

Active Properties

Listing #	Address	City	Acre	Lot Sz	Date	\$/Acre	CDOM	Orig Price	List Price
2333743	1 S Camano Dr	Camano Island	5.020	218671	02/18/25	\$30,876.52	264	\$169,000	\$155,000
2381869	4061 Eagle Ridge Dr	Camano Island	5.240	228254	05/29/25	\$36,068.77	164	\$199,000	\$189,000
2445650	S Old Homestead Ln	Camano Island	5.010	218236	10/21/25	\$59,680.53	19	\$299,000	\$299,000
2442396	XXX W Dry Lake Rd	Camano Island	9.540	415562	10/17/25	\$41,823.94	23	\$399,000	\$399,000

Listing Count :	4	Averages:	6.202	270181		\$42,112.44	118	\$266,500	\$260,500
		Price :	High	\$399,000	Low	\$155,000	Median	\$244,000	

Pending Properties

Listing #	Address	City	Acre	Lot Sz	Date	\$/Acre	CDOM	Orig Price	List Price
2424149	Ivy Wy	Camano Island	9.870	429937	10/06/25	\$35,461.01	45	\$350,000	\$350,000

Listing Count :	1	Averages:	9.870	429937		\$35,461.01	45	\$350,000	\$350,000
		Price :	High	\$350,000	Low	\$350,000	Median	\$350,000	

Pending Feasibility Properties

Listing #	Address	City	Acre	Lot Sz	Date	\$/Acre	CDOM	Orig Price	List Price
2430062	900 Sunset Dr	Camano Island	5.413	235811	10/19/25	\$78,507.79	40	\$425,000	\$425,000

Listing Count :	1	Averages:	5.413	235811		\$78,507.79	40	\$425,000	\$425,000
		Price :	High	\$425,000	Low	\$425,000	Median	\$425,000	

Sold Properties

Listing #	Address	City	Acre	Lot Sz	Date	\$/Acre	CDOM	Orig Price	List Price	Sold Price
2244428	105 N Sunrise Blvd	Camano Island	5.119	222997	11/06/24	\$50,788.13	112	\$270,000	\$260,000	\$260,000
2344728	Big Sky Lane	Camano Island	5.070	220849	04/30/25	\$54,240.68	7	\$275,000	\$275,000	\$275,000
2145555	3 R33220-119-0100	Camano Island	6.278	273460	03/10/25	\$47,787.61	554	\$299,000	\$349,900	\$300,000
2388835	218 NE Camano Dr	Camano Island	9.200	400752	07/21/25	\$38,043.48	6	\$375,000	\$375,000	\$350,000

Listing Count :	4	Averages:	6.417	279515		\$47,714.97	170	\$304,750	\$314,975	\$296,250
		Price :	High	\$350,000	Low	\$260,000	Median	\$287,500		

Grand Totals

Count :	10	Averages:	Acres:	6.576	CDOM:	123	OP:	\$306,000	LP:	\$307,690	SP:	\$296,250
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Listing # **2442396** **XXX W Dry Lake Rd , Camano Island 98282** STAT: **Active** LP: **\$399,000**
 County: **Island** LT: **18 & 19 BLK:** CMTY: **Camano Island**



PRJ:
 Type: **Vacant Land** CDOM: **23**
 AR: **780** TAX: **R231252994150** OLP: **\$399,000**
 MAP: GRD: Internet: **Yes**
 DD: **From Stanwood, W on Hwy 532,** FIN:
continue onto SE Camano DR, R on E LD: **10/17/2025**
Monticello DR, L on W. Dry Lake Rd, XD:
continue around the corner and the OMD:
properties will be on the Right.

LAG: **Shawn Tetter (69745)** PH: **(253) 334-7276 (Direct Line)**
 FAX: **(253) 537-1099** Email: **shawn.betterpropertiesva@gmail.c**
 LO: **Better Properties Summit (1800)** PH: **(253) 537-7653**
 BBC: **2.5%** Cmnts:
 CLA: PH:
 CLO: PTO: **Yes F17: Provided**
 OTVP: OWN: **Penelope Tetter Trust**
 OPH: **(253) 334-7276** OAD: **Burien, WA**
 POS: **Closing**
 TX\$: **\$2,720** TXY: **2025** SNR: **No** ATF:
 TRM: **Cash Out, Conventional**
 TER: STY: **41 - Res-Over 1 Acre**
 WRJ: **Private well needed**
 Right of First Refusal: **No**

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

ACR: **9.540** LSF: **415,562** LSZ:
 DOC: **See Remarks**
 WFT:
 VEW: **Territorial**
 HOA:
 RD: **North** RDI: **Paved**
 IMP:
 FTR: **Heavily Forested**
 TPO: **Level, Sloped**
 Community Features:

WFG:
 LDE: **Paved Street, Secluded**
 SLP: LVL:

WTR: **Well Needed** SFA: **No** ESM:
 GAS: **Not Available** STD: SUR:
 ELE: **In Street** SDA: **No** SST:
 SWR: **Not Available** SDI: **No** SDD: SDX:

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

Agent Only Remarks: **Island Title & Fidelity Escrow (Rhonda Munson) #245473898. 2 parcels sold together R23125-299-3810 & R23125-299-4150, Both parcels are 4.77 acres each for a total of 9.54 acres. WILL NOT SEPARATE. Taxes are \$1360 per parcel. No water assoc, so private well will be needed along with septic. LA is related to Seller. Lower lot will have wet lands, unsure of upper lot. Use Power poles as reference to property boundary. -3810 is between 17 & 18. -4150 is between 18 & 19.**

Marketing Remarks: **Owned by the same family since 1965. Shy of 10 acres of property on beautiful Camano Island! Here's a great opportunity for generational homesteading. 2 lots that are 4.77 each and side by side. Lots are being sold together. W Dry Lake Rd. frontage with easy access to Ivy-Drylake Trailhead, and Cross Island Trail. A short jont to Cama Beach State Park. Lower lot will have wet lands and is ajacent to Cranberry Lake. Mature trees have potential for added timber revenue. Both lots were selectively logged at one point many years ago. Come check out all that Camano Island has to offer. Use Power poles as reference to property boundary. -3810 is between 17 & 18. -4150 is between 18 & 19. Parcel # is marked on the road.**

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

Listing # **2424149** **Ivy Wy , Camano Island 98282** STAT: **Pending** LP: **\$350,000**
 County: **Island** LT: **5** BLK: CMTY: **Camano**



PRJ: **Hills & Dales Div 01**
 Type: **Vacant Land** CDOM: **45**
 AR: **780** TAX: **S714000000050** OLP: **\$350,000**
 MAP: GRD: Internet: **Yes**
 DD: **From Stanwood, W on Hwy 532, continue onto NE Camano DR, becomes E Camano Dr, R on E Monticello DR to L on W Dry Lake Rd, R on Ivy Way, Property on left.** FIN: LD: **08/22/2025**
 XD: OMD: **10/06/2025**

LAG: **Russ Porter (111519)** PH: **(206) 335-6611 (Home)**
 FAX: Email: **russporter@johnscott.com**
 LO: **John L. Scott Bothell (3837)** PH: **(425) 949-8434**
 BBC: **2.5%** Cmnts:

ZJD: **County** SKS: **No**
 ZNR: **10** QTR/SEC:
 GZC: **Residential**

CLA: PH:
 CLO: PTO: **Yes F17: Provided**
 OTVP: OWN: **Jordan P Buckingham**
 OPH: OAD: **Bothell, WA**
 POS: **Closing**
 TX\$: **\$1,243** TXY: **2025** SNR: **No** ATF:
 TRM: **Cash Out, Conventional**
 TER: STY: **41 - Res-Over 1 Acre**
 WRJ:
 Right of First Refusal: **No**

ACR: **9.870** LSF: **429,937** LSZ: WFG:
 DOC:
 WFT: LDE: **Adjacent to Public Land, Dead End Street, Secluded**
 VEW: **Territorial**
 HOA:
 RD: RDI: **Paved**
 IMP:
 FTR: **Brush, Comm. Grade Timber, Evergreens, Heavily Forested**
 TPO: **Gullies, Level** SLP: LVL:
 Community Features:

WTR: **Well Needed** SFA: ESM:
 GAS: **Not Available** STD: SUR:
 ELE: **In Street** SDA: SST:
 SWR: **Not Available** SDI: SDD: SDX:

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: **Broker Remarks: Preliminary Title opened with Chicago Title. order# 245473657 Approximate property line delineated by Broker Signs. Property has not been logged during current ownership, ~30 years. Please call listing agent with any questions.**

Marketing Remarks: **Just Shy of 10 acre property on beautiful Camano Island! Corner lot with approximately 300 feet of frontage on both Ivy Way and W Dry Lake Rd. Easy Access to Ivy-Drylake Trailhead, and Cross Island Trail. A short walk to Cama Beach State Park. Abuts state land to the south with access to miles of additional trails. Mature trees could potentially lead to added timber revenue. Great privacy, with easy access to all that Camano Island has to offer!**

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

Listing # **2344728** **Big Sky Lane , Camano Island 98282** STAT: **Sold** LP: **\$275,000**
 County: **Island** LT: BLK: CMTY: **North End**



PRJ: Type: **Vacant Land** CDOM: **7**
 AR: **780** TAX: **R232230144950** OLP: **\$275,000**
 MAP: GRD: Internet: **Yes** SP: **\$275,000**
 DD: **From I5, Exit 212 towards Stanwood, slight right on E North Camano Drive, turn right to stay on E North Camano Drive, left on James Way, left on Island View Dr, right on Big Sky Lane.** FIN: **Conventional**
 LD: **03/20/2025**
 XD: OMD: **04/08/2025**
 SLDT: **04/30/2025**

LAG: **Kerri Jones (125170)** PH: **(206) 963-6615 (Cellular)**
 FAX: Email: **kerri@camanokerri.com**
 LO: **North48 Real Estate (6149)** PH: **(425) 268-7291**
 BBC: **4%** Cmnts:

ZJD: **County** SKS: **No** CLO: PH: PTO: **Yes F17: Provided**
 ZNR: QTR/SEC: OTVP: OWN: **Sylvia Fox**
 GZC: OPH: **(000) 000-0000** OAD: **Prescott Valley, AZ**
 POS: **Closing**
 TX\$: **\$1,478** TXY: **2025** SNR: **No** ATF:
 TRM: **Cash Out, Conventional**
 TER: STY: **41 - Res-Over 1 Acre**
 WRJ: **Logan Jack**
 Right of First Refusal: **No** Seller Concess: **No**

ACR: **5.070** LSF: **220,849** LSZ: WFG:
 DOC: **Well Agreement, See Remarks**
 WFT: LDE: **Dead End Street**
 VEW: **Territorial**
 HOA:
 RD: RDI: **Access Easement, Privately Maintained**
 IMP:

FTR: **Brush, Evergreens, Partially Cleared**
 TPO: **Level, Rolling** SLP: LVL:
 Community Features:

WTR: **Available, Community Well, See Remarks** SFA: **Yes** ESM:
 GAS: **Not Available** STD: **11/01/2005** SUR:
 ELE: **On Property** SDA: SST:
 SWR: **Not Available** SDI: SDD: SDX:

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: **Schedule via showing Time and then feel free to go show. Walk property at own risk. Pls use Susan Rincon with First American for Escrow (teamrincon@firstam.com). Water Dues: \$360.00 per year, not metered. Water Connection Fee: \$6,500. Water box on property. Please allow for extra time for seller to respond.**

Marketing Remarks: **This 5.07 acre parcel on the north end of Camano Island is waiting for you and your dream home. Complete with water share, site registration completed in 2005 and no HOA/CCRs. Live the island lifestyle with the convenience of no ferry. Feel miles away from it all yet be close to all amenities. Enjoy the many attributes Camano Island has to offer, including 2 state parks, multiple beaches, boat launches and crab rich waters. Island Time is calling your name, welcome home.**

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

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
VEV: 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