

\$1,450,000 - 2200 2199 Leadbetter Place, Sinclair Island

MLS® #2335551

\$1,450,000

3 Bedroom, 2 Bathroom, 1,616 sqft

Residential on 1.15 Acres

Sinclair Island, Sinclair Island, WA

Stunning West facing 100ft walkout sandy beach waterfront home nestled on 1.15ac with tide lands and three mooring buoys. This beautiful light filled 3 bed, 2 bath home built in 2012 offers 1,616sf of elegance with high vaulted ceilings, wood flooring, granite counter tops and a select pine interior. Three sets of French doors open onto a spacious deck near water's edge with all day sun and sweeping views across the sound towards Orcas and other San Juan Islands. A 700sf barn offers a 1bed,1bath, kitchen guest suite. Property includes a second tax lot for building a second home. This charming home has a solar system, propane heat, wood stoves, two private wells and shared well for water supply. A spectacular retreat!



Built in 2012

Essential Information

MLS® #	2335551
List Price	\$1,450,000
Sale Price	\$1,300,000
Price Per SqFt	\$804
Bedrooms	3
Bathrooms	2
Full Baths	2
Square Footage	1,616
Acres	1.15
Year Built	2012

Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Sold

Community Information

Address	2200 2199 Leadbetter Place
Area	817 - Other Skagit County
Subdivision	Sinclair Island
City	Sinclair Island
County	Skagit
State	WA
Zip Code	98221

Amenities

Parking Spaces	1
Parking	Detached Garage
Garage Spaces	1
Is Waterfront	Yes

Interior

Interior Features	Ceiling Fan(s), Double Pane/Storm Window, Dining Room, Fireplace, Fireplace (Primary Bedroom), French Doors, Vaulted Ceiling(s), Walk-In Closet(s), Water Heater, Wired for Generator
Appliances	Dishwasher(s), Disposal, Dryer(s), Refrigerator(s), Stove(s)/Range(s), Washer(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning

Exterior

Exterior Features	Wood
Lot Description	Secluded
Foundation	Poured Concrete

School Information

District	Anacortes
Elementary	Buyer To Verify
Middle	Buyer To Verify
High	Buyer To Verify

Additional Information

Days on Market	131
Cumulative Days on Market	131
Days on Website	43