

Preliminary Plat Approved in Allyn UGA!

ALLYN, WASHINGTON



\$3,795,000

XX E VIRGIL DRIVE



The Ranch at LakeLand

Division 15A

**Attention Builders, Contractors and Land Developers!
LakeLand Village's newest Division is ready and waiting for
your next project!**

**Preliminary Plat Approved for
61 Multi Family Units and 21 Single Family Units.**

Richard Bell

Managing Broker
Windermere Peninsula
Properties
Office Phone: (360) 275-5002
Cell Phone: (360) 731-1945
Fax: (360) 275-7477
rbell@windermere.com



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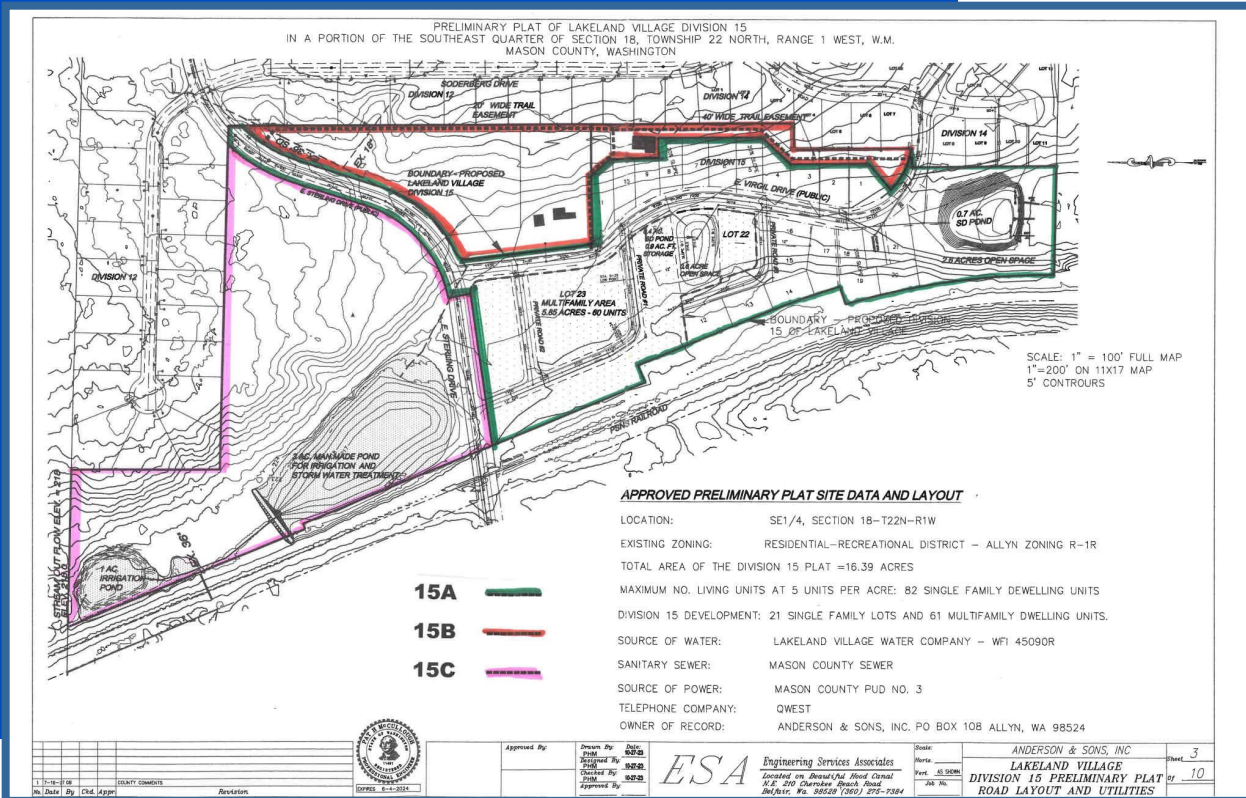
Preliminary Plat Map 15A

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APPROVAL STATUS

- ◆ **SEPA, Site Plans, Grading Plan, Geo-Technical, Stormwater, Traffic, Water & Sewer Plans Approved.**
- ◆ **Engineered itemized Cost Estimates available for Final Plat Approval upon request.**
- ◆ **Access to all major utilities**
- ◆ **Division 15A development is subject to all rights and restrictions of the Lakeland Village Homeowners Association.**

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Lot size, price measurements, etc. based on information available from the MLS. Buyer to verify.

EQUAL HOUSING OPPORTUNITY

PROPERTY DETAILS

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Division 15A



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PROPERTY INFORMATION:

- ◆ **Address:** xx E Virgil Dr, Allyn, WA 98524
- ◆ **Prelim Plat #** PLT 2023-0001
- ◆ **Plat Status:** Mason Co approved 11/14/23
- ◆ **Parcel #** 12218-40-00000
- ◆ **15A Site Size:** 16.39 Acres
- ◆ **Proposed Use:** Multi-Family /Single Family
- ◆ **Engineering:** Engineering Services Assoc.
- ◆ **Covenants:** LakeLand Village HOA



HIGHLIGHTS

- ◆ Ready to break ground Spring 2024
- ◆ Strong Demand for Condominiums & Single Family
- ◆ Located up the hill from Grocery, Multiple Restaurants, Post Office, Hair Salon, Insurance, Chiropractor, Title Company, Donut Shop, Home Interiors, Pizzeria, Community Park along the North Bay, Real Estate Services, Law Office, Private Schooling, Chainsaw Art, Fire Department, Latte Stands and more!

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LakeLand Village Community



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LakeLand Village Community



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ABOUT THE TOWN OF ALLYN



The Town of Allyn is located in North Mason County in the State of Washington. This town is officially one of the oldest towns within the entire County, celebrating it's 100 year birthday some years back.

Allyn is north of the County Seat situated in Shelton, approximately 30 minutes drive time. Much of Mason County is surrounded by sections of South Puget Sound salt water bodies, rivers, creeks and numerous lakes. Allyn's best kept secret is North Bay and has a rich history of Indigenous trading routes, logging, farming and fishing. The Pacific Ocean is merely 2.5 hours to the West.

Downtown Allyn is accessed via State Highway 3 that runs south to Shelton, meeting up with State Route 101 that leads to our State Capitol in Olympia, WA. To the north, St Rt 3 reaches as far as the Hood Canal Bridge, connecting the State's northern cities such as Port Angeles, Sequim & Neah Bay.

Allyn is approximately 30 minutes away from Gig Harbor, WA in Pierce County, 40 minutes from Silverdale in Kitsap County and 30 minutes from Shelton. All these cities contain major Hospitals and conveniences one would expect from a large city.

Major employers in the region are the Puget Sound Naval Shipyard in Bremerton, along with Sub Base Bangor, numerous hospitals and Olympic College. The Washington State Ferries in Kitsap County allow access to Seattle with just a 60 minute scenic ride to downtown or head to North I-5 to Tacoma/Seattle.

Public transportation is provided by Mason County Transit. The neighboring town of Belfair (10 minutes north) has emergency medical services, 2 major grocery stores, Chamber of Commerce, Department of Licensing and more. Lodging is perfect via plentiful B&B's and a Motel in Belfair.

Allyn is considered the Gem of the County generously welcoming employees who wish to work remotely with both Fiber and high speed internet. With King County's high housing costs, Allyn is the place to be!

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Call us for additional information!

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**If you are ready for your next project, you have found the place!
Come join in on The LakeLand Living Experience**

**Call Richard with any questions or to set up a time to walk the Plat, along
with the owner/developer to get a feel of what a gem you have.**



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