

Cascade
Hasson

Sotheby's
INTERNATIONAL REALTY



Property Features

441-443 Bay Center Rd

Presented by
Kim Cooper

415.717.6114
Kim.cooper@cascadehasson.com

Vantage Point Estate

441 Bay Center Road, South Bend, WA 98586

2 Parcels - 2.45 acres and 3.34 acres for total of 6.22 acres with 243' of waterfront

Access via electric privacy gate on Shute Lane

Commanding 180+ degree view of Willapa Bay and Pacific Ocean

Permitted 8' to 10' high stone bulkhead across front of property

Steps and private trail to sandy beach

Private clam beds

Fiber optic at the home

RING security system

Davis Instruments roof mount weather system

Linwood Western Red Cedar Home

Yosemite Model - Built in 1996

Sherwin-Williams WoodScapes and SuperDeck Acrylic Solid Stain Cedar (2023)

Milgard windows with lifetime warranty

Custom 5" aluminum gutters and downspouts (2014)

Malarkey Revolutionary Laminate Roof Shingles, 110 mph wind warranty and 50-year shingle warranty with vented ridge (2007)

Pine floors and cedar ceilings throughout

Knotty Pine trim, sills, and aprons; solid knotty pine 4-panel raised doors, pocket doors, and bifolds

Baldwin Arch Levers with Rustic Arch Rose Entry and deadbolt, dark bronze

Bali Light Blocker 1" mini aluminum blinds; inside mount/cord lift

A.O. Smith 50 gallon upright electric water heater

Cadet Encore wall heaters in every room

Daiken ductless heat pump/ air conditioning (12-year warranty) (2021)

Lopi "Answer II NexGen-Fyre" woodstove (2020)

Maple Chase Firex smoke alarms

House Lower Level

Kitchen

Stainless steel appliances

KitchenAid dishwasher

Jenn-Air electric downdraft slide-in stove and oven with black Schott Ceran cooktop

LG French door refrigerator with pull out freezer below

GE microwave oven

Elkay stainless undermount sink with Kohler stainless faucet and soap dispenser and Badger In Sink Erator

Granite countertops with demi bullnose edging and 4" backslash

Cherry cabinets with under cabinet lighting

Track lighting above sink and stove

Cement patio with pergola

Large cedar wrap around front deck with benches

Mudroom

Codel entry door fiberglass 3-lite windows

Attached One Car Garage

Cement floor

Custom Shelving

Two Velux skylights

Codel entry door fiberglass 3-lite windows

Overhead storage

LED lighting

8' x 8' garage door

LiftMaster overhead garage door opener

GE white refrigerator

Custom work bench and pegboard tool rack

LED dusk to dawn light

House Upper Level

Bedroom with sliding door to deck and railing overlooking the bay and back property
Bifold doors open to view of bay and living area
Tongue and groove cedar ceiling with recessed lighting and wall lighting
Primary bathroom with Italian porcelain tile shower
Acrylic American Standard Whirlpool tub with Pompe Ultra Flo Pump jets
Stackable Whirlpool electric washer and dryer (3.5 cu. ft. new in 2022)
Kohler white ceramic sink with stainless Moen fixtures
Moen decorator fixtures on walls
American Woodmark maple cabinets
Velux skylight
Walk through closet with shelving, custom storage baskets
Office with view of bay
Loft/ library with shelving and Velux skylight; railing overlooks living area and bay

Guest House/ Cottage

Old Hickory 12' x 24' lofted building with 7' walls and barn style metal roof
Treated pine wood construction
2' x 3' double pane windows
Gorman knotty pine tongue and groove ceiling
2 twin beds
CLX UL Brazilian 7mm flooring
Dimmable LED recessed lighting
Cadet Com-Pak wall heat
4' loft
Covered front porch
8' x 11' pine deck with pergola
Olympic cedar stain (2024)
Engineered to 105 mph wind rating

Two Stall Extra Large Garage

26' x 30' 29 - gauge colored steel chestnut brown metal building with classic brown metal roof

High vaulted ceiling

8' x 26' covered cement porch with recessed lighting

Cement floors

Shelving and work benches

10' x 10' raised panel Wayne Dalton overhead doors

Steel solid core entry doors

Indoor and outdoor lighting - LED dusk to dawn light

Three Stall Woodshed/ Storage Shed

16' x 26' 29-gauge colored steel chestnut brown metal building with classic brown metal roof

Gravel floor

Wood storage racks and shelving

Approximately 10 cords of firewood

Second and Separate Adjoining Parcel

443 Bay Center Road - Parcel #13101790092

3.34 acres

Completely wooded with Nature Trail, benches, and wood duck nesting boxes

Landscaping

Professionally designed and landscaped

More than 50 rhododendrons, heather, ferns, azalea, etc.

Western red cedar, spruce, hemlock, alder, willow trees

Rock features, 2 stone fire pits

Circular driveway