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Linked in 



\$1,650,000

335 Henderson Road Chelan, WA

LAKE CHELAN VRBO INVESTMENT

★ **Proforma Gross:** \$130,000 ★ **Net:** \$90,000 ★ **Proforma CAP Rate:** 5.5%

Wonderful estate or great continued VRBO investment **(Owner financing possible)!**

Only currently rented 6 months out of the year. With additional renting hitting a Proforma Gross Income of \$130,000, Net Income of \$90,000 and a Cap Rate of 5.5% is highly achievable! Custom built 3848 sq. ft homes on 5.8 acres above Chelan with spectacular 180 degree views of Lake Chelan plus huge pool & large patio!

Property features a main home, a 2nd home (Casita), 6 bedrooms, 3.5 baths, 2 separate garages, RV parking, wine cellar, professional landscaped 5.8 acres, and million dollar views. Drive down private drive to main home featuring A/C, high ceilings, upgraded kitchen, kitchen island with cooktop, large entertainment spaces plus lots of windows to view Lake Chelan and the private pool / deck area. The "private" 2nd home (Casita) has 2 bedrooms, and 1 bath (Casita also has 180 degree views of Lake Chelan). This estate has it all!



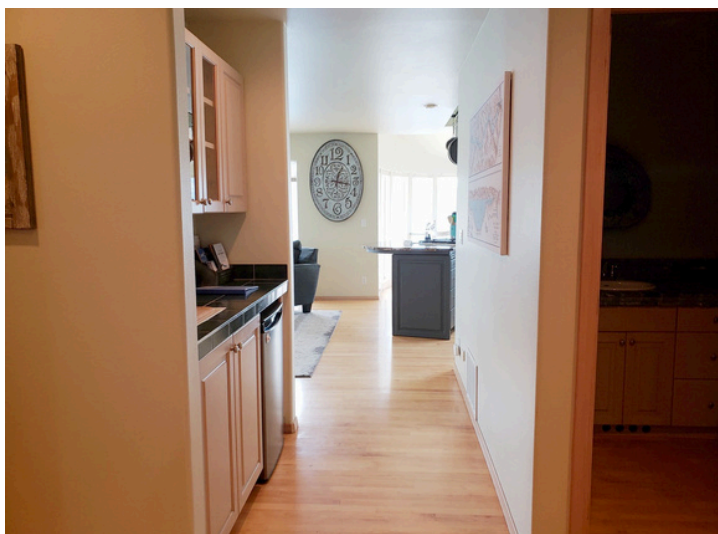
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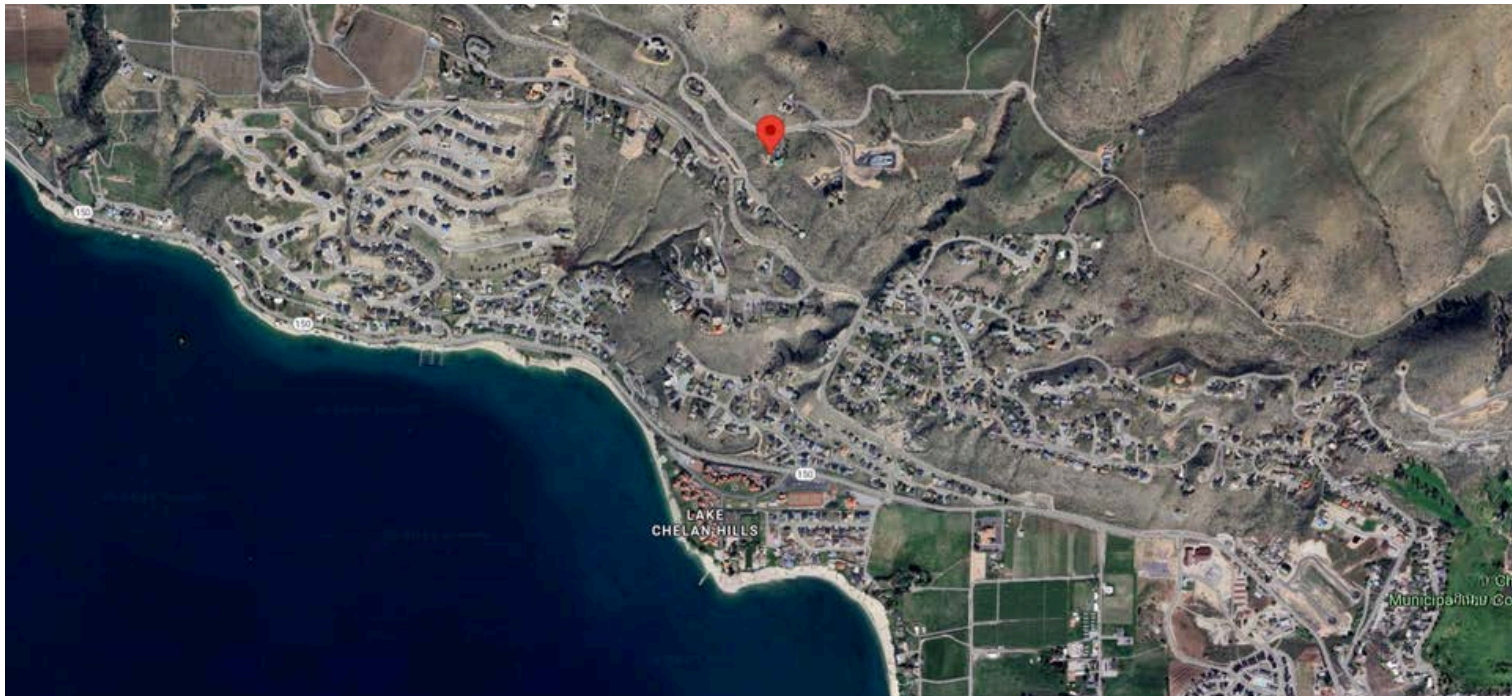
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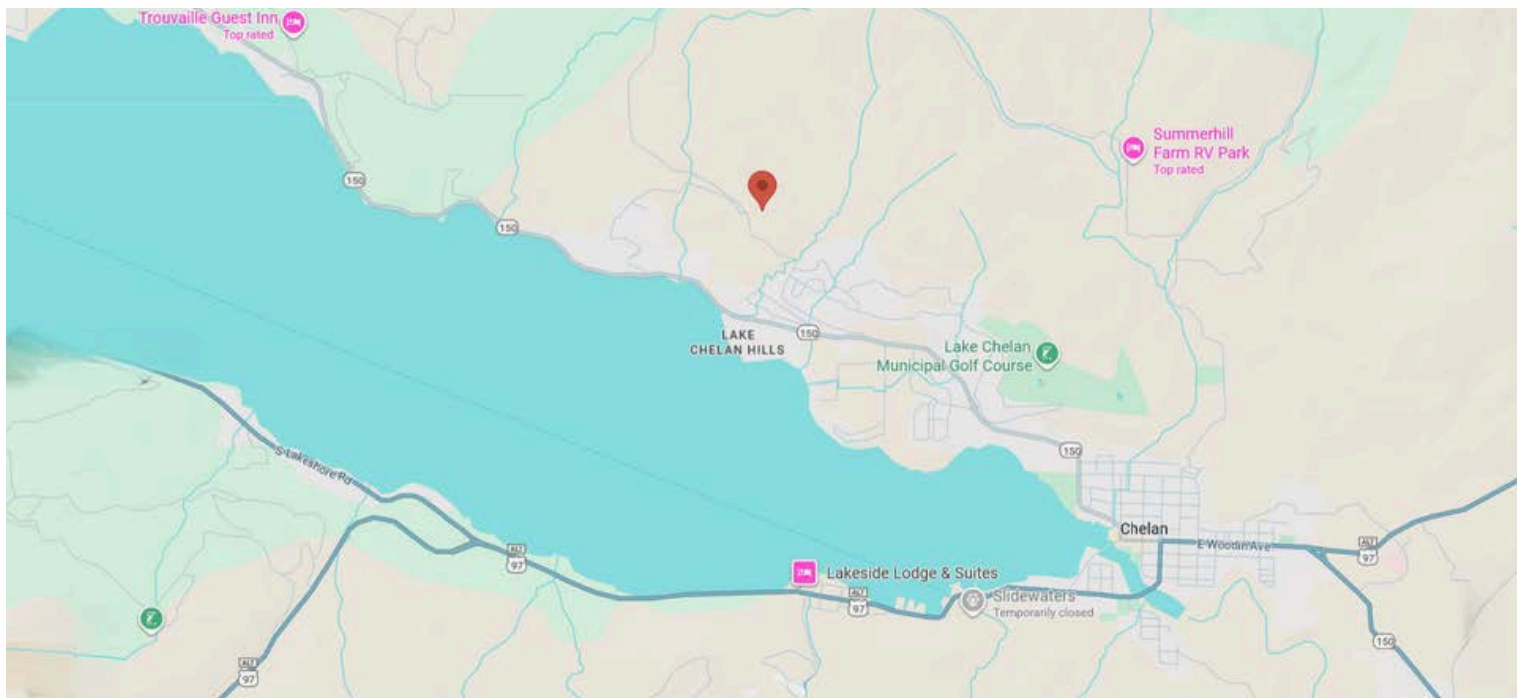


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Lake Chelan

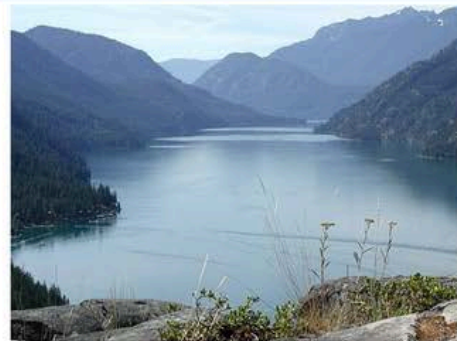
Lake Chelan (/ʃəˈlæn/ *shə-LAN*) is a narrow, 50.5 mi (81.3 km) long lake in Chelan County, north-central Washington state, U.S.^[1] It is an overdeepened lake and resembles a fjord, with an average width of 1.3 mi (2.1 km). Near its upper end, the lake surface lies more than 6,600 ft (2,000 m) below peaks less than 3 mi (4.8 km) away.^{[3][4]} Before 1927, Lake Chelan was the largest natural lake in the state, in terms of both surface area and water volume.^{[2][5]} Upon the completion of Lake Chelan Dam in 1927, the elevation of the lake was increased by 21 ft (6.4 m) to its present maximum-capacity elevation of 1,100 ft (340 m).^[2]

With a maximum depth of 1,486 ft (453 m), Lake Chelan is the third deepest lake in the United States behind Crater Lake, the deepest, and Lake Tahoe, the second deepest. Because of overdeepening, the sides of this lake drop steeply to its bottom. The deepest part of Lake Chelan lies as much as 436 ft (133 m) below sea level. In places, the bedrock floor of the valley occupied by Lake Chelan, which is buried by Pleistocene glacial and lacustrine sediments, lies at least 1,529 ft (466 m) below sea level. Two communities lie on the southern end of the lake, and a third sits at the far north end, providing a gateway to North Cascades National Park.^{[3][4]}

Hydrology

On an annual basis, an average of 2,200 cubic feet per second (62 m³/s) flow into the lake.^[6] Approximately 75% of the water that flows into the lake comes from two tributaries.^[7] The Stehekin River alone contributes 65% of all water to Lake Chelan, averaging 1,401 cu ft/s (39.7 m³/s) annually.^[8] The other major tributary, Railroad Creek, averages 202 cu ft/s (5.7 m³/s) annually.^[6] The

Lake Chelan



Lake Chelan with Stehekin on the lower left



- ☒ Show map of Washington (state)
☐ Show map of the United States
☐ Show all

Location	Chelan County, Washington, United States
Coordinates	47°50′28″N 120°02′47″W
Type	Glacially overdeepened lake
Primary inflows	Stehekin River, Railroad Creek
Primary outflows	Chelan River
Catchment area	924 sq mi (2,390 km ²)
Basin countries	United States
Max. length	50.5 mi (81.3 km)
Surface area	52.1 sq mi (135 km ²)



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