

# \$399,000 - 9996 E Lake Pleasant Road, Beaver

MLS® #2404073

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Lot/Land on 6.86 Acres

Beaver, Beaver, WA

Absolutely fabulous 6.86 acres with over 500' of Lake Pleasant frontage! Properties like this do not come on the market very often and will be a great investment for the lucky buyer. Seller recently had Crescent Environmental conduct a Critical Area review and county removed wetland designation and corrected location of creek. Property still has creek running through northern portion of land, but there is approx. 2.5 acres south of the creek that is usable and .30 acres north of the creek that is usable. PUD power at the street, property would need a well and septic perc test in order to develop. Currently held in reduced taxing designation; Buyer to continue or pay for removal.



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 2404073   |
| List Price | \$399,000 |
| Sale Price | \$379,000 |
| Bathrooms  | 0.00      |
| Acres      | 6.86      |
| Type       | Lot/Land  |
| Sub-Type   | Land      |
| Status     | Sold      |

## Community Information

|         |                           |
|---------|---------------------------|
| Address | 9996 E Lake Pleasant Road |
| Area    | 927 - Northwest Clallam   |

|             |         |
|-------------|---------|
| Subdivision | Beaver  |
| City        | Beaver  |
| County      | Clallam |
| State       | WA      |
| Zip Code    | 98305   |

### **Amenities**

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

### **Exterior**

|                 |                        |
|-----------------|------------------------|
| Lot Description | Dead End Street, Paved |
|-----------------|------------------------|

### **School Information**

|            |            |
|------------|------------|
| District   | Quillayute |
| Elementary | Forks Elem |
| Middle     | Forks Mid  |
| High       | Forks High |

### **Additional Information**

|                           |    |
|---------------------------|----|
| Days on Market            | 34 |
| Cumulative Days on Market | 34 |
| Days on Website           | 59 |