## **Cross Property 360 Property View**

# Olympic Canal Lot 32, Brinnon, WA 98320

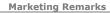
Listing

MLS#: 2356174 Community: Brinnon School District: Brinnon Potential Terms: Cash Out Status: Sold (06/30/2025)

Area: 493 - Brinnon

CDOM: 57 Lot Size: .540 ac/23.522 sf Listing Price: \$32,000 Original LP: \$32,000 SP%LP:92.64% Sold Price: \$29,644

Expir Date: 12/07/2025



GREAT FOR tiny house on wheels, off-grid living, or an RV! Size: .54 Acres. Acreage is too small to get build and septic permit so you cannot build a house. You may apply for a waiver to get septic approval through the Public Health Department. Perc/soil test already done and soil quality supports septic. This property is within the Olympic Canal Tracts in the Hood Canal area. The property is close to many hiking trails in the Olympic National Park and Duckabush Beach for fishing. There is electricity access to the property by Mason County PUD no.1 and access to two public wells for water. Wells not on plot but in community. Electrical pole needs installed to get electricity but access point is on plot. HOA dues are \$180 per year.

**Broker Remarks** 

XA, No lockbox, Limited Service Listing: Call 253-331-6945 or email jkinzel423@gmail.com for all questions/offers. MLS entry only. Inform support@homecoin.com of accepted offer & closing. Contact seller for settlement preference.



Showing Info: Owner-Call First, View With Discretion Offers: Seller intends to review offers upon receipt

Directions: From I-5 S, Head S on I-5 S, keep going until Exit 104. Take 104 to 101 N. Head North on 101 until Canal View St. Turn L on Canal View St, R onto Trailwood Dr, L onto Mountain Trail, L onto Elk Dr.

Broker/Brokerage Information

Broker: Jon Minerick (146247)

Office: homecoin.com Compensation:

Broker Phone: (888) 400-2513 Office Phone: (888) 400-2513 Compensation Comments:

#### **Owner Information**

Owner Name: Jordan Kinzelman

Owner Name 2:

Owner Phone: (253) 331-6945 Owner City: Columbus, OH

### **General Information**

Property Type: Vacant Land

County: Jefferson Lot Number: 32

Lot Size: .540 ac/23,522 sf

HOA: Yes

School District: Brinnon

Block: 17

Lot Size Source: County

HOA Dues: \$180.00

TaxID: 981601725 State: Washington List Date: 04/09/2025 Price/Lot SqFt: \$1.26

HOA Dues Freq: Annually

## **Listing Information**

Style Code: 40 - Res-Less thn 1 Ac

General Zoning Classification: Residential

Sketch Submitted: No Assessment Fees:

Possession: See Remarks Potential Terms: Cash Out

Restrictions: NO Manufactured Homes

Zoning Jurisdiction: County

Zoning Code: RR-5 Short Term Rental:

HOA Dues Include: Road Maintenance, Snow Removal

Senior Exemption:

## **Additional Property Information**

Annual Taxes:

Preliminary Title Ordered: No Prohibit Blogging: Yes

Right of First Refusal:

3rd Party Approval Required: None

Tax Year:

Bank/RE Owned: No

FIRPTA: No

Seller Disclosure Statement: Not Provided Title Company: Horizon Title Company

Auction: No

Equitable Interest: Common Interest Cmty: No

**Site Information** 

Road Information: Paved, Privately Maintained

View: Mountain, Ocean

Water Access: Community Waterfront/Pvt Beach

Property Features: Brush, Evergreens, Heavily Forested, ORV Trails, Partially Cleared, Recreational, Stream/Creek Lot Details: High Voltage Line, Open Space, Paved Street, Secluded

Topography: Level, Sloped

Reports/Documents Completed: Road Agreement, Septic "As Built", Topographical

Community Features: Boat Launch, Clubhouse, Playground, Trails

**Utility Information** 

Sewer: Not Available Gas: Not Available

Electricity: Available Septic System Installed: No Septic Approved Num of Bedrooms: Water: Community Well

**Selling Information** 

Pending Date: 06/05/2025 Sold Date: 06/12/2025 Financing: Other

Original Price: \$32,000 Sold Price: \$29,644 Seller's Concessions: Y

List Price: \$32,000

Sold Price % List Price 92.64% Purchaser: Michael Shelman





