

# *Centennial Ridge*

*An Urban Luxury View Townhome Project*



*Information herein provided is from sources deemed reliable, but not guaranteed*

# Centennial Ridge Townhomes

Located on the River Bluff between College and Bridge Avenues



## Project Parcel Numbers:

25133.0508

25133.0516

24133.0517

- Site Plans for 22 to 32 Luxury Townhomes with Grand River and Territorial Views
- Overlooking the Spokane River, the popular Centennial Trail, and near the **NEW** Centennial Loop
- Site is adjacent to the popular Kendall Yards urban development
- Site designed for each 3 story townhome to be 2,000 to 2,200 sq. ft. with attached 2-car garages
- Building footprints are 21' x 40' and targeted to incorporate roof decks for stunning views, and elevators or future elevators for those desiring to age in place
- Highly sought after area with infrequent resale and short days on market - perfect for a pre-sale focus
- Project plans have been through the pre-development process with the City of Spokane
- After build retail price, based on recent comps (attached): \$800k - \$1.2m depending on location within the project and townhome view
- Site Size: 1.2 +/- Acres
- Price: \$2,200,000

## Contact Info:

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REAL ESTATE

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# Centennial Ridge Development

## Surrounding Area Active and Sold Townhome Comps

Address	Status	Date Sold/Listed	DOM	Bdrm	Bath	Sq.Ft. (Total less garage)	Sale Price	Price/Sq.Ft.	Year Built
2011 W Centennial Wy	SOLD	04/20/23	0	3	2.5	2146	\$1,039,000	\$484.16	2013
2023 W Summit Pkwy	SOLD	09/26/23	0	3	2.5	2485	\$1,000,000	\$402.41	2013
1923 W Centennial Wy	SOLD	06/29/22	3	3	2.5	2146	\$995,000	\$463.65	2015
1843 W Centennial Wy	SOLD	04/17/24	120	3	3.5	2439	\$967,500	\$396.68	2013
2009 W Centennial Wy	SOLD	10/11/22	78	3	2.5	2146	\$949,000	\$442.22	2013
2007 W Summit Pkwy	SOLD	07/12/24	97	3	4.5	2109	\$940,000	\$445.71	2013
1841 W Summit Pkwy	SOLD	08/27/24	80	3	3	2109	\$925,000	\$438.60	2011
1927 W Summit Pkwy	SOLD	05/02/22	3	2	3.5	2065	\$903,000	\$437.29	2013
1849 W Summit Pkwy	Active	09/24/24	26	3	4.5	2109	\$899,000	\$426.27	2011
2408 W Centennial Pl	SOLD	07/10/24	39	3	2.5	2082	\$877,100	\$421.28	2019
1847 W Summit Pkwy	SOLD	08/17/23	52	3	3.5	2109	\$756,000	\$358.46	2011
2404 W Summit Pkwy	SOLD	05/10/22	4	3	2.5	1733	\$753,500	\$434.80	2016
1812 W Summit Pkwy	SOLD	09/29/22	59	2	2.5	1447	\$750,000	\$518.31	2010
2206 W Summit Pkwy	SOLD	02/14/23	20	3	2.5	1821	\$733,250	\$402.66	2013
2414 W Summit Pkwy	SOLD	08/19/24	34	3	2.5	1733	\$710,000	\$409.69	2016
1916 W Summit Pkwy	SOLD	07/08/24	36	3	2.5	1702	\$707,500	\$415.69	2012
2324 W Summit Pkwy	SOLD	04/12/24	62	3	2.5	1716	\$705,000	\$410.84	2015
1806 W Summit Pkwy	SOLD	04/18/24	7	2	1.5	1673	\$700,000	\$418.41	2010
1930 W Summit Pkwy	SOLD	12/07/22	3	3	2.5	1702	\$695,000	\$408.34	2012
2398 W Centennial Pl	SOLD	06/16/22	13	2	2.5	1579	\$689,000	\$436.35	2019
2224 W Summit Pkwy	SOLD	05/30/24	5	2	1.5	1375	\$685,000	\$498.18	2013
465 N Cochran Pl	Active	10/09/24	12	2	2.5	1429	\$670,000	\$468.86	2018
1834 W Summit Pkwy	SOLD	09/08/22	0	3	2.5	1654	\$650,000	\$392.99	2010
2318 W Summit Pkwy	SOLD	02/16/23	8	2	2.5	1666	\$644,000	\$386.55	2015
<b>AVERAGE:</b>			<b>32</b>	<b>2.71</b>	<b>2.73</b>	<b>1,882</b>	<b>\$805,952</b>	<b>\$430</b>	<b>2014</b>

**\*\*NOTE: Sale Data current as of 10/21/24. Home Data per Spokane County Assessor.**

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