



61XX SE Lynch Rd , Shelton 98584

List Price: \$40,000

Enjoy country side and access to community maintained private sandy beach of Puget Sound's Totten Inlet. Build your home on this shy half an acre lightly treed, leveled vacant lot. HOA dues are minimal (buyer to verify) and provide access to Totten Shores private beach, boat launch and club house.

Directions : From I-5 So to HWY 101 N to SE Lynch Rd, follow SE Lynch Rd to property on the right (just past 6110 SE Lynch Rd address)

ML# :	1191768	Annual Taxes:	\$506
Year Built :		Waterfront Footage:	
Sub Type:	Vacant Land	Rpts/Docs Compltd:	
Tax ID:	22031510037	Lot Details:	
Lot Sq Ft (approx):	20,973 sf	View:	
Lot Acres (approx):	0.481 ac	Road Information:	County Maintained, Paved
Map Coordinates:		Property Features:	Brush, Lightly Treed
County:	Mason	Topography:	Level
Community:	Totten Shores	Water:	Community Well, Unknown
School District:	Shelton	Water Jurisdiction:	
Elementary School:	Bordeaux Elem	Gas:	Available
Junior School:	Oakland Bay Jr HS	Electricity:	In Street
Senior High School:	Shelton High	Sewer:	Not Available
General Zoning Class:	Residential		
Zoning Jurisdiction:	County		
Zoning Code:	RR5		
Potential Terms:	Cash Out, Conventional		

Presented By: **Leo Zhuk**
Contact: (253) 906-8970
Fax: (253) 761-1150
Email: Lzhuk@hotmail.com

Better Properties N. Proctor
2609 N. Proctor
Tacoma WA 98407
Email: northproctor@betterproperties.com