

SACHEEN LAKE RETREAT + RECREATIONAL OPPORTUNITY

201 FIR LANE

Newport, Washington 99156

$389,000
ASKING PRICE

MLS #202624233
ACTIVE LISTING

2	1	1,132	2
BEDROOMS	BATH	APPROX. SF	PARCELS

Prepared for prospective purchasers by Jennifer Griffin, Real Estate Broker, Real Estate Marketplace NW, Inc. | (509) 688-9195 | jennigriffinrealestate@gmail.com

EXECUTIVE SUMMARY

201 Fir Lane offers a distinctive Sacheen Lake ownership opportunity: a 1960 bungalow with approximately 1,132 square feet, two bedrooms and one bath, paired with an additional parcel, detached garage, shop space, and deeded access to a locked/gated community dock and swimming area. The public boat launch is approximately 300 yards from the home. The property is positioned for a buyer seeking a year-round residence, weekend lake retreat, or a recreational property with room for boats, kayaks, paddleboards, ATVs, vehicles and outdoor gear.



Bungalow + wooded setting



Community dock / swimming-area access

INVESTMENT HIGHLIGHTS

• Current asking price: $389,000; MLS #202624233.

• Two parcels; current MLS identifies the primary parcel as APN 433125629059 and the additional parcel as 433125127024.

• Deeded access to a locked/gated community dock and swimming area; secondary-waterfront positioning rather than primary waterfront.

• Detached 2-car garage / workshop, additional workshop or storage structure, and oversized parking.

• Original hardwood flooring, wood-burning fireplace, screened/outdoor living areas, fenced yard, garden/orchard features and water views.

• Partially finished daylight/walk-out basement with approximately 160 finished square feet reported by current listing data.

• No HOA is reported by current public listing data; buyers should independently verify recorded covenants, access rights and any association obligations.

PROPERTY DETAILS

Property Type	Single-family residence	Year Built	1960
Living Area	Approx. 1,132 SF	Lot Area	Approx. 0.31 acres / 13,504 SF
Bedrooms	2	Bathrooms	1
Architecture	Bungalow / one story	Basement	Partial, daylight, walk-out
Garage	Detached; 2 spaces	Additional Structure	Workshop / storage
Heating	Baseboard + ductless	Fireplace	Wood-burning insert
Roof	Metal	Exterior	Wood siding
Water Feature	Dock + deeded access	View	Water
Subdivision	Sacheen Lake	School District	Newport
Primary APN	433125629059	Additional Parcel	433125127024



Living area with original wood character



Kitchen / everyday living

PROPERTY POSITIONING

The offering is best positioned as a Sacheen Lake lifestyle and recreational property rather than as primary waterfront. Its differentiators are the deeded lake access, additional parcel, dedicated garage/shop space, oversized parking, and the ability to store and stage the equipment that comes with lake and outdoor recreation.

LAKE LIFESTYLE + IMPROVEMENTS



SACHEEN LAKE ACCESS

Current listing information describes deeded access to a locked, gated community dock and swimming area a short walk from the property, with a public boat launch approximately 300 yards from the home. Buyers should review title, recorded easements/covenants and any association documents to confirm the exact scope of access and guest/renter rights.



Garage / recreational storage



Updated rustic interior details

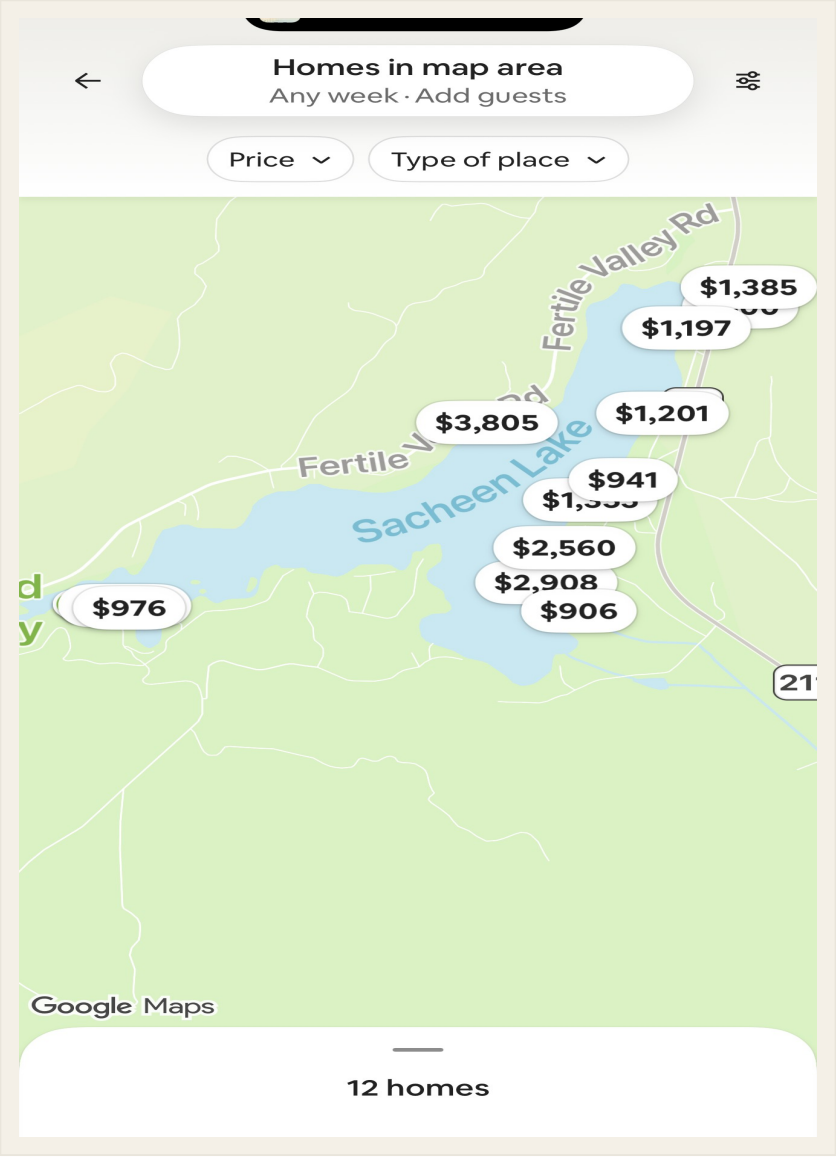
VACATION-RENTAL / INVESTMENT CONSIDERATION

Sacheen Lake has vacation-rental activity, which may make the property worth evaluating for furnished short-term-rental use. However, this memorandum does not represent that 201 Fir Lane is currently permitted, licensed, approved, or historically operated as a short-term rental. A purchaser should independently verify Pend Oreille County permitting requirements and any recorded restrictions affecting rental use or community amenities before underwriting rental income.

SACHEEN LAKE VACATION-RENTAL MARKET

ESTABLISHED VACATION-RENTAL PRESENCE

An Airbnb map search for Sacheen Lake displays multiple vacation-rental homes around the lake. The screenshot below showed 12 homes in the selected map area when captured. This supports the presence of an existing short-term-rental market around Sacheen Lake, but it should not be interpreted as evidence of the subject property's eligibility, achievable nightly rate, occupancy, or income.



Market note: Map prices shown in the screenshot can vary by dates, length of stay, guest count, fees and availability and are not used in this memorandum as comparable nightly rates. Airbnb is a third-party platform and is not affiliated with this offering.

BUYER DUE DILIGENCE

This offering is intentionally presented without a fabricated cap rate, NOI, occupancy rate, or projected short-term-rental revenue. The property is currently marketed as a residential single-family offering, and no verified operating history has been supplied for use as an income property.

Title & Access	Confirm both parcels, legal descriptions, deeded lake-access rights, dock/swimming-area rights, easements and recorded covenants.
Short-Term Rental	Confirm current Pend Oreille County eligibility, permitting, occupancy, parking, safety and management requirements before relying on STR use.
Association / Community	Confirm whether any association or improvement organization applies, whether dues/assessments exist, and whether guests or renters may use community amenities.
Physical Condition	Buyer should conduct inspections of the residence, basement, garage, workshop, roof, heating systems, well/septic or utility systems as applicable.
Square Footage / Improvements	Independently verify living area, finished basement area, garage/shop dimensions and permitting status of improvements.
Financial Underwriting	If purchased as an investment, independently develop market-rate assumptions for nightly rates, occupancy, cleaning, management, utilities, taxes, insurance, maintenance and reserves.

OFFERING CONTACT

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CONFIDENTIALITY / DISCLAIMER

This Offering Memorandum is provided solely for the purpose of evaluating a potential acquisition of 201 Fir Lane. Information has been assembled from the current real-estate listing, public-facing listing data and seller-provided marketing materials and is believed reliable, but it is not guaranteed. Neither the seller nor broker makes any representation or warranty as to completeness or accuracy. Prospective purchasers should conduct their own independent investigation and rely on their own advisors, inspections, title review and governmental verification. Price, availability and terms are subject to change or withdrawal without notice.