

## Single Family Client Full

**1407 Ocean Shores Blvd SW #2N-E, Ocean Shores, WA 98569**

MLS#: **2025105** Status: **Active**

Area: **194 - Ocean Shores**

Commy: **Ocean Shores**

County: **Grays Harbor**

LP: **\$6,000**



### Marketing Remarks

**OCEAN VIEW/FRONT 5-Week TIMESHARE!** Watch the crashing Ocean waves from this 2nd-Floor, North-side, End Unit featuring 2 BD, 1.75 BA, 950 ASF. Open Great Room with wood ceilings, a fireplace, and a slider to the Deck. Views from the Living Room/Dining Area, Kitchen and Deck. Spacious bedrooms. Bedroom #1 has a king-sized bed. Bedroom #2 has twin beds. Stackable W/D. Sleeps up to 6 people. Trades on RCI. Park Place #2N-Week E. Week E includes: July 4th, Thanksgiving and Valentine's Day in most years. HOA Dues include: Community Club access; appliances; furniture; building insurance; building maintenance; utilities; Internet; etc. HOA Dues are \$190/mo plus \$125 Cleaning Fee per week-stayed. Buyer to pay the \$500 Association Buy-In Fee.

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

### General Information

Prop Type:	<b>Single Family</b>	Sub Prop:	<b>Timeshare</b>	SF Source:
Beds:	<b>2</b>	Baths:	<b>1.75</b>	SF:
Yr Built:	<b>1984</b>	Price/SF:	<b>\$6.32</b>	Lot Size:
Map Book:	<b>GMCR\Runner - GraysH</b>	Gd/Map:	<b>A5, 15</b>	
Yearly Dues:	<b>\$190Monthly</b>	H/O Incl:	<b>Cable TV, Central Hot Water, Common Area Maintenance, Garbage, Internet, Lawn Service, See Remarks, Sewer, Water</b>	
Mntly Rent:		Cat/Dog:	<b>No Dogs or Cats</b>	
Compensation:	<b>\$5375</b>			
Prop Feat:	<b>Cable TV, Outside Entry</b>			
Directions:	<b>South on Ocean Shores Blvd approx. 5miles to the "Park Place" Building on the Right.</b>			
Unit Feat:	<b>Balcony/Deck/Patio, End Unit</b>			

### Timeshare Information

#Stories:	<b>3</b>	#Cpx Units:	<b>6</b>	#Bld Unit:	<b>6</b>	Sleeps:
Main Fp:	<b>1</b>	Ttl Fp:	<b>1</b>	Fp Type:		M 3/4 bth: <b>1</b>
Furnished:	<b>Y</b>	Turn Over:	<b>Friday</b>	Sp Assess:	<b>N</b>	
Type Prop:	<b>Multi Unit</b>			Owner:	<b>Deeded Shares</b>	
Flr Cvr:	<b>Vinyl, Wall to Wall Carpet</b>			Wnd Cvr:	<b>Blinds</b>	
Affiliations:	<b>RCI Resort</b>					

### Listing Information

Ttl Cvr Prk:		Prk Spc:		Prk Typ:	<b>Off Street, Uncovered</b>
Style Code:	<b>30 - Condo (1 Level)</b>			Bld Nm:	<b>Park Place</b>
Bsmnt:				Roof:	<b>Composition</b>
Foundation:				Exterior:	<b>Wood</b>
Sewer:				First Refusal:	<b>No</b>
View:	<b>Jetty, Ocean</b>			Seller's Concess:	
Waterfront:	<b>Bank-High, Ocean</b>				

### Interior Features

Main Beds:	<b>2</b>	M 1/2 Baths:	<b>0</b>	M 3/4 Baths:	<b>1</b>	M F Baths:	<b>1</b>
Upper Beds:		U 1/2 Baths:	<b>0</b>	U 3/4 Baths:	<b>0</b>	U F Baths:	<b>0</b>
Lw Beds:		L 1/2 Baths:	<b>0</b>	L 3/4 Baths:	<b>0</b>	L F Baths:	<b>0</b>
Ttl Beds:	<b>2</b>	Ttl 1/2 Baths:	<b>0</b>	Ttl 3/4 Baths:	<b>1</b>	Ttl F Baths:	<b>1</b>
Ttl Baths:	<b>1.75</b>	Main Fplc:	<b>1</b>	Upper Fplc:		Lw Fplc:	
Ttl Fplc:	<b>1</b>			Energy:	<b>Electric, Wood</b>		
Heat/Cool:	<b>Insert, Wall</b>						
Wtr Heat Ty/Loc:							
Floor Cvr:	<b>Vinyl, Wall to Wall Carpet</b>						
Appliances:	<b>Dishwasher, Dryer, Garbage Disposal, Microwave, Refrigerator, Stove/Range, Washer</b>						

### Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Description</u>
<b>DiningRoom</b>	<b>Main</b>		
<b>Kit w/o ES</b>	<b>Main</b>		
<b>Primary Bedroom</b>	<b>Main</b>		
<b>Bedroom</b>	<b>Main</b>		
<b>Bathroom - 3/4</b>	<b>Main</b>		
<b>Bathroom - Full</b>	<b>Main</b>		
<b>LivingRoom</b>	<b>Main</b>		

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**Rear of Park Place**



**Gorgeous views from the Living/Dining Room.**



**Views from the Dining Room.**



Information Deemed Reliable But Cannot Be Guaranteed.

Lot Sizes and Square Footage Are Estimates.

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**Front sign.**



**Front of Park Place.**



**Covered entry and stairs to the units.**

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