

# FOR SALE

731 NW 209TH STREET  
RIDGEFIELD, WA 98642

\$725,000

- 3 BEDROOMS
- 2 BATH
- 2 BONUS ROOMS
- DREAM SHOP

1560 SQ FT HOME  
7 ACRES  
MLS#22003164



Licensed Washington Broker  
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UPDATED - 3 BEDROOM - 2 BATHROOM - 2 BONUS ROOMS

# 7 BEAUTIFUL AND PRIVATE ACRES

## -HOME-

Charming Home with Modern Upgrades  
Fresh Paint and New Carpet  
New Cabinets and Corian Countertops in Kitchen  
New Sinks, Vanities & Corian Countertops in Bathrooms  
New Tub in Upstairs Bathroom  
Newer Roof with Solar Ventilation Fan  
Newer Water Heater  
2 Wood Burning Fireplaces  
Possible Bedroom on Main Floor

## -PROPERTY-

Large Custom Covered Patio Overlooking Property  
Mature Landscaping  
Variety of Trees: Apple, Plum, Walnut, Chestnut, Willow, Evergreen and More  
Raspberries, Blackberries, Blueberries, Elderberry & Wine Grapes  
John Deere X300 Riding Mower w/ Trailer, Troybuilt Horse Rototiller &  
Chopped Firewood Included  
Full Pond in Winter - Often Through July  
Wildlife Activity: Hummingbirds, Owls, Hawks, Woodpeckers, &  
Great Blue Heron  
Koi Pond with 2 Young Koi and Goldfish  
27 x 19 Detached Dream Shop

## -LOCAL AMENITIES-

Surrounded by Wine Country  
2 miles to Salmon Creek  
10 Miles to Main Street in Downtown Vancouver  
17-20 miles to Downtown Portland  
6 Miles to Ridgefield National Wildlife Refuge  
(Distances are Approximate)