



FOR SALE

1052 E Mason Lake Dr W
Grapeview, WA 98546

washington
waterfronts

COMPASS

MASON LAKE HERITAGE ESTATE & WATERFRONT COMPOUND

A once-in-a-lifetime opportunity to own Mason Lake's most iconic waterfront property. Spanning 47 acres with 3,200 feet of shoreline, this one-of-a-kind legacy estate offers the scale, privacy, and natural beauty that rarely become available, on any lake, in any location worldwide.

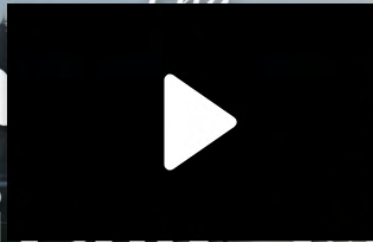
FOR SALE:

\$12,980,000

- 12 acres of old growth forest with legacy trees of varying species
- Fish-bearing Shumacher Creek passes beneath a national park-style wooden vehicle bridge and separate pedestrian bridge before flowing into the lake.
- Waterfront amenities include a private boat launch, launch dock, five personal docks, a swim pier, and a sandy beach.
- Non-waterfront amenities include a level play field, three picnic shelters, and a spacious beachfront picnic shelter with an attached kitchen.
- Campground elements include 85 campsites (65 with water and power; 20 without water and power).
- Two residential structures (approximately 1,100 sf and 750 sf), a small office building, three restroom buildings, and four covered picnic shelters
- Zoned RR-5 (Rural Residential), the property allows a variety of uses, including single-family residential, hobby farms, group homes, and community or recreation facilities.
- Two truck and trailer parking areas that can accommodate a total of 30 trucks/trailers.
- Other amenities include a trailer dump (for RVs), playground equipment, volleyball court, horseshoe pit, nature trails, and a dog area.



The Mauke Heritage Estate



Click on the Image Above to Watch the Cinematic Film

MASON LAKE HERITAGE ESTATE & WATERFRONT COMPOUND



Boundary Line is Approximate



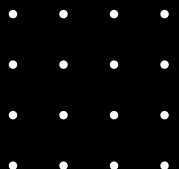
-  BOAT RAMP + DOCK
-  PICNIC AREA
-  PICNIC SHELTER
-  RENTAL PICNIC SHELTER
-  PARK OFFICE
-  RESIDENT RANGERS
-  RESTROOM
-  SHOWERS
-  TRAILS
-  SWIMMING
-  PLAYGROUND
-  PET TRAIL
-  SOFT BALL
-  TRAILER DUMP
-  PAY PHONE
-  65 CAMPSITES WITH WATER & ELECTRICAL HOOK-UP
-  20 TENT SITES

NOTE: This map is intended to illustrate property amenities. It is not drawn to scale and does not reflect the actual property boundaries.

1052 E Mason Lake Drive W, Grapeview, WA 98546

COMPASS

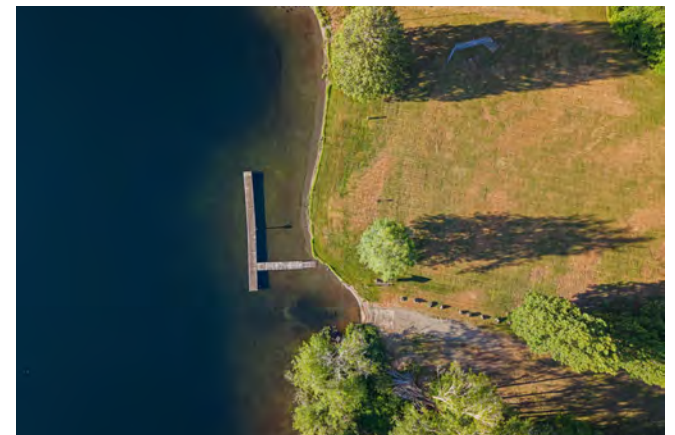
SITE PLAN





DOCKS & LAUNCH

The unmatched 3,200 feet of shoreline offers many moorage options. At the North side of the property, there is a concrete boat launch with a dock that allows for temporary tie-up of watercraft and float planes. In the middle, a dock extends into the ~65,000 sq ft swim area delineated with swim rope and buoys. And, on the South Shore, there are 7 double-sided docks for smaller watercraft.



SCHUMACHER CREEK

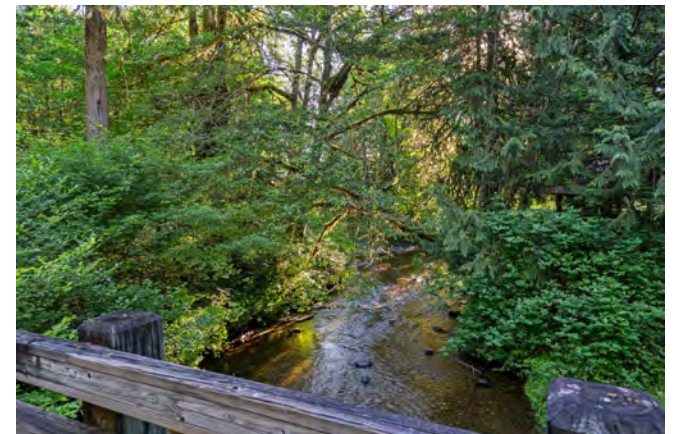
COMPASS



Fish-Bearing & Beautiful

There are two perennial streams located on the property: Schumacher Creek and a tributary to Schumacher Creek.

Schumacher Creek is documented to support several fish species including coastal cutthroat, kokanee, chum, coho, rainbow trout, and steelhead.





Spacious Picnic Shelter

The property offers four picnic shelters. The largest -- the Beachfront Pavilion -- features one of the best views on the shoreline looking directly up the lake. The Beachfront Pavilion includes an attached full kitchen with abundant counterspace for hosting large events.

The beachfront location is an optimal custom home site.





12-Acre Nature Preserve

A private nature trail meanders beneath the towering canopy of a remarkable 12-acre old-growth forest. Home to a diverse collection of centuries-old legacy trees, this peaceful grove showcases some of the region's most impressive Douglas firs, western red cedars, bigleaf maples, and other native species. This rare old-growth forest is both a sanctuary and a lasting legacy.





85-Site Campground

The existing infrastructure of the property offers 85 campsites (65 with water and power; 20 without water and power), as well as two residential structures (approximately 1,000 sf and 750 sf), a small office building, three restroom buildings, and four covered picnic shelters. There is also a trailer dump (for RVs), playground equipment, volleyball court, horseshoe pit, more nature trails, and a dog area.



CARETAKER'S HOUSE



COMPASS

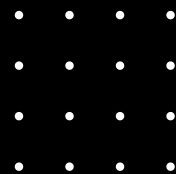
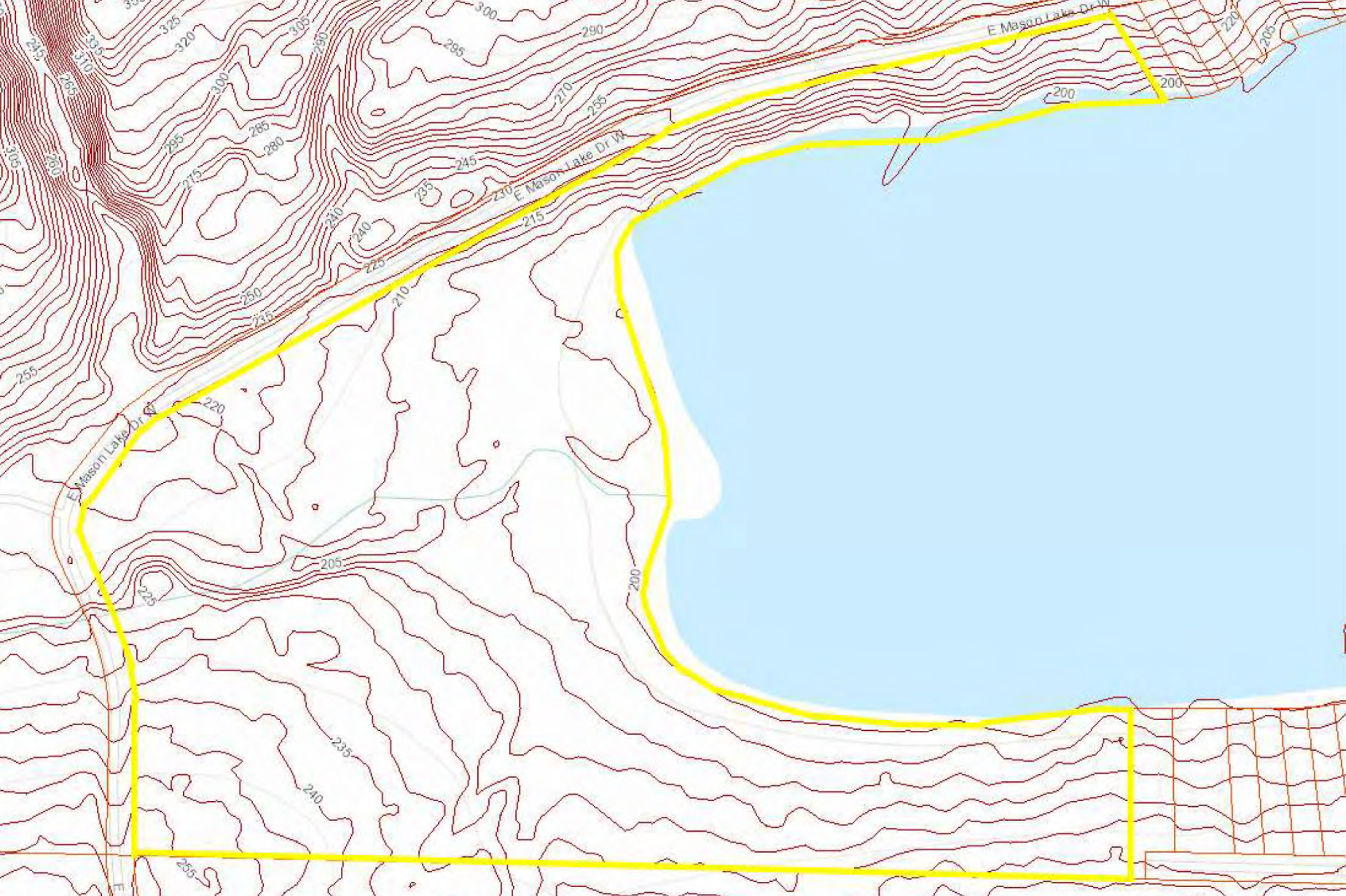
- Situated near the boat launch, large dock, and level, grassy play field
- Approximately 1,100 sq ft with three bedrooms, one bath, and a carport
- This structure location is another optimal location for a custom home or guest house

LOCATION DETAILS



COMPASS

- Located on the Southwest corner of the 965 sq acre Mason Lake
- Drive times: 45 minutes to Gig Harbor; 1.5 hours to Bellevue
- 70 miles to SeaTac International Airport and easy float plane access





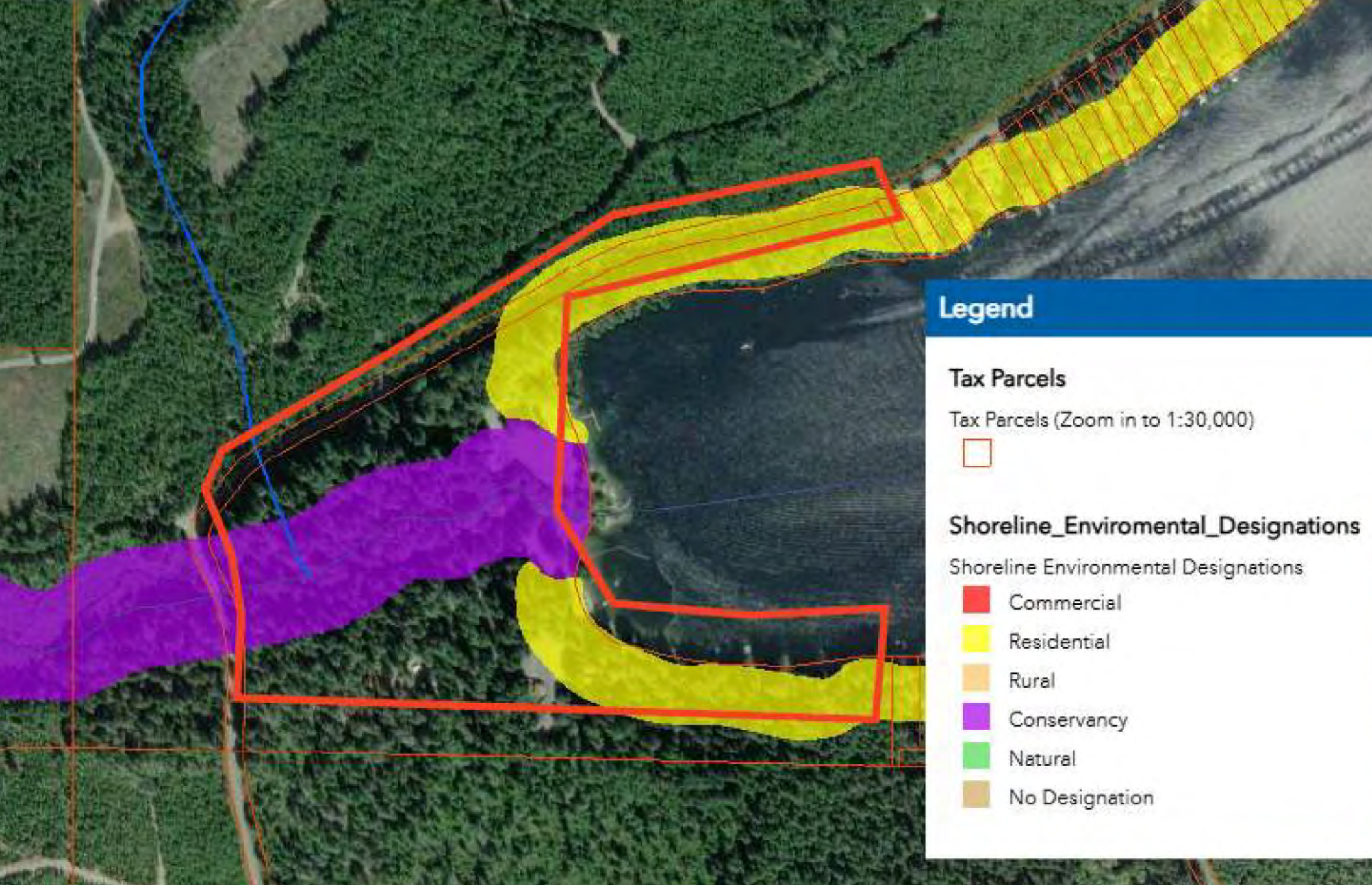
Maxar, Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, ME... Powered by Esri



COMPASS

FEMA FIRM MAP

Financed purchases through a federally regulated lender may require flood insurance.



FOR MORE INFORMATION, PLEASE CONTACT:



Chris Murphy

Waterfront Specialist

M: 360.918.6497

Chris@WaterfrontHomes.com

washington
waterfronts.com

COMPASS