

Lot: 23

Unit:

Highland Dr E , Roy 98580



Property Sub Type: Vacant Land

Status: **Active - 3/16/22** Acreage: **21.070 ac** List Price: **\$209,000**
 Listing #: **1902442** Lot Size: **917,809 sf**
 County: **Pierce** DOM/CDOM: **0/0**

Style: **41 - Res-Over 1 Acre** Area: **121**
 Project: **Forest Grove** Community: **McKenna**
 Zoning: Map: **953**
 Grid: **J-6**

School Information

Sch District: **Yelm**
 Elementary: **Mckenna Elem**
 Jr. High: **Yelm Mid**
 High Schl: **Yelm High12**

Assessment Fees

Tax Year: **2022**
 Annual Taxes: **\$86**
 Sr. Exemption: **No**
 Assessment:

NWMLS SOC: **3.5%**

SOC Comments:

Property Details

Gas: **Not Available**
 Sewer: **Not Available**
 Water: **Not Available, Well Needed**
 Topography: **Level, Rolling**
 Docs Available: **CCRs, Road Agreement**
 Restrictions: **CC&R, NO Manufactured Homes**
 HOA Dues Incl: **Common Area Maintenance, Road Maintenance**
 View: **Mountain, Territorial**
 Lot Details: **Secluded**
 Improvements:
 Community Features: **Boat Launch, CCRs, Community Waterfront/Pvt Beach, Gated Entry**
 Terms:
 Road Information: **Access Easement, Gravel, Privately Maintained, Recorded Maint. Agrm**

Septic Information

Septic System Type: Septic Design Applied For: **No**
 Soils Feasibility Avail: **Yes** Septic Design Apprv Dt:
 Soil Test Date: **2003** Septic Design Expire Dt:

Directions: **From McKenna, E on 702, S on 8th Ave S to Tule Lake Gate. Broker needs to accompany you through gate. Drive in, turn left at Forest Grove directional sign, stay straight to property on left.**

Features: **Comm. Grade Timber, Corners Flagged, Evergreens, Heavily Forested, Riding Trails**

Marketing Remarks: **21+/- acres in the McKenna Forest Reserve, a large 4400 acre upscale gated community with light CC&Rs to protect your value, as a member you will enjoy the use of 2 lakes, creeks, miles of hiking trails, horse and mt. bike trails and many parks. Property is in low tax forestry designation and is forested with merchantable timber, take an acre out and build now, no moratoriums. Potential Mount Rainier and territorial view to the West. Underground power is in street, water would be by drilling a well, sewer would be by septic--soils analysis is done.**

Offers: **Seller intends to review offers upon receipt**