



<b>Address:</b> 19951 S SHUGART FLATS RD , Leavenworth , Washington 98826			
<b>List Number</b>	711884	<b>List Price</b>	\$ 304,500
<b>Status</b>	Active	<b>Type</b>	Single Family
<b>Property Type</b>	Residential	<b>Sub-Type</b>	
<b>Bedrooms</b>	3	<b>Bathrooms</b>	2.75
<b>Extra Room</b>	1	<b>Garage</b>	Detached Two Car
<b>Carport</b>	None	<b>Cross Street</b>	Chiwawa Loop Road
<b>WtrFrnt</b>	No	<b>City Limits Y/N</b>	NO
<b>Area</b>	0004	<b>Subdivision</b>	Shugart Flats Area
<b>Sub-cities</b>	N/A	<b># of Acres</b>	2.00
<b>Lot Size</b>	2 acres	<b>Year Built</b>	1981
<b>Zoning</b>	RR5	<b>County</b>	Chelan

<b>Elementary School</b>	Beaver Valley	<b>Middle School</b>	Icicle	<b>High School</b>	Cascade
<b>Above Grade SqFt</b>	1,120.00	<b>Below Grade SqFt</b>	544.00	<b>Basement</b>	Yes
<b>Apx Ttl SqFt.</b>	1664	<b>SqFt Source</b>	Assessor/Tax Roll	<b>APN #</b>	261806 730025
<b>Add'l Living Qtrs</b>	No	<b>Association Fee Y/N</b>	No	<b>Association Fee</b>	\$ 0
<b>Home Warranty Y/N</b>	No	<b>Horses Allowed</b>	Yes	<b>Irrigation Fee</b>	\$ 0
<b>Rental Income</b>	\$ 0	<b>Taxes</b>	\$3,278.12	<b>Terms</b>	acceptable to seller
<b>Sign Y/N</b>	Yes	<b>Zoning</b>	RR5	<b>Flood Zone</b>	No
<b>Covenants</b>	No				

**Directions:** From US 97/2 in Leavenworth, go North on Highway 209 (Chumstick). In Plain, stay straight on Chiwawa Loop Road, turn left on Shugart Flats Road, and left again. House is on the left.

**Legal:** long legal, see documents and will be provided from title company after offer acceptance.

**Remarks:** 2 beautiful flat acres on Shugart Flats Road. Nice stick built shop/garage. Home is a tri-level with wood accents on the exterior. Basement has a huge family/media room with exterior access. Master suite on the upper floor has huge closet and extra sink. Access from the upper level to covered deck. Beautiful flat piece of property.

<b>Dining Area:</b>	Eat Area	<b>Exterior Finish:</b>	Wood	<b>RV Parking:</b>	Yes
<b>Floor Covering:</b>	Carpet; Tile	<b>Foundation:</b>	Concrete	<b>Fence:</b>	None
<b>Laundry Room:</b>	Yes; 220V Electric	<b>Water:</b>	Well	<b>Decks/Patio:</b>	Deck; Patio
<b>Heat:</b>	Electric; Wall; Wood	<b>Irrigation Water:</b>	No	<b>Buildings:</b>	Shed
<b>Fireplace:</b>	Free Standing; Living Room; Wood Stove	<b>Irrigation District:</b>	None	<b>Shop:</b>	Shop Detached; Shop Garage
<b>Style:</b>	Tri	<b>Septic:</b>	Yes	<b>Possession:</b>	Close of Escrow
<b>Roof:</b>	Metal	<b>Sewer:</b>	No	<b>Showing Instructions:</b>	Call L.A. for Appt; See Addendum-Private; SentiLock Box: Yes
		<b>View:</b>	Territorial		
		<b>Location:</b>	Rural		
		<b>Topography:</b>	Level		

Room Name	Room Level	Room Remarks	Room Name	Room Level	Room Remarks
Living Room	M	Spacious, wood burning fireplace	Master Bedroom	U	Huge closet, close to view deck
Family Room	L	Huge room, exterior access	Bedroom 1	U	Spacious, pretty views
Dining Room	M	Close to fireplace	Bedroom 2	L	Spacious room, good light
Kitchen	M	Open, tile floors	Bedroom 3	N/A	
Laundry Room	M	Great storage and counter space too	Master Bathroom	U	Tile, granite, two sinks
			Bath 1	U	Pretty with tile and wainscotting
			Bath 2	N/A	

**Original List Price** \$ 304,500



*Provided as a courtesy of*  
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