

# \$475,000 - 1518 Hoehn Road, Sedro Woolley

MLS® #2326972

## \$475,000

3 Bedroom, 2 Bathroom, 1,248 sqft  
Residential on 0.36 Acres

Sedro Woolley, Sedro Woolley, WA

Rare opportunity for a new 3-bed, 2-bath rambler within city limits, but with gorgeous country Mountain views. Enjoy both beautiful pastoral sunrises and sunsets from your living room and primary suite. Huge double lot leaves plenty of room for a garden, animals, entertaining and more. Great layout with spacious primary bathroom and in-suite bathroom. Open floor concept and picture windows, allow plenty of natural light to stream into the home. Builder will install storage shed at the back of driveway to match house. Walking distance to downtown Sedro-Woolley, library, schools, parks, biking trails and scenic Skagit River. This is a must see for a great value!



Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2326972     |
| List Price     | \$475,000   |
| Sale Price     | \$490,000   |
| Price Per SqFt | \$393       |
| Bedrooms       | 3           |
| Bathrooms      | 2           |
| Full Baths     | 2           |
| Square Footage | 1,248       |
| Acres          | 0.36        |
| Year Built     | 2024        |
| Type           | Residential |

|          |                      |
|----------|----------------------|
| Sub-Type | Manufactured On Land |
| Status   | Sold                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1518 Hoehn Road     |
| Area        | 830 - Sedro Woolley |
| Subdivision | Sedro Woolley       |
| City        | Sedro Woolley       |
| County      | Skagit              |
| State       | WA                  |
| Zip Code    | 98284               |

### **Amenities**

|         |                        |
|---------|------------------------|
| Parking | Off Street, RV Parking |
|---------|------------------------|

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Bath Off Primary, Ceiling Fan(s), Double Pane/Storm Window, Wall to Wall Carpet, Water Heater |
| Appliances        | Dishwasher(s), Refrigerator(s), Stove(s)/Range(s)                                             |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Cement Planked  |
| Foundation        | Poured Concrete |

### **School Information**

|            |                      |
|------------|----------------------|
| District   | Sedro Woolley        |
| Elementary | Buyer To Verify      |
| Middle     | Cascade Mid          |
| High       | Sedro Woolley Snr Hi |

### **Additional Information**

|                           |     |
|---------------------------|-----|
| Days on Market            | 207 |
| Cumulative Days on Market | 207 |
| Days on Website           | 231 |