

Lot: 1

Unit:

1201 Ocean Ave , Westport 98595

Property Sub Type: **Vacant Land**



Status: **Active - 4/ 1/26**    Acreage: **6.096 ac**    List Price: **\$2,780,000**  
 Listing #: **2501161**    Lot Size: **265,522 sf**  
 County: **Grays Harbor**    DOM/CDOM: **12/12**

Style: **41 - Res-Over 1 Acre**    Area: **206**  
 Project: **Golden Addition**    Community: **Lighthouse**  
 Zoning: **MUTC**    Map:  
 First Refusal: **No**    Grid:

<u>School Information</u>		<u>Assessment Fees</u>	
Sch District:	<b>Ocosta</b>	Tax Year:	<b>2025</b>
Elementary:	<b>Ocosta Elem</b>	Annual Taxes:	<b>\$11,955</b>
Jr. High:	<b>Ocosta Jnr - Snr Hig</b>	Sr. Exemption:	<b>No</b>
High Schl:	<b>Ocosta Jnr - Snr Hig</b>	Assessment:	
BBC:	<b>2.5%</b>		
BBC Comments:			

Property Details

Gas: **Not Available**  
 Sewer: **On Property**  
 Water: **On Property**  
 Topography: **Level**  
 Docs Available:  
 Restrictions: **No Restrictions**  
 HOA Dues Incl:  
 View: **Ocean, Territorial**  
 Lot Details: **Paved Street**  
 Improvements: **Cable TV Available**  
 Community Features:  
 Terms:  
 Road Information: **Paved**

Septic Information

Septic System Type:	Septic Design Applied For:
Soils Feasibility Avail:	Septic Design Apprv Dt:
Soil Test Date:	Septic Design Expire Dt:

Directions: **Corner of Ocean Ave and Surf St**

Features: **Dune Grasses, Evergreens**

Marketing Remarks: **Rare acreage near the beach with utilities installed and ready for development. Formerly approved for over 100 condominium units, this 6 acre parcel is across the street from the tallest lighthouse in the state and just a short stroll from miles of sandy beach! Great location for a hotel, town homes, condominiums or residential development. Just a sand wedge away from the Oceanfront Scottish Links Golf Course, designed by David McLay Kidd which is in the permitting process! Closer to Seattle than Cannon Beach, Long Beach or Seabrook, there are few properties with this combination of size, infrastructure & zoning on the entire Washington Coast.**

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