



Agent Full Residential  
**\$1,099,900** 3 bd | 2 / 1 ba | 4120 sqft  
**224 RESORT LN Kalama, WA 98625**  
 Unit #: Condo Loc:  
 Status: **Sold** DOM: 195  
 List Date: 1/14/2021 Acres: 2.17  
 Year Built: 2013 Resale MLS#: 21135547  
 XST/Dir: Shirley Gordan Road to Resort lane

: [Virtual Tour #1](#)  
 : [Virtual Tour #2](#)

**ShowHrs:** By Appt  
**Occ:** Owner  
**Show:** Call Seller's Agent, Occupied, Text Seller's Agent  
**LB/Loc/Cmb:** Front yard gate  
**Offer/Nego:** Call Seller's Agent  
**AG:** Cynthia Ridenhour  
**AG Ph:** [360-521-9887](tel:360-521-9887)  
**AG Cell/Text:** [360-521-9887](tel:360-521-9887)  
**CoAgent:**  
**CoPh:**

**Private:** Please call or text LA Cyndi 360-521-9887 to show or with any questions. LA will be present at showings, and will disarm alarm system. Class B Community Water System/ Well. Builder managed minimal HOA currently, 1st home in development. Thank you!

Last Updated:

**Public:** NEW PRICE! Unbelievably majestic views of the Columbia River, city lights & surrounding hills! 20 miles North, 70 West, & 30 South uninterrupted! Gated community, Cascade West custom 3bd 2.5 ba + den custom home on 2.17 acres with views from every room on main & lower level. 3000+ sq ft on main! New Zealand walnut floors, coffered ceilings, floor to ceiling windows, entertainer's kitchen with 2 islands, & knotty alder cabinetry. Master on main with incredible en suite! Stunning home!

Last Updated:

**Property Details:**

<b>Property Type:</b> Detached	<b>Legal:</b> 779 (VIEW RURAL SUBDIVISION) -6 25 -6N -1W	<b>Lot/Land Lease/Rent Payment:</b> /	<b># Supplements:</b> 1
<b>County:</b> Cowlitz	<b>Tax ID:</b> WC2503026	<b>Lot/Land Lease:</b>	<b>PDF Doc(s):</b> 3
<b>Nhood/Bldg:</b>	<b>Warranty:</b>	<b>Lot Size:</b> 1 to 2.99 Acres	<b>Open House:</b>
<b>Area:</b> 82	<b>Seller Disc:</b> Disclosure	<b>Lot Dimensions:</b>	<b>Upcoming Open House:</b>
<b>Zoning:</b> Title	<b>Other Disc:</b>	<b>Lot Desc:</b> Gated, Gentle Sloping, Level, Trees	<b>Broker Tour:</b>
<b>Elementary:</b> Kalama	<b>List Type:</b> Exclusive Right to Sell	<b>View:</b> Mountain(s), River, Territorial	<b>Upcoming Broker Tour:</b>
<b>Middle:</b> Kalama	<b>Limited Representation:</b> No	<b>Waterfront:</b>	
<b>High:</b> Kalama	<b>Style:</b> Contemporary	<b>Body Water:</b>	
<b>Internet:</b> Yes	<b>Opportunity Zone:</b>	<b>CC&amp;R:</b>	
<b>Address:</b> Yes	<b>Short Term Rental Allowed:</b>	<b>55+ w/Affidavit Y/N:</b> No	
<b>No Blog:</b>	<b>Floor #:</b>		
<b>No AVM:</b>			

**Residence Information:**

<b>Upper SQFT:</b> 0	<b>Fireplaces:</b> 1 / Propane	<b>Roof:</b> Composition	<b>Foundation:</b> Concrete
<b>Main SQFT:</b> 3031	<b>Green Cert:</b>	<b>Parking:</b> Driveway, RV Access/Parking	Perimeter, Slab
<b>Lower SQFT:</b> 1089	<b>Energy Eff. Report:</b>	<b>Garage:</b> 3 / Attached, Oversized	<b>Basement:</b> Daylight, Finished
<b>Total SQFT:</b> 4120	<b>Exterior:</b> Fiber Cement, Lap Siding, Stone	<b>RV Description:</b> RV Parking	<b>Road Surface:</b> Paved
<b>Total Up/Main:</b> 3031			<b>Unreinforced Masonry Building:</b>
<b>Additional SQFT:</b>			
<b>Levels:</b> 2			
<b>SFSrc:</b> GIS			

## Approximate Room Sizes and Descriptions:

<b>Living:</b>	M	High Ceilings			Exh. RT-5
<b>Kitchen:</b>	M	Double Oven, Gourmet Kitchen, Granite, Hardwood Floors, Island, Pantry			
<b>Dining:</b>	M	Hardwood Floors			
<b>Family:</b>	M	Fireplace			
<b>Den:</b>	M	Hardwood Floors			
<b>Primary Bedroom:</b>	M	Double Sinks, High Ceilings, Jetted Tub, Walk-in Shower, Walk in Closet			
<b>2nd Bedroom:</b>	L	Closet, Wall to Wall Carpet			
<b>3rd Bedroom:</b>	L	Closet, Wall to Wall Carpet			
<b>Bonus Room:</b>	L				
<b>Laundry:</b>	M	Tile Floor			
<b>Baths - Full/Part</b>		<b>Upper Level:</b> 0/0	<b>Main Level:</b> 1/1	<b>Lower Level:</b> 1/0	<b>Total Baths:</b> 2/1

## Features and Utilities:

**Kitchen:** Built-in Microwave, Built-in Oven, Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Granite, Island, Pantry, Plumbed For Ice Maker

**Interior:** Garage Door Opener, Granite, Hardwood Floors, High Ceilings, Laundry, Soaking Tub, Sprinkler, Tile Floor, Wall to Wall Carpet

**Exterior:** Covered Deck, Covered Patio, Deck, RV Parking, Yard

**Accessibility:** Accessible Entrance, Garage on Main, Main Floor Bedroom w/Bath, Roll-in Shower, Utility Room On Main, Walk-in Shower

**Security:** Fire Sprinkler System

**Internet:**

**Windows:** Double Pane Windows, Vinyl Frames

**Cool:** Heat Pump

**Heat:** Forced Air

**Fuel:** Electricity, Propane

**Water:** Community, Well

**Sewer:** Septic Tank

**Hot Water:** Propane, Tankless

## Financial:

Property Tax/Yr\$7,011.87 2020	Spcl Asmt Balance:	Tax Deferral:No	Short Sale:No
HOA:Yes	Dues:\$150 / Annually		\$ Pre-Approv:
Escrow Pref:Kim Jones Fidelity national Title		Other Dues:	3rd Party:No
Terms:Cash, Conventional, FHA, VA Loan			Bankruptcy (WA):No
Assumable Interest Rate:			Bank Owned/Real Estate
Assumable Remaining Months Ending:			Owned:No
Assoc. Am:			Rent, If Rented:

## Broker/Agent Data:

<b>Agent:</b> Cynthia Ridenhour	<b>Agent Lic:</b> 119575	<b>Agent Ph:</b> <a href="tel:360-521-9887">360-521-9887</a>	<b>Agent Cell:</b> <a href="tel:360-521-9887">360-521-9887</a>	<b>SAID:</b> CYNTHIAR
<b>Email(s) Agent:</b> <a href="mailto:cyndishomes@yahoo.com">cyndishomes@yahoo.com</a>				
<b>CoAgent:</b>	<b>CoSAID:</b>	<b>CoBRCD:</b>	<b>CoPh:</b>	
<b>CoAgent Email:</b>				
<b>Office:</b> Real Living The Real Estate Group	<b>Office Lic:</b> 18428	<b>Office Ph:</b> <a href="tel:360-993-2222">360-993-2222</a>	<b>Agent Ext:</b>	<b>Fax:</b> 360-993-5555
<b>Office Email:</b> <a href="mailto:admin@rlregroup.com">admin@rlregroup.com</a>				
<b>BRCD:</b> 4RLV01	<b>FIRPTA:</b> No	<b>Tenant/Other:</b>	<b>WUCIO:</b> No	<b>Contact1:</b> <a href="tel:360-521-9887">360-521-9887</a>
<b>Owner(s):</b> PRICE EDWARD LYNN, PRICE MARVA ZEE				
<b>Tran:</b> 8/21/2021	<b>Exp:</b>		<b>Contact2:</b>	
<b>Poss:</b>				

## Comparable Information:

**Pending Date:** 7/28/2021

**Original Price:** \$1,399,000

**CDOM:** 195

**%SP/OLP:** 78.62-5

**Sold Date:** 8/17/2021

**List Price:** \$1,099,900

**BAID:** REIGN

**%SP/LP:** 100

**Terms:** Cash

**Sold Price:** \$1,099,900

**B/Agt:** Laura Reign

**B/Off:** 4PRG01

**B/Off Phone:** 360-693-6139

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

## Townhouse / Planned Community Supplement:

Exh. RT-5

**HOA Status:** ACTIVE**Pending HOA Litigation:** NO**HOA Address:** none available**HOA Name:** none available**HOA Contact:** Bob Tersell**HOA URL:****HOA Phone:** [503-816-1403](tel:503-816-1403)**HOA Email:** [none available](#)**Parking Space #/ID:****Parking space Owned?:****Public:** Builder currently managing HOA. Community is in early stages.

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