Information

Annual Taxes: **\$84.00**
Prohibit Blogging: **Yes**
Right of First Refusal: **No**
Possession: **Closing**
3rd Party Approval Required: **None**

Tax Year: **2022**
Bank/RE Owned: **No**

Preliminary Title Ordered:
Auction: **No**
Common Interest Cmty: **Yes**
Pool:

Form 17: **Not Provided**

Utility Information

Transit Nearby: **Yes**
Water Source: **Community**

Transit Route:
Water Company:

Selling Information

Recent: **09/06/2022 : \$ Reduced : \$118K->\$109K**

Information Deemed Reliable But Cannot Be Guaranteed. Lot Size and Square Footage Are Estimates. 9/12/2022 2:15:19 PM.