

# \$1,149,900 - 109 Brothers Road, Woodland

MLS® #2300189

**\$1,149,900**

3 Bedroom, 2.5 Bathroom, 2,176 sqft

Residential on 0.94 Acres

Woodland, Woodland, WA

Unbelievable two-story riverfront home on just under an acre, located only 3 minutes from I-5! This property features a massive 2,300 sq. ft. shop with a bathroom, separate garage, and office space—perfect for a home business, car collection, or endless possibilities! The meticulously maintained home boasts 3 bedrooms (with the potential to convert the third bedroom into two), 2.5 baths, a lovely patio, and a sprinkler system. Recent upgrades include new exterior paint. Don't miss out on this unique opportunity to own a riverfront property with incredible potential!



Built in 1998

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2300189     |
| List Price     | \$1,149,900 |
| Sale Price     | \$1,065,000 |
| Price Per SqFt | \$489       |
| Bedrooms       | 3           |
| Bathrooms      | 2.5         |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,176       |
| Acres          | 0.94        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Residential |
| Status         | Sold        |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 109 Brothers Road           |
| Area        | 420 - South County/Woodland |
| Subdivision | Woodland                    |
| City        | Woodland                    |
| County      | Cowlitz                     |
| State       | WA                          |
| Zip Code    | 98674                       |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 6                                                      |
| Parking        | Driveway, Attached Garage, Detached Garage, RV Parking |
| Garage Spaces  | 6                                                      |
| Is Waterfront  | Yes                                                    |

## Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bath Off Primary, Ceiling Fan(s), Ceramic Tile, Double Pane/Storm Window, Dining Room, Hardwood, Vaulted Ceiling(s), Walk-In Closet(s), Wall to Wall Carpet, Water Heater |
| Appliances        | Dishwasher(s), Microwave(s), Refrigerator(s), Stove(s)/Range(s)                                                                                                           |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Cement Planked                   |
| Lot Description   | Dead End Street, Paved, Secluded |
| Foundation        | Poured Concrete                  |

## School Information

|            |                       |
|------------|-----------------------|
| District   | Woodland              |
| Elementary | North Fork Elementary |
| Middle     | Woodland Mid          |
| High       | Woodland High         |

## Additional Information

|                           |     |
|---------------------------|-----|
| Days on Market            | 315 |
| Cumulative Days on Market | 315 |
| Days on Website           | 319 |