

Cross Property 360 Property View

4994 Samish Wy, Bellingham, WA 98229

Listing

MLS#: **2063706**

Status: **Active (05/09/2023)**

Listing Price: **\$2,500,000**

Community: **Samish**

Area: **860 - Bellingham**

Original LP: **\$2,500,000**

School District: **Bellingham**

CDOM: **1**

Lot Size: **40.440 ac/1,761,566 sf**

Potential Terms: **Cash Out, Conventional, Farm Home Loan, Owner Financing, See Remarks**



Marketing Remarks

Galbraith Mt. area. Exceptionally well located property adjacent to Lake Padden Park with nearby mountain biking and hiking trails. Also nearby: public golf, fishing, tennis, picnic areas, swimming and baseball fields. One mile from N. Lake Samish I-5 interchange. Top rated elementary, middle and high schools. All reports are completed. Special financing available. Perfect off the grid property. One water Share Available. Owner/Agent

Broker Remarks

Agent to attend showings for broker compensation. Lot corners are marked. Possible RO water system, dig well or water catchment system. Contact agent regarding additional parcels. No storm water required for homes. Currently in open space. Owner/Agent

Showing Info: **See Remarks**

Offers: **Seller intends to review offers upon receipt**

Directions: **Take Samish Way to 4994 Samish Way. It's one mile from Lk. Padden golf course entrance. Turn right up road next to manufactured homes (to be removed). Follow gravel road to property.**

Broker/Brokerage Information

Broker: **John Templeton (10560)**

Office: **Windermere Real Estate Whatcom**

Firm Document Email: **whatcomdocs@windermere.com**

Compensation: **2.5%**

Broker Phone: **(360) 920-5646**

Office Phone: **(360) 734-7500**

Office Fax: **(360) 676-4694**

Compensation Comments: **Buyers Agent must show for compensation**

Tail Provision (Days): **180**

Owner Information

Owner Name: **John A Templeton**

Owner Name 2:

Owner Phone: **(360) 920-5646**

Owner City: **Bellingham, WA**

General Information

Property Type: **Vacant Land**

County: **Whatcom**

Lot Number: **1, 3, 4, 5, 6, 7, 8, 9**

Block:

Lot Size: **40.440 ac/1,761,566 sf**

Lot Size Source: **Survey**

HOA: **Yes**

HOA Dues: **30**

TaxID: **370315011880000**

State: **Washington**

List Date: **05/09/2023**

Expir Date: **11/04/2023**

Price/Lot SqFt: **\$1.42**

HOA Dues Freq: **Monthly**

School District: **Bellingham**

Elementary: **Wade King Elem**

Junior High: **Fairhaven Mid**

Senior High: **Sehome High**

Listing Information

Style Code: **41 - Res-Over 1 Acre**

General Zoning Classification: **Forestry, Residential**

Sketch Submitted: **Yes**

Assessment Fees: **Road**

Possession: **Closing**

Zoning Jurisdiction: **County**

Zoning Code: **R5A**

Short Term Rental:

HOA Dues Include: **Road Maintenance, See Remarks**

Senior Exemption: **No**

Potential Terms: **Cash Out, Conventional, Farm Home Loan, Owner Financing, See Remarks**

Term Remarks: **Possible with 15% down and carry back**

Restrictions: **See Remarks**

Additional Property Information

Annual Taxes: **\$113.00**

Tax Year: **2023**

Form 17: **Provided**

Preliminary Title Ordered: **No**

Title Company: **Whatcom Land Title**

Prohibit Blogging: **Yes**

Bank/RE Owned: **No**

Auction: **No**

Right of First Refusal: **No**

FIRPTA: **No**

Common Interest Cmty: **No**

Plat/Subdivision/Building Name: **Samish Way Subdivision**

Quarter (Sec/Twn/Rng): **370315099249**

Lot Dim:

3rd Party Approval Required: **None**

Site Information

Road Information: **Access Easement, Gravel, Privately Maintained**

View: **Mountain, Territorial**

Water Access:

Property Features: **Brush, Corners Flagged, Evergreens, Lightly Treed, Partially Cleared, Recreational, Riding Trails**

Lot Details: **Adjacent to Public Land, Dead End Street, Open Space, Secluded**

Topography: **Rolling, Sloped**

Improvements:

Reports/Documents Completed: **CCRs, Drainage, Geotech, Road Agreement, Topographical, Wetland Delineation**

Community Features: **Boat Launch, CCRs, Community Waterfront/Pvt Beach, Golf Course, Athletic Court, Park, Playground, Trails**

Utility Information

Sewer: **Not Available**

Gas: **Not Available**

Electricity: **Available**

Survey Information: **Fully Surveyed**

Easements:

Septic System Installed: **No**
Soil Feasibility Test Available: **Yes**
Water: **Share Available, Well Needed, See Remarks**
Irrigation Source: **Well Shared**

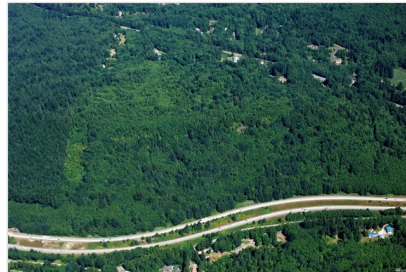
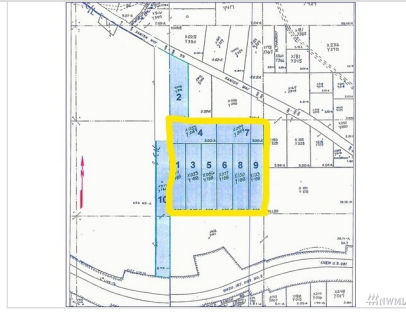
Septic Approved Num of Bedrooms:
Soil Test Date: **2022**

Irrigation Type:

Selling Information

Recent: **05/09/2023 : New**

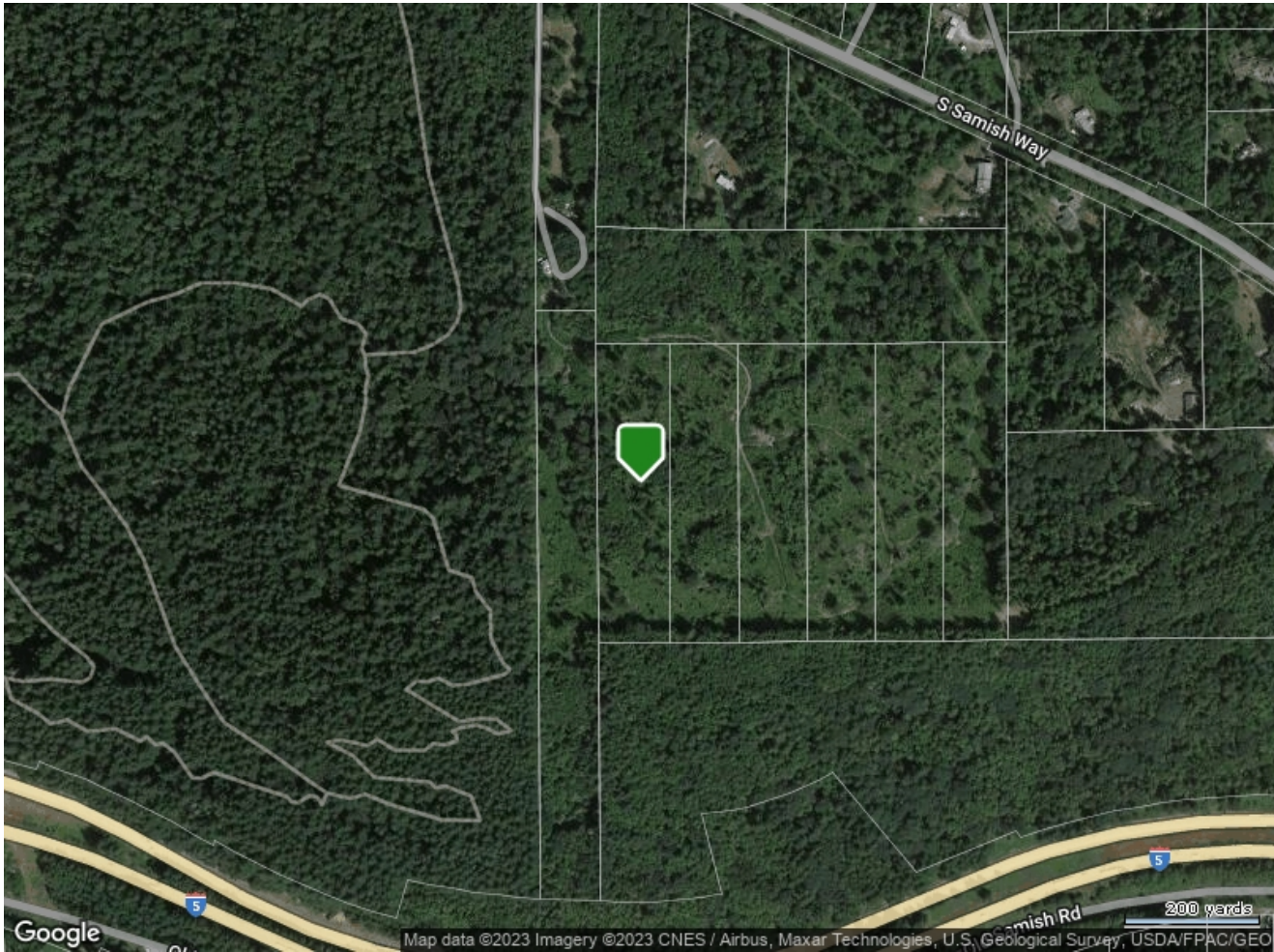
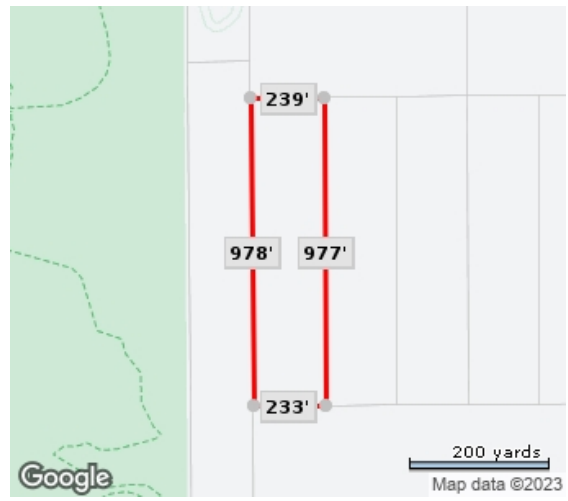
Photos



Addl Tax ID

- Tax ID: **370315-033188-0000**
- Tax ID: **370315-033249-0000**
- Tax ID: **370315-056188-0000**
- Tax ID: **370315-077188-0000**
- Tax ID: **370315-099249-0000**
- Tax ID: **370315-100188-0000**
- Tax ID: **370315-123188-0000**

Property Map



Information Deemed Reliable But Cannot Be Guaranteed. Lot Size and Square Footage Are Estimates. 5/10/2023 2:14:22 PM.