

## 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**



### Marketing Remarks

**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**

Expir Date: **12/07/2025**

### 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**

Improvements:

Topography: **Level, Sloped**

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

Community Features: **Boat Launch, Clubhouse, Playground, Trails**

### Utility Information

Sewer: **Not Available**

Electricity: **Available**

Septic System Installed: **No**

Water: **Community Well**

Gas: **Not Available**

Septic Approved Num of Bedrooms:

### 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**



Photos





