

# \$399,000 - 302 1st Street S, Brewster

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MLS® #2327213

**\$399,000**

3 Bedroom, 2 Bathroom, 1,458 sqft

Residential on 0.14 Acres

Brewster, Brewster, WA

SELLER FINANCING AVAILABLE! Columbia Riverfront Retreat! This move-in ready, top-of-the-line, 2022 manufactured home offers a front row seat to stunning sunrises & expansive, unobstructed Columbia River views. Perfect for both full & part-time living, or use as a monthly rental. Outdoor amenities include 2 propane fire pits, hot tub & ample parking. With a 400-amp service, it's ready for your future garage. Inside, enjoy a flowing layout encompassing 1458 sqft, 3 bedrooms/2 full bathrooms, a functional design & super comfortable vibe. Commanding views whether inside or out w/ the oversized window package & Trex deck. Low maintenance landscaping, close to riverwalk trail & Salmon fishing galore!



Built in 2022

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2327213     |
| List Price     | \$399,000   |
| Sale Price     | \$375,000   |
| Price Per SqFt | \$257       |
| Bedrooms       | 3           |
| Bathrooms      | 2           |
| Full Baths     | 2           |
| Square Footage | 1,458       |
| Acres          | 0.14        |
| Year Built     | 2022        |
| Type           | Residential |

|          |                      |
|----------|----------------------|
| Sub-Type | Manufactured On Land |
| Style    | See Remarks          |
| Status   | Sold                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 302 1st Street S       |
| Area        | 967 - Brewster/Pateros |
| Subdivision | Brewster               |
| City        | Brewster               |
| County      | Okanogan               |
| State       | WA                     |
| Zip Code    | 98812                  |

### Amenities

|               |                                  |
|---------------|----------------------------------|
| Parking       | Driveway, Off Street, RV Parking |
| Is Waterfront | Yes                              |

### Interior

|                   |                                                                                       |           |               |                                                  |
|-------------------|---------------------------------------------------------------------------------------|-----------|---------------|--------------------------------------------------|
| Interior Features | Bath Off Primary, Ceiling Fan(s), Double Pane/Storm Window, Dining Room, Water Heater |           |               |                                                  |
| Appliances        | Dishwasher(s),                                                                        | Dryer(s), | Microwave(s), | Refrigerator(s),<br>Stove(s)/Range(s), Washer(s) |

### Exterior

|                   |                |
|-------------------|----------------|
| Exterior Features | Wood Products  |
| Foundation        | Slab, Tie Down |

### School Information

|            |                 |
|------------|-----------------|
| District   | Brewster        |
| Elementary | Buyer To Verify |
| Middle     | Buyer To Verify |
| High       | Buyer To Verify |

### Additional Information

|                           |     |
|---------------------------|-----|
| Days on Market            | 179 |
| Cumulative Days on Market | 179 |
| Days on Website           | 80  |