

# \$445,000 - 6806 Ne 93rd Court, Vancouver

MLS® #2307662

**\$445,000**

3 Bedroom, 2 Bathroom, 1,320 sqft  
Residential on 0.19 Acres

Vancouver, Vancouver, WA



Welcome to this charming one-level home situated on over 8,000 sq ft. Enjoy peace of mind w/a new roof & gutters (2024) & heat pump/air conditioning system (2019). Step inside to stylish laminate & vinyl flooring. The kitchen features granite countertops, tile backsplash, & a cozy breakfast nook—all SS appliances included! Spacious dining & living area boasts a warm wood-burning stove, perfect for gatherings. Enjoy outdoor living on the covered front patio or in the fenced backyard w/a deck & garden tool shed. Additional updates include a new backyard fence (2024) & side yard fence (2022), ensuring privacy. And with a 50 AMP plug in the 2-car garage & room for small RV, boat, or trailer parking, this home blends comfort & accessibility!

Built in 1985

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 2307662   |
| List Price     | \$445,000 |
| Sale Price     | \$445,000 |
| Price Per SqFt | \$337     |
| Bedrooms       | 3         |
| Bathrooms      | 2         |
| Full Baths     | 1         |
| Square Footage | 1,320     |
| Acres          | 0.19      |

|            |             |
|------------|-------------|
| Year Built | 1985        |
| Type       | Residential |
| Sub-Type   | Residential |
| Style      | See Remarks |
| Status     | Sold        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 6806 Ne 93rd Court  |
| Area        | 1047 - West Orchard |
| Subdivision | Vancouver           |
| City        | Vancouver           |
| County      | Clark               |
| State       | WA                  |
| Zip Code    | 98662               |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Driveway, Attached Garage, RV Parking |
| Garage Spaces  | 2                                     |

### **Interior**

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Bath Off Primary, Ceiling Fan(s), Dining Room, Fireplace, Laminate, Wall to Wall Carpet, Water Heater |
| Appliances        | Dishwasher(s), Disposal, Microwave(s), Refrigerator(s), Stove(s)/Range(s)                             |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Wood Burning                                                                                          |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Wood Products                        |
| Lot Description   | Corner Lot, Cul-De-Sac, Curbs, Paved |
| Foundation        | Poured Concrete                      |

### **School Information**

|            |               |
|------------|---------------|
| District   | Evergreen     |
| Elementary | Sunset Elem   |
| Middle     | Covington Mid |
| High       | Heritage High |

**Additional Information**

|                           |     |
|---------------------------|-----|
| Days on Market            | 283 |
| Cumulative Days on Market | 283 |
| Days on Website           | 244 |