

# \$297,987 - 22506 State Route 706 E, Ashford

MLS® #2387698

**\$297,987**

0 Bedroom, 0.00 Bathroom,  
Lot/Land on 5.96 Acres

Ashford, Ashford, WA



Once-in-a-lifetime opportunity! This breathtaking 5.96-acre property with Nisqually River frontage is the perfect high-bank waterfront dream for your future home. With approximately 5 acres of level, build-ready land and marketable timber valued at just over \$159,000.00 gross revenue, the potential here is undeniable. The river has shifted, creating more play space along the bank giving more acres down below, perfect for peaceful retreats. Clear some timber, and you'll unlock stunning views of majestic Mount Rainier standing tall just behind the foothills. A well is already drilled, and there was an old septic design that will need updating it should be completely doable, this extraordinary site is ready for your vision to come to life.

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 2387698   |
| List Price | \$297,987 |
| Sale Price | \$275,000 |
| Bathrooms  | 0.00      |
| Acres      | 5.96      |
| Type       | Lot/Land  |
| Sub-Type   | Land      |
| Status     | Sold      |

## Community Information

|         |                         |
|---------|-------------------------|
| Address | 22506 State Route 706 E |
|---------|-------------------------|

|             |               |
|-------------|---------------|
| Area        | 128 - Ashford |
| Subdivision | Ashford       |
| City        | Ashford       |
| County      | Pierce        |
| State       | WA            |
| Zip Code    | 98304         |

### **Amenities**

|               |     |
|---------------|-----|
| Is Waterfront | Yes |
|---------------|-----|

### **Exterior**

|                 |       |
|-----------------|-------|
| Lot Description | Paved |
|-----------------|-------|

### **School Information**

|            |                     |
|------------|---------------------|
| District   | Eatonville          |
| Elementary | Columbia Crest Elem |
| Middle     | Buyer To Verify     |
| High       | Eatonville High     |

### **Additional Information**

|                           |     |
|---------------------------|-----|
| Days on Market            | 302 |
| Cumulative Days on Market | 302 |
| Days on Website           | 74  |