

Listing # 2388835 218 NE Camano Dr , Camano Island 98282 STAT: Sold LP: \$375,000
County: Island LT: BLK: CMTY: Northeast



PRJ:
Type: Vacant Land CDOM: 6
AR: 780 TAX: 167786 OLP: \$375,000
MAP: GRD: Internet: Yes SP: \$350,000
DD: I-5 Exit 212 to Stanwood-Camano. FIN: Conventional
Proceed West to Camano Island and stay LD: 06/12/2025
on NE Camano Drive. Property is on the XD:
left heading South just past Camaloch Golf OMD: 06/18/2025
Course Clubhouse. SLDT: 07/21/2025

LAG: Pamela Leamer (95685) PH: (360) 631-7518 (Business)
FAX: Email: pam@brownmcmillen.com
LO: Brown McMillen Real Estate (8604) PH: (360) 757-6013
BBC: 3.0% Cmnts:
CLA: Jim Spane (115560) PH: (360) 708-5141
CLO: Brown McMillen Real Estate PTO: Yes F17: Provided
OTVP: OWN: 7 Roses LLC
OPH: (360) 708-5141 OAD: Bow, WA
POS: Closing
TX\$: \$1,635 TXY: 2025 SNR: No ATF:
TRM: Cash Out, Conventional
TER: STY: 41 - Res-Over 1 Acre
WRJ: Camano Hills Water Co.
Right of First Refusal: No Seller Concess: No

ZJD: County SKS: No
ZNR: Rural QTR/SEC:
GZC: Residential

ACR: 9.200 LSF: 400,752 LSZ: 308 x 1234 +/- WFG:
DOC: Wetland Delineation
WFT: LDE: Paved Street
VEW: Golf Course
HOA:
RD: West RDI: County Right of Way
IMP:
FTR: Evergreens, Partially Cleared
TPO: Level SLP: LVL: Partially cleared level
Community Features: Golf Course

WTR: Community Well SFA: Yes ESM:
GAS: Not Available STD: SUR:
ELE: In Street SDA: Yes SST: Aerobic
SWR: Not Available SDI: No SDD: 10/31/2022 SDX: 11/07/2025

SD: Stanwood-Camano EL: Buyer To Verify JH: Buyer To Verify SH: Buyer To Verify
3rd Party Aprvl Req: None Bank/REO Owned Y/N: No

Agent Only Remarks: Listing agent (Spane) is also the seller. Parcel is roughly mowed and level, but may not be easy walking for all viewers.
Water hook-up transfer fee for new buyer is only \$50.00 to Camano Hills Water Co. Seller paid \$6,500 hook-up fee.
Call co-listing agent 360-631-7518 Pam Leamer for more information.

Marketing Remarks: Discover 9.2 prime acres on Camano Island in a highly desirable location with easy access to golf, shopping, restaurants, parks, boat launches and beaches. This property location is a convenient commute to Stanwood and beyond. This unique parcel comes with a purchased water connection from Camano Hills Water Company, an approved 4-bedroom septic permit and a building permit from Island County for a 48' x 60' storage building with a 24' x 60' loft. The building permit offers flexibility and may be modified to suit your needs. A critical area study has been completed. Bordered by the scenic Camaloch Golf Course, this exceptional property is full of potential and ready for your vision.

Offers: Seller intends to review offers upon receipt

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Driveway from NE Camano Dr



9.2 Acres Partially Cleared Looking South



Looking Easterly into Property



Camaloch Golf Course Surrounds



Golf Course on 3 Sides



Access from NE Camano Dr



Looking Westerly



Looking NW

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Golf Course and Camaloch View



Looking SW