

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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John L. Scott
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
AVERAGE:			32	2.71	2.73	1,882	\$805,952	\$430	2014

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

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