

9/17/2020 9:55AM

Agent Full

Residential

**\$423,000** 3 bd | 2 / 1 ba | 2070 sqft**829 W GOLDEN EAGLE AVE La Center, WA 98629****Unit #:****Condo Loc:****Status:** Sold**DOM:** 72**Listed Date:** 3/30/2020**Acres:** 0.24**Year Built:** 2020 New Construction **ML#:** 20021465**XST/Dir:** From NW Pacific Hwy Turn on W 7th St, Turn (R) on W E Ave, Turn (L) on W 8th St, Lots are numbered[VTour #1](#)**ShowHrs:** Daylight**Occ:** Vacant**Show:** See Remarks, Vacant**LB/Loc/Cmb:** Front Porch**Offer/Nego:** Seller's Agent Only**AG:** John Bishop**AG Ph:** [360-909-1179](tel:360-909-1179)**AG Cell/Pgr:** [360-909-1179](tel:360-909-1179)**CoAgent:** Jason Bishop**CoPh:** [360-989-6024](tel:360-989-6024)

**Private:** Agents Use GPS address 840 W E Ave La Center, WA 98629 to find this NEW SUBDIVISION. MOVE IN READY!!!- New Subdivision close in town, with easy access to I-5. NO active HOA at this time an HOA will be in place for stormwater in the future. Taxes are estimated. Any questions please call or text John Bishop @ 360-909-1179.

**Public:** NEW HOME-MOVE IN READY! Home features 3 bedrooms, bonus room, office-den on main level, great room concept, SS appliances, knotty alder cabinets, large kitchen with walk in pantry, eating bar, tile countertops, tile backsplash, LVP flooring, upstairs bonus room could be used as 4th bedroom, master suite with walk-in closet, double vanity, soaking tub & shower in master bathroom, laundry room, gas fireplace, sprinkler system, many additional items included with this home you MUST SEE!

## Property Details:

**Property Type:** Detached**County:** Clark**Nhood/Bldg:****Area:** 70**Zoning:****Elementary:** La Center**Middle:** La Center**High:** La Center**Internet:** Y**Address:** Y**No Blog:****No AVM:****Legal:** KAYS LOT 4 311960**Tax ID:** 986046002**Warranty:** BUILDER**Seller Disc:** Disclosure**Other Disc:****List Type:** ER**Limited Representation:** N**Style:** 2 Story**Lot Size:** 10,000 to 14,999 SqFt **# Supplements:** 1**Lot Dimensions:****Lot Desc:** Level**View:** Territorial, Trees/Woods**Waterfront:****Body Water:****CC&R:** Y**55+ w/Affidavit Y/N:** N**Open House:** N**Upcoming Open House:****Broker Tour:** N**Upcoming Broker Tour:**

## Residence Information:

**Upper SQFT:** 1202**Main SQFT:** 868**Lower SQFT:** 0**Total SQFT:** 2070**Total Up/Main:** 2070**Additional SQFT:****Levels:** 2**SFSrc:** GIS**Fireplaces:** 1 / Gas**Green Cert:****Energy Eff.:****Exterior:** Fiber Cement**Roof:** Composition**Parking:** Driveway**Garage:** 2 / Attached**RV Description:** RV Parking**Foundation:** Concrete

Perimeter, Pillar/Post/Pier

**Basement:** Crawl Space**Road Surface:** Paved**Unreinforced Masonry Building:**

## Approximate Room Sizes and Descriptions:

<b>Living:</b>	M	Fireplace, Great Room, Living Room/Dining Room Combo
<b>Kitchen:</b>	M	Built-in Microwave, Eat Bar, Pantry
<b>Dining:</b>	M	Kitchen/Dining Room Combo
<b>Laundry:</b>	U	Built-in Features, Vinyl Floor
<b>Master Bedroom:</b>	U	Shower, Soaking Tub, Walk in Closet, Wall to Wall Carpet
<b>2nd Bedroom:</b>	U	Closet, Wall to Wall Carpet
<b>3rd Bedroom:</b>	U	Closet, Wall to Wall Carpet
<b>Bedroom 4:</b>	U	Closet, Wall to Wall Carpet
<b>Den:</b>	M	Wall to Wall Carpet

**Baths - Full/Part**      **Upper Level:** 2/0      **Main Level:** 0/1      **Lower Level:** 0/0      **Total Baths:** 2/1

## Features and Utilities:

**Kitchen:** Built-in Microwave, Built-in Dishwasher, Disposal, Free-Standing Gas Range, Granite, Pantry, Plumbed For Ice Maker, Stainless Steel Appliance(s), Tile

**Interior:** Ceiling Fan(s), Garage Door Opener, Laundry, Soaking Tub, Vinyl Floor, Wall to Wall Carpet

**Exterior:** Patio, Porch, Sprinkler, Yard

**Accessibility:**

**Security:**

**Internet:**

**Windows:** Double Pane Windows, Vinyl Frames

**Cool:** Air Conditioning Ready

**Heat:** Forced Air

**Fuel:** Gas

**Water:** Public

**Sewer:** Public Sewer

**Hot Water:** Gas

## Financial:

<b>Property</b>	<b>Spcl Asmt Balance:</b>	<b>Tax Deferral:</b> N	<b>Short Sale:</b> N
<b>Tax/Yr:</b> \$2,500.00 2019	<b>Dues:</b>	<b>BAC:</b> % 2.25	<b>\$ Pre-Approv:</b>
<b>HOA:</b> N		<b>Other Dues:</b>	<b>3rd Party:</b> N
<b>Escrow Pref:</b> Clark County Title - Cheryl Monahan			<b>Total Comm Differs:</b> Y
<b>Terms:</b> Cash, Conventional, FHA, USDA Loan, VA Loan			<b>Bankruptcy (WA):</b> N
<b>Assoc. Am:</b>			<b>Bank Owned/Real Estate Owned:</b> N
			<b>Rent, If Rented:</b>

## Broker/Agent Data:

<b>Agent:</b> John Bishop	<b>Agent Lic:</b> 47728	<b>Agent Ph:</b> <a href="tel:360-909-1179">360-909-1179</a>	<b>Agent Cell:</b> <a href="tel:360-909-1179">360-909-1179</a>	<b>SAID:</b> BISHOPJO
<b>Email(s) Agent:</b> <a href="mailto:JohnBishopNW@gmail.com">JohnBishopNW@gmail.com</a>	OFC: <a href="mailto:brokerppg@premierepropertygroup.com">brokerppg@premierepropertygroup.com</a>			
<b>CoAgent:</b> Jason Bishop	<b>CoSAID:</b> BISHOPJA	<b>CoBRCD:</b> 4PRG02	<b>CoPh:</b> <a href="tel:360-989-6024">360-989-6024</a>	
<b>CoAgent Email:</b> <a href="mailto:jasonbishopnw@gmail.com">jasonbishopnw@gmail.com</a>				
<b>Office:</b> Premiere Property Group, LLC	<b>Office Lic:</b> 18015	<b>Office Ph:</b> <a href="tel:360-693-6139">360-693-6139</a>	<b>Agent Ext:</b>	<b>Fax:</b> 360-696-4804
<b>Office Email:</b> <a href="mailto:brokerppg@premierepropertygroup.com">brokerppg@premierepropertygroup.com</a>				
<b>BRCD:</b> 4PRG01	<b>FIRPTA:</b> N			
<b>Owner(s):</b> WARAC LLC	<b>Tenant/Other:</b>		<b>Contact1:</b>	
<b>Tran:</b> 7/10/2020	<b>Exp:</b>		<b>Contact2:</b>	
<b>Poss:</b> Close Of Escrow				

## Comparable Information:

<b>Pending Date:</b> 6/10/2020	<b>Original Price:</b> \$419,900	<b>CDOM:</b> 138	<b>%SP/OLP:</b> 100.74
<b>Sold Date:</b> 7/10/2020	<b>List Price:</b> \$419,900	<b>BAID:</b> BRUSSEAU	<b>%SP/LP:</b> 100.74
<b>Terms:</b> FHA	<b>Sold Price:</b> \$423,000	<b>B/Agt:</b> Korey Brusseau	<b>B/Off:</b> 4BHH02
			<b>B/Off Phone:</b> 360-574-1381

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

## New Construction Supplement:

<b>Permit Number:</b> on file	<b>Builders Required Addendums:</b> N	<b>Construction Contractors Board</b>
<b>Builders Warranty:</b> Y	<b>Certificate of Occupancy Obtained:</b> Y	<b>(CCB) Type:</b> RES
<b>Early Release of Earnest Money:</b> N	<b>Occupancy Certificate Date:</b>	
<b>Early Issue Title Insurance I Paid</b>	<b>Desc:</b>	
<b>By:</b> SELLER		
<b>Public:</b>		

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