

# \$189,000 - Riverside East (6439) Rd #6439, Cathlamet

MLS® #2188990

**\$189,000**

0 Bedroom, 0.00 Bathroom,  
Lot/Land on 4.03 Acres

Cathlamet, Cathlamet, WA

4-acres of vacant land sits proudly on the side of the Columbia River, offering awe-inspiring views of the river & charming islands. On the outskirts of the picturesque Cathlamet where it boasts a delightful marina & RV park, perfect for waterfront adventures. A bridge connects Cathlamet to Puget Island, opening doors to exploration & all of this is just +-22 miles from Longview. Lot 6439 sits alongside a paved cul-de-sac & showcases a perfect blend of nature's beauty w/a gentle sloping field, high-bank steep/sheer wooded & rocky terrain. Power at the street & seller shall renew expired septic perc & recently drilled a well (Buyer responsible for pump installation). Buyer to verify any/all information & perform own due diligence.



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 2188990   |
| List Price | \$189,000 |
| Sale Price | \$177,500 |
| Bathrooms  | 0.00      |
| Acres      | 4.03      |
| Type       | Lot/Land  |
| Sub-Type   | Land      |
| Status     | Sold      |

## Community Information

Address Riverside East (6439) Rd #6439

|             |                        |
|-------------|------------------------|
| Area        | 413 - Wahkiakum County |
| Subdivision | Cathlamet              |
| City        | Cathlamet              |
| County      | Wahkiakum              |
| State       | WA                     |
| Zip Code    | 98612                  |

### **Amenities**

|               |     |
|---------------|-----|
| Is Waterfront | Yes |
|---------------|-----|

### **Exterior**

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Cul-De-Sac, Dead End Street, Paved |
|-----------------|------------------------------------|

### **School Information**

|            |                             |
|------------|-----------------------------|
| District   | Wahkiakum                   |
| Elementary | J Wendt Elem/Wahkiak        |
| Middle     | John C Thomas Middle School |
| High       | Wahkiakum High              |

### **Additional Information**

|                           |     |
|---------------------------|-----|
| Days on Market            | 842 |
| Cumulative Days on Market | 842 |
| Days on Website           | 98  |