

Agent Detail

03/19/2025 03:54



MLS #	278368	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	1
PropType	Site Built-Owned Lot	GarCap	One
Asking Price	\$965,000	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	1221 Chase Rd	Acres #	58.6600
Unit/Space #			
Cross Street	Euclid		
City	Grandview		
Status	Active	Listing Type	Exclusive Right
Sale/Rent	For Sale	Listing Date	8/19/2024
Beds	4	Expiration Date	

LA: Linda Derrick - **CELL:** (509) 591-1173

LO: Coldwell Banker Tomlinson

Excluded Buyer Y/N		Living Room Size		Bedroom 5 Size
Owner	Robert van Wyk	Living Room Location		Bedroom 5 Location
Occupant	Vacant	Dining Room Size		Bedroom 6 Size
Occupant Phone		Dining Room Location		Bedroom 6 Location
Subdivision	GRANDVIEW	Den/Study Size		Zoning Type
Neighborhood		Den/Study Location		Sale Includes
Total SQFT	2,720	Family Room Size		New Construction (Y/N)
Finished SQFT	1,712	Family Room Location		Proposed New Const. Start Date
Below Grade SQFT	1,008	Kitchen Size		Proposed New Const. End Date
Lot Dimensions		Kitchen Location		Tax Parcel #
School District		Utility Room Size		23092844001
# of Full Baths	0	Utility Room Location		
# of 3/4 Baths	1	Bedroom 1 Size		
# of 1/2 Baths	0	Bedroom 1 Location		
Basement	Yes	Bedroom 2 Size		
Garage Dimensions		Bedroom 2 Location		
Year Built	1901	Bedroom 3 Size		
		Bedroom 3 Location		
		Bedroom 4 Size		
		Bedroom 4 Location		

FEATURES

Agent Info/Showing Instru	Call Broker, See Remarks, Lock Box Vacant	Hvac	Oil, See Remarks - Heating
Agreements	Easements, Irrigation Water	Irrigation	Entire Property, See Remarks
Appliances	See Remarks	System	
Available Financing	Cash, Conventional, See Remarks	Property	Animals Allowed, Located in County, Open Space
Basement	Partial, Unfinished	Description	(Ag), Seller Will Not Divide, Garden Area, Plat
Constr. Type/Exterior	Wood Frame		Map - Approved
Closing/Possession	Closing	Roof	Comp Shingle
Exterior Features	Shed, Storage Building, Corrals, Fencing /Partial, Irrigation	Street/Road	Paved
Fireplace/Freestand Stove	1, Freestanding Stove-Wood, In Master Bedroom, FP - Wood	Info	Electric
Foundation/Const	Concrete	Utilities	Septic - Installed, See Remarks, Water - Well -
		Water/Sewer	Private

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks MLS# 278368 Beautiful Agriculture/Farm Land with original 1901 home. This property is composed of three parcel #s. The first is #230928-44001 is 40.43 acres and includes the house. The house was a rental for many years, and is being sold as is. It is a solid home, in need of a remodel! There's a walkable basement with exterior entrance for additional storage! Here's an

AgentRem Listing Broker License #118343, Listing Office License #24647 Listing Broker Email: lindie@cbt-tc.com, Listing Office Email: contracts@cbt-tc.com

FINANCIAL

HOA/Condo Fees	Annual Taxes	\$3767.72	Special Tax Desig. (Y/N)
LID Amount Owed	Tax Year	2024	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)		Financing Remarks

Closing Date: **Sold Price:** **How Sold:** **DOM:**212
Contract Date: **Prc/SqFt:** \$354.78 **Selling Agent:**

Agent Detail

03/19/2025 03:54

D M H



MLS #	281168	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	2
PropType	Site Built-Owned Lot	GarCap	Six+
Asking Price	\$449,900	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	905 Cherry Lane	Acres #	1.1200
Unit/Space #			
Cross Street	5th		
City	Grandview		
Status	Active	Listing Type	Exclusive Right
Sale/Rent	For Sale	Listing Date	1/15/2025
Beds	2	Expiration Date	

LA: GEOFF BOWLSBY - CELL: (509) 840-2814

LO: Century 21-Tri-Cities

Excluded Buyer Y/N	No		
Owner	Donald W Brotherton, Sr		
Occupant	Vacant		
Occupant Phone	call broker		
Subdivision	OTHER		
Neighborhood	Other		
Total SQFT	2,856		
Finished SQFT	2,499		
Below Grade SQFT	1,428		
Lot Dimensions			
School District	Buyer to Verify		
# of Full Baths	1		
# of 3/4 Baths	1		
# of 1/2 Baths	0		
Basement	Yes		
Garage Dimensions			
Year Built	1955		
		Living Room Size	
		Living Room Location	
		Dining Room Size	
		Dining Room Location	
		Den/Study Size	
		Den/Study Location	
		Family Room Size	
		Family Room Location	
		Kitchen Size	
		Kitchen Location	
		Utility Room Size	
		Utility Room Location	
		Bedroom 1 Size	
		Bedroom 1 Location	
		Bedroom 2 Size	
		Bedroom 2 Location	
		Bedroom 3 Size	
		Bedroom 3 Location	
		Bedroom 4 Size	
		Bedroom 4 Location	
		Bedroom 5 Size	
		Bedroom 5 Location	
		Bedroom 6 Size	
		Bedroom 6 Location	
		Zoning Type	
		Sale Includes	
		New Construction (Y/N)	
		Proposed New Const. Start Date	
		Proposed New Const. End Date	
		Tax Parcel #	23092243408
		Residential Home and Land No	

FEATURES

Agent Info/Showing Instru	Appointment Only, Call Broker, Vacant, See Remarks, Lock Box Vacant, Don't Use BrokerBay	Garage/Parking	Attached, Detached, 2 car, Door Opener, Off Street Spaces, RV Parking - Covered, Carport, 4 car
Agreements	Easements, Irrigation Water	Hvac	Forced Air, Central Air, Furnace, Wood Stove
Appliances	Dishwasher, Microwave Oven, Range/Oven, Water Softener - Leased	Interior	Drapes/Curtains/Blinds, Extra Storage UGS
Available Financing	Cash, Conventional, FHA	Irrigation	
Basement	Finished, Full	System	
Constr. Type/Exterior	Wood Frame	Property	Residential Acreage, View, Garden Area, Professionally Landscaped
Exterior Features	Shop, Irrigation	Description	
Fireplace/Freestand Stove	2, FP - Insert, In Basement, In Family Room, FP - Wood	Roof	Comp Shingle
		Street/Road	County Road, Paved
		Info	

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks MLS# 281168 Welcome to this spacious Grandview home situated on a generous 1.12 acre lot, featuring both a huge shop and an attached garage. The property features R3 Zoning, offering the exciting potential for division and further development. Spanning 2856 sq ft in a rambler with basement floor plan, this residence offers ample space for comfortable living. Large

AgentRem **Lockbox on Garage side door. *For Your Buyer's Peace of Mind | This home is a Century 21 Tri-Cities Certified Pre-Owned Property. It features aComprehensive Home Inspection (please see attached report). Please see Form 34, which is the Re-Inspection Addendum, inAssociated Docs for details of the inspection items that will be completed/repaired/addressed.**

FINANCIAL

HOA/Condo Fees	Annual Taxes	3600	Special Tax Design. (Y/N)
LID Amount Owed	Tax Year	2024	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)		Financing Remarks

Closing Date: **Sold Price:** **How Sold:** **DOM:**63
Contract Date: **Prc/SqFt:** \$157.53 **Selling Agent:**

Agent Detail

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MLS #	281921	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	2
PropType	Site Built-Owned Lot	GarCap	Four
Asking Price	\$550,000	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	303 N Ave B	Acres #	0.4200
Unit/Space #			
Cross Street			
City	Grandview	Listing Type	Exclusive Right
Status	Active	Listing Date	2/21/2025
Sale/Rent	For Sale	Expiration Date	
Beds	5		

LA: Brittany Byma - CELL: (509) 830-7326

LO: Coldwell Banker Tomlinson

Excluded Buyer Y/N	No	Living Room Size	Bedroom 5 Size
Owner	John R Alba	Living Room Location	Bedroom 5 Location
Occupant	Not Occupied	Dining Room Size	Bedroom 6 Size
Occupant Phone		Dining Room Location	Bedroom 6 Location
Subdivision	NONE/NA	Den/Study Size	Zoning Type
Neighborhood		Den/Study Location	Sale Includes
Total SQFT	3,127	Family Room Size	New Construction (Y/N)
Finished SQFT	3,127	Family Room Location	Proposed New Const. Start Date
Below Grade SQFT	800	Kitchen Size	Proposed New Const. End Date
Lot Dimensions		Kitchen Location	Tax Parcel #
School District	Grandview	Utility Room Size	23092312518
# of Full Baths	1	Utility Room Location	
# of 3/4 Baths	1	Bedroom 1 Size	
# of 1/2 Baths	0	Bedroom 1 Location	
Basement	Yes	Bedroom 2 Size	
Garage Dimensions		Bedroom 2 Location	
Year Built	1961	Bedroom 3 Size	
		Bedroom 3 Location	
		Bedroom 4 Size	
		Bedroom 4 Location	

FEATURES

Agent Info/Showing Instru	Show Anytime	Garage/Parking	Attached, Detached, 2 car
Appliances	Dishwasher, Dryer, Microwave Oven, Range/Oven, Refrigerator, Washer, Water Heater	Hvac	Central Air/2 or more Sys
Available Financing	Cash, Conventional, FHA, VA		
Basement	Daylight/Outside Entrance		
Constr. Type/Exterior	Block		
Closing/Possession	Closing		
Exterior Features	Shop		
Fireplace/Freestand Stove	In Living Room		
Foundation/Const	Block		

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks Welcome to this beautiful custom built home with all you need and more! As you walk in you are greeted to a big living room with a fireplace and sliding glass doors, it flows into the formal dining room with french doors that lead outside to a private patio and dining room is open concept to the kitchen with breakfast bar which makes this home perfect for entertaining

AgentRem Please wear shoe covers provided, thank you.

FINANCIAL

HOA/Condo Fees	Annual Taxes	3461.79	Special Tax Desig. (Y/N)
LID Amount Owed	Tax Year	2025	No
Irrigation Assmt	Lease Option (Y/N)	No	1031 Exchange (Y/N)

No
Financing Remarks

Closing Date:
Contract Date:

Sold Price:
Prc/SqFt: \$175.89

How Sold:
Selling Agent:

DOM:26

This information is deemed reliable, but not guaranteed and should be independently verified.

Agent Detail

03/19/2025 03:54

D M H



MLS #	282038	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	1
PropType	Site Built-Owned Lot	GarCap	None
Asking Price	\$298,000	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	208 E 4th	Acres #	0.1000
Unit/Space #			
Cross Street			
City	Grandview	Listing Type	Exclusive Right
Status	Active	Listing Date	2/28/2025
Sale/Rent	For Sale	Expiration Date	
Beds	3		

LA: Holly Castle - CELL: (509) 830-4137

LO: Northwest Wine Country R E Inc

Excluded Buyer Y/N		Living Room Size	18x24	Bedroom 5 Size	
Owner	Chester Castle	Living Room Location	M	Bedroom 5 Location	
Occupant	Owner	Dining Room Size	12x18	Bedroom 6 Size	
Occupant Phone		Dining Room Location	M	Bedroom 6 Location	
Subdivision		Den/Study Size		Zoning Type	Mixed Use
Neighborhood		Den/Study Location		Sale Includes	
Total SQFT	1,088	Family Room Size		New Construction (Y/N)	
Finished SQFT	1,088	Family Room Location		Proposed New Const. Start Date	
Below Grade SQFT	1,088	Kitchen Size	10x18	Proposed New Const. End Date	
Lot Dimensions		Kitchen Location	M	Tax Parcel #	23092314443
School District	Grandview	Utility Room Size			
# of Full Baths	1	Utility Room Location			
# of 3/4 Baths	0	Bedroom 1 Size			
# of 1/2 Baths	0	Bedroom 1 Location			
Basement	Yes	Bedroom 2 Size			
Garage Dimensions		Bedroom 2 Location			
Year Built	1972	Bedroom 3 Size			
		Bedroom 3 Location			
		Bedroom 4 Size			
		Bedroom 4 Location			

FEATURES

Agent Info/Showing Instru	Appointment Only, Lock Box Occupied, Recip Agrmt Required	Garage/Parking	2 car
Appliances	Range/Oven, Refrigerator	Hvac	Forced Air, Gas - Heating
Available Financing	Cash, Conventional, FHA, VA	Interior	Ceiling - Raised, Drapes/Curtains/Blinds, Extra Storage
Basement	Cellar	Irrigation System	Spigot
Constr. Type/Exterior	Wood Frame	Roof	Comp Shingle
Closing/Possession	Closing	Street/Road Info	Curbs
Exterior Features	Lighting, Irrigation	Water/Sewer	Sewer - Connected
Foundation/Const	Concrete		

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks **MLS# 282038 Ooh la la- Cute Sweedish style kitchen with red cabinets, butcher block counters, deep stainless steel sink, new stove. This home has been updated with new laminate flooring with smooth transition from room to room. New floor trims. Fresh paint throughout. The bathroom has a new steel bathtub with FlexStone Surround. The house has all new plumbing and**

AgentRem **Reciprocal Agreement Required to Access LockBox. Reciprocal Agreement Required to Access LockBox. Buyers Agents Welcome! Notice needed to show. Please text or call Holly Castle 509-830-4137. Delays can happen if not sending to ALL emails: holly@hollycastle.com Firm-hollycastle@bentonrea.com License numbers Agent 12285 Firm 2147 In the event I**

FINANCIAL

HOA/Condo Fees	Annual Taxes	1094.73	Special Tax Desig. (Y/N)
LID Amount Owed	Tax Year	2025	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)		Financing Remarks

Closing Date:
Contract Date:

Sold Price:
Prc/SqFt: \$273.90

How Sold:
Selling Agent:

DOM:19

This information is deemed reliable, but not guaranteed and should be independently verified.

Agent Detail

03/19/2025 03:54



MLS #	282383	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	3
PropType	Site Built-Owned Lot	GarCap	One
Asking Price	\$350,000	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	1710 W King St	Acres #	0.4000
Unit/Space #			
Cross Street	Larson St		
City	Grandview		
Status	Active	Listing Type	Exclusive Right
Sale/Rent	For Sale	Listing Date	3/14/2025
Beds	4	Expiration Date	

LA: Daniel Biehl - **CELL:** (509) 539-4688

LO: RE/MAX Northwest REALTORS

Excluded Buyer Y/N		Living Room Size	
Owner	Peacock, Richard and Constance	Living Room Location	
Occupant	Owner	Dining Room Size	
Occupant Phone	5095394688	Dining Room Location	
Subdivision	OTHER	Den/Study Size	
Neighborhood		Den/Study Location	
Total SQFT	2,944	Family Room Size	
Finished SQFT	2,944	Family Room Location	
Below Grade SQFT	1,472	Kitchen Size	
Lot Dimensions		Kitchen Location	
School District		Utility Room Size	
# of Full Baths	2	Utility Room Location	
# of 3/4 Baths	1	Bedroom 1 Size	
# of 1/2 Baths	0	Bedroom 1 Location	
Basement	Yes	Bedroom 2 Size	
Garage Dimensions		Bedroom 2 Location	
Year Built	1958	Bedroom 3 Size	
		Bedroom 3 Location	
		Bedroom 4 Size	
		Bedroom 4 Location	
			SINGLE FAMILY R
			Home/Land
			No
			23092231528

FEATURES

Agent Info/Showing Instru	Call Broker, Lock Box Vacant	Garage/Parking Interior	Detached, 1 car, Off Street Spaces Drapes/Curtains/Blinds, Extra Storage
Appliances	Dishwasher, Microwave Oven, Range/Oven	Irrigation System	Entire Property, UGS, Connected
Available Financing	Cash, Conventional	Property Description	Located in County, Residential Acreage
Basement	Daylight/Outside Entrance, Finished, Full, Inside Entrance	Roof	Comp Shingle
Constr. Type/Exterior Closing/Possession	Metal Closing	Utilities	Appliances-Electric, Electric
Exterior Features	Greenhouse, Storage Building, Corrals, Fencing/Enclosed, Patio/Open, Irrigation	Water/Sewer	Water - Public, Sewer - Connected
Foundation/Const	Concrete		

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks MLS# 268277 Amazing home situated in a private setting surrounded by orchards. The patio, trees, and landscaping provide a peaceful park like setting. Kitchen has been updated. Master bedroom with private master bath and additional bathroom upstairs. Two bedrooms are located in the basement and have their own bathroom. Basement has its own kitchenette and

AgentRem Text agent to show, vacant show anytime. Sale is subject to perfecting of short plat. This is anticipated to occur within the next 45 days. Real estate tax is based on the larger parcel. The property will be assessed again after short plat is completed.

FINANCIAL

HOA/Condo Fees	Annual Taxes	3425	Special Tax Desig. (Y/N)
LID Amount Owed	Tax Year	2025	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)		Financing Remarks

Closing Date: **Sold Price:** **How Sold:** **DOM:**5
Contract Date: **Prc/SqFt:** \$118.89 **Selling Agent:**

Agent Detail

03/19/2025 03:54



MLS #	277653	Levels	2 Story w/Basement
Class	Residential-Single Family	Total Baths	2
PropType	Site Built-Owned Lot	GarCap	Six+
Asking Price	\$569,900	New	Existing Construction (Not New)
County	Benton	EverOcc	Yes
Address	178409 W Apricot Road	Acres #	20.1000
Unit/Space #			
Cross Street	N Griffin Road		
City	Grandview		
Status	Pending Inspect/Feasib	Listing Type	Exclusive Right
Sale/Rent	For Sale	Listing Date	7/23/2024
Beds	4	Expiration Date	

LA: GEOFF BOWLSBY - CELL: (509) 840-2814

LO: Century 21-Tri-Cities

Excluded Buyer Y/N	No	Living Room Size	Bedroom 5 Size	Agriculture Home and Land No
Owner	David W Wyckoff	Living Room Location	Bedroom 5 Location	
Occupant	Vacant	Dining Room Size	Bedroom 6 Size	
Occupant Phone	call broker	Dining Room Location	Bedroom 6 Location	
Subdivision	NONE/NA	Den/Study Size	Zoning Type	
Neighborhood	Other	Den/Study Location	Sale Includes	
Total SQFT	1,908	Family Room Size	New Construction (Y/N)	
Finished SQFT	1,908	Family Room Location	Proposed New Const. Start	
Below Grade SQFT	200	Kitchen Size	Date	
Lot Dimensions		Kitchen Location	Proposed New Const. End	
School District	Buyer to Verify	Utility Room Size	Date	
# of Full Baths	1	Utility Room Location	Tax Parcel #	
# of 3/4 Baths	1	Bedroom 1 Size		
# of 1/2 Baths	0	Bedroom 1 Location		
Basement	Yes	Bedroom 2 Size		
Garage Dimensions		Bedroom 2 Location		
Year Built	1915	Bedroom 3 Size		
		Bedroom 3 Location		
		Bedroom 4 Size		
		Bedroom 4 Location		

FEATURES

Agent Info/Showing	Appointment Only, Call Broker, Lock Box	Garage/Parking	Detached, 4 car
Instru	Vacant, Show Anytime	Hvac	Electric - Heating, Forced Air, Central Air, Furnace
Agreements	CC&R, Easements, Irrigation Water	Interior	Extra Storage
Appliances	Range/Oven	Property Description	Animals Allowed, View, Garden Area
Available Financing	Cash, Conventional, FHA, VA, USDA	Roof	Metal
Basement	Unfinished, Inside Entrance	Street/Road Info	County Road
Constr. Type/Exterior	Stucco, Wood Frame	Utilities	Electric
Closing/Possession	Closing	Water/Sewer	Septic - Installed, Water - Well - Private
Exterior Features	Shed, Shop, Storage Building, Deck/Covered, Fencing/Partial, Irrigation		
Foundation/Const	Concrete		

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks MLS# 277653 Discover a remarkable 20+ acre property in Grandview boasting two homes, ideal for rental investment opportunities or multi-generational living arrangements. Both homes have been updated and are ready to move right in. The main residence encompasses 1708 sq ft, featuring 3 bedrooms, 1 bathroom, and additional unfinished basement space.

Seller will need a minimum of 48 hours to respond to any offers. *This listing has been cross posted with MLS# 277654 and # 277655 *Closing date is subject to the release of the mortgage lien. *Seller to retain hop crop for 2024. *Subject to an irrigation/ access and utility easement prior to closing. *Contact agent for details. Contact Listing Brokers for all showings.

FINANCIAL

HOA/Condo Fees	Annual Taxes	2635.97	Special Tax Desig. (Y/N)
LID Amount Owed	Tax Year	2024	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)		Financing Remarks

Closing Date: 3/31/2025	Sold Price:	How Sold:	DOM: 176
Contract Date: 1/15/2025	Prc/SqFt: \$298.69	Selling Agent:	

Agent Detail

03/19/2025 03:54

D M H



MLS #	281206	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	2
PropType	Site Built-Owned Lot	GarCap	Two
Asking Price	\$435,000	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	2000 S County Line Road	Acres #	1.8500
Unit/Space #			
Cross Street			
City	Grandview	Listing Type	Exclusive Right
Status	Pending Inspect/Feasib	Listing Date	1/16/2025
Sale/Rent	For Sale	Expiration Date	
Beds	3		

LA: Jennifer Ellis - CELL: (509) 480-1880

LO: RE/MAX Northwest REALTORS

Excluded Buyer Y/N		Living Room Size	Bedroom 5 Size
Owner	Seth Bailey & Ana Martin owners	Living Room Location	Bedroom 5 Location
Occupant		Dining Room Size	Bedroom 6 Size
Occupant Phone		Dining Room Location	Bedroom 6 Location
Subdivision	OTHER	Den/Study Size	Zoning Type
Neighborhood		Den/Study Location	Residential Agriculture
Total SQFT	1,748	Family Room Size	
Finished SQFT	1,603	Family Room Location	
Below Grade SQFT	140	Kitchen Size	No
Lot Dimensions		Kitchen Location	
School District		Utility Room Size	
# of Full Baths	1	Utility Room Location	
# of 3/4 Baths	1	Bedroom 1 Size	
# of 1/2 Baths	0	Bedroom 1 Location	
Basement	Yes	Bedroom 2 Size	
Garage Dimensions		Bedroom 2 Location	
Year Built	1962	Bedroom 3 Size	
		Bedroom 3 Location	
		Bedroom 4 Size	
		Bedroom 4 Location	

FEATURES

Agent Info/Showing Instru	Appointment Only, See Remarks, Lock Box Occupied, Owner Occupied, Use BrokerBay Dishwasher, Range/Oven	Garage/Parking Hvac	Detached, 2 car, Off Street Spaces Electric - Heating, Heat Pump - Heating, Central Air, Heat Pump - Cooling
Appliances	Cash, Conventional, FHA, VA, USDA, ARM	Irrigation System	Connected
Available Financing	Partial, Unfinished	Property Description	Animals Allowed, HO Warranty Included, Located in County, View
Basement	Masonry, T 1-11	Roof	Metal
Constr. Type/Exterior	See Remarks	Street/Road Info	County Road, Paved
Closing/Possession	Fencing/Partial, Patio/Covered	Utilities	Appliances-Electric, Electric
Exterior Features	Concrete	Water/Sewer	Septic - Installed, Water - Well - Private

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks **MLS# 281206 Discover peaceful country living with this charming 3 bed, 2 bath home situated on 1.85 acres of serene land. Ideal for those who enjoy wide open spaces, this property offers plenty of room for pets, livestock, gardening, and outdoor activities. Step into the spacious living room, where natural light pours in, or enjoy the inviting dining area located just off the**

AgentRem **Use Brokery Bay to schedule, 3Hr Notice Required. Title is opened at Pacific Alliance and Escrow with Title One- Mekaelah Mayovsky. Fidelity 1yr Enhanced Warranty included!!! Ring security system stays with the home, Starlink and outdoor shed do not stay with the home. ***We have reduced the purchase price to \$435k OR will cover the buyer's cc at a purchase**

FINANCIAL

HOA/Condo Fees	Annual Taxes	\$2598.63	Special Tax Desig. (Y/N)
LID Amount Owed	Tax Year	2024	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)		Financing Remarks

Closing Date: 3/25/2025

Sold Price:

How Sold:

DOM:31

Contract Date: 2/16/2025

Prc/SqFt: \$248.86

Selling Agent:

This information is deemed reliable, but not guaranteed and should be independently verified.

Agent Detail

03/19/2025 03:54



MLS #	279149	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	1
PropType	Site Built-Owned Lot	GarCap	Two
Asking Price	\$394,000	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	2640 Wilson Highway	Acres #	8.9100
Unit/Space #			
Cross Street	Alexander Ext		
City	Grandview		
Status	Pending Inspect/Feasib	Listing Type	Exclusive Right
Sale/Rent	For Sale	Listing Date	9/24/2024
Beds	3	Expiration Date	

LA: GEOFF BOWLSBY - CELL: (509) 840-2814

LO: Century 21-Tri-Cities

Excluded Buyer Y/N	No		
Owner	Earlwood Corporation		
Occupant	vacant		
Occupant Phone	call broker		
Subdivision	NONE/NA		
Neighborhood	Other		
Total SQFT	1,200		
Finished SQFT	1,075		
Below Grade SQFT	125		
Lot Dimensions			
School District	Buyer to Verify		
# of Full Baths	1		
# of 3/4 Baths	0		
# of 1/2 Baths	0		
Basement	Yes		
Garage Dimensions			
Year Built	1970		
		Living Room Size	
		Living Room Location	
		Dining Room Size	
		Dining Room Location	
		Den/Study Size	
		Den/Study Location	
		Family Room Size	
		Family Room Location	
		Kitchen Size	
		Kitchen Location	
		Utility Room Size	
		Utility Room Location	
		Bedroom 1 Size	
		Bedroom 1 Location	
		Bedroom 2 Size	
		Bedroom 2 Location	
		Bedroom 3 Size	
		Bedroom 3 Location	
		Bedroom 4 Size	
		Bedroom 4 Location	
		Bedroom 5 Size	
		Bedroom 5 Location	
		Bedroom 6 Size	
		Bedroom 6 Location	
		Zoning Type	Agriculture
		Sale Includes	Home and Land
		New Construction (Y/N)	No
		Proposed New Const. Start Date	
		Proposed New Const. End Date	
		Tax Parcel #	23090231002

FEATURES

Agent Info/Showing Instru	Appointment Only, Call Broker, Vacant, Lock Box Vacant	Garage/Parking	Attached, 2 car
		Hvac	Electric - Heating, Air Window, Electric - Cooling
Agreements	Easements, Irrigation Water	Interior	Extra Storage
Available Financing	Cash, Conventional, FHA, VA, USDA	Property Description	Animals Allowed, View, Garden Area
Basement	Daylight/Outside Entrance, Partial, Unfinished	Roof	Comp Shingle
Constr. Type/Exterior	Wood Frame	Street/Road Info	County Road
Closing/Possession	Closing	Utilities	Appliances-Electric
Exterior Features	Deck/Covered	Water/Sewer	Septic - Installed, Water - Well - Private
Fireplace/Freestand Stove	1, Freestanding Stove-Wood, In Family Room		
Foundation/Const	Crawl Space		

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks MLS# 279149 Nestled on 8.91 picturesques acres with breathtaking views of the valley and mountains, this updated rambler with basement offers a tranquil retreat in Grandview. Boasting 1200 sq ft, this charming home features 3 bedrooms and 1 bathroom. Upon entering, laminate wood flooring extends seamlessly throughout the living area, dining space, and kitchen,

AgentRem Contact Listing Brokers for all showings. *Seller will need a minimum of 48 hours to respond to any offers. *Closing date is subject to the release of the mortgage lien. *Seller to retain crop for 2024. *Subject to an irrigation/access and utility easement prior to closing. *Please submit offers with the buyer's pre-approval letter and all forms in associated docs to the

FINANCIAL

HOA/Condo Fees	Annual Taxes	1800.00	Special Tax Design. (Y/N)
LID Amount Owed	Tax Year	2024	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)		Financing Remarks

Closing Date: 3/21/2025 **Sold Price:** \$328,330 **How Sold:** DOM:142
Contract Date: 2/13/2025 **Prc/SqFt:** \$328.33 **Selling Agent:**

Agent Detail

03/19/2025 03:54



MLS #	281705	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	2
PropType	Site Built-Owned Lot	GarCap	None
Asking Price	\$220,000	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	409 Elm St	Acres #	0.1800
Unit/Space #			
Cross Street	Highland		
City	Grandview		
Status	Sold	Listing Type	Exclusive Right
Sale/Rent	For Sale	Listing Date	2/11/2025
Beds	4	Expiration Date	

LA: Jay Curry - **CELL:** (509) 551-5881

LO: RE/MAX Northwest REALTORS

Excluded Buyer Y/N	No		
Owner	Mary Abeyta		
Occupant	Vacant		
Occupant Phone			
Subdivision	OTHER		
Neighborhood			
Total SQFT	2,165		
Finished SQFT	2,165		
Below Grade SQFT	924		
Lot Dimensions			
School District			
# of Full Baths	2		
# of 3/4 Baths	0		
# of 1/2 Baths	0		
Basement	Yes		
Garage Dimensions			
Year Built	1940		
		Living Room Size	
		Living Room Location	
		Dining Room Size	
		Dining Room Location	
		Den/Study Size	
		Den/Study Location	
		Family Room Size	
		Family Room Location	
		Kitchen Size	
		Kitchen Location	
		Utility Room Size	
		Utility Room Location	
		Bedroom 1 Size	
		Bedroom 1 Location	
		Bedroom 2 Size	
		Bedroom 2 Location	
		Bedroom 3 Size	
		Bedroom 3 Location	
		Bedroom 4 Size	
		Bedroom 4 Location	
		Bedroom 5 Size	
		Bedroom 5 Location	
		Bedroom 6 Size	
		Bedroom 6 Location	
		Zoning Type	Residential
		Sale Includes	
		New Construction (Y/N)	No
		Proposed New Const. Start Date	
		Proposed New Const. End Date	
		Tax Parcel #	23092423490

FEATURES

Agent Info/Showing Instru	Vacant, See Remarks, Lock Box Vacant, Show Anytime	Garage/Parking	Off Street Spaces
Appliances	Range/Oven	Roof	Comp Shingle
Available Financing	Cash, See Remarks	Street/Road Info	Paved
Basement	Inside Entrance	Utilities	Appliances-Electric, Electric, Gas
Constr. Type/Exterior	Wood Frame	Water/Sewer	Water - Public, Sewer - Connected
Closing/Possession	Closing		
Exterior Features	Fencing/Partial		
Foundation/Const	Concrete		

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks MLS# 281705 Investment opportunity! Property being sold in current condition for a discount. 4 bedroom, 2 bath home with an open floor plan and large lot. Unique investment opportunity for cash buyer or rehab loan buyer.

Vacant, show anytime. Use caution as property has garbage and debris on site. Utilities not working at this time - do not use restroom in house. Seller is selling as-is and is not doing a trash-out.

FINANCIAL

HOA/Condo Fees	Annual Taxes	2088	Special Tax Desig. (Y/N)	No
LID Amount Owed	Tax Year	2025	1031 Exchange (Y/N)	No
Irrigation Assmt	Lease Option (Y/N)	No	Financing Remarks	

Closing Date: 2/28/2025

Sold Price: \$210,000

How Sold: Cash

DOM-2

Contract Date: 2/13/2025

Prc/SqFt: \$97.00

Selling Agent: Miguel Orozco - CELL : (509) 439-7003

Agent Detail

03/19/2025 03:54



MLS #	275888	Levels	2 Story w/Basement
Class	Residential-Single Family	Total Baths	2
PropType	Site Built-Owned Lot	GarCap	Two
Asking Price	\$379,900	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	3611 Hornby Road	Acres #	9.9800
Cross Street	Charvet		
City	Grandview		
Status	Sold	Listing Type	Exclusive Right
Sale/Rent	For Sale	Listing Date	5/15/2024
Beds	3	Expiration Date	

LA: GEOFF BOWLSBY - CELL: (509) 840-2814

LO: Century 21-Tri-Cities

Excluded Buyer Y/N	No		
Owner	Wycoff Farms Inc		
Occupant	vacant		
Occupant Phone	call broker		
Subdivision	NONE/NA		
Neighborhood	Other		Agriculture
Total SQFT	1,690		
Finished SQFT	1,690		
Below Grade SQFT	0		
Lot Dimensions			
School District	Buyer to Verify		
# of Full Baths	1		
# of 3/4 Baths	0		
# of 1/2 Baths	1		
Basement	Yes		
Garage Dimensions			
Year Built	1960		
		Living Room Size	
		Living Room Location	
		Dining Room Size	
		Dining Room Location	
		Den/Study Size	
		Den/Study Location	
		Family Room Size	
		Family Room Location	
		Kitchen Size	
		Kitchen Location	
		Utility Room Size	
		Utility Room Location	
		Bedroom 1 Size	
		Bedroom 1 Location	
		Bedroom 2 Size	
		Bedroom 2 Location	
		Bedroom 3 Size	
		Bedroom 3 Location	
		Bedroom 4 Size	
		Bedroom 4 Location	
		Bedroom 5 Size	
		Bedroom 5 Location	
		Bedroom 6 Size	
		Bedroom 6 Location	
		Zoning Type	
		Sale Includes	
		New Construction (Y/N)	
		Proposed New Const. Start Date	
		Proposed New Const. End Date	
		Tax Parcel #	
			23092832002

FEATURES

Agent Info/Showing Instru	Appointment Only, Call Broker, Vacant, Lock Box Vacant	Garage/Parking	Detached, 2 car, Off Street Spaces Electric - Heating, Air Window
Agreements	Easements, Irrigation Water, Lease	Hvac	Extra Storage
Appliances	Range/Oven	Interior	Animals Allowed, View, Garden Area
Available Financing	Cash, Conventional	Property Description	Comp Shingle
Basement	Cellar, Unfinished	Roof	County Road, Paved
Constr. Type/Exterior	Wood Frame	Street/Road Info	Appliances-Electric, Electric
Closing/Possession	Closing	Utilities	Septic - Installed, Water - Well - Private
Exterior Features	Storage Building, Fencing/Partial, Irrigation	Water/Sewer	
Fireplace/Freestand Stove	1, FP - Masonry, In Living Room		
Foundation/Const	Crawl Space		

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks MLS# 275888 Nestled in Grandview, this picturesque Country Farmhouse sits on almost 10 acres of prime land offering tranquil pastoral and mountain views. The 2-story farmhouse includes 1690 sq ft of living space with 3 bedrooms and 1.5 bathrooms. While this charming home is awaiting your vision and personal touches, it presents an incredible opportunity for

**Seller will need a minimum of 48 hours to respond to any offers. *Closing date is subject to the release of the mortgage lien.
*Seller to retain hop crop for 2024. *Subject to an irrigation/ access and utility easement prior to closing. *Contact agent
for details. Contact Listing Brokers for all showings. *Please submit offers with the buyer's pre-approval letter and all forms**

FINANCIAL

HOA/Condo Fees	Annual Taxes	1921.54	Special Tax Desig. (Y/N)
LID Amount Owed	Tax Year	2024	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)		Financing Remarks

Closing Date: 1/31/2025 **Sold Price:** \$361,000 **How Sold:** Conventional **DOM:** 157
Contract Date: 10/19/2024 **Prc/SqFt:** \$213.61 **Selling Agent:** AGENT NON-SUBSCRIBER

Agent Detail

03/19/2025 03:54



MLS #	278132	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	3
PropType	Site Built-Owned Lot	GarCap	None
Asking Price	\$415,000	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	704 W Concord	Acres #	0.1800
Unit/Space #			
Cross Street	Euclid		
City	Grandview		
Status	Sold	Listing Type	Exclusive Right
Sale/Rent	For Sale	Listing Date	8/9/2024
Beds	5	Expiration Date	

LA: Melissa Romero - **CELL:** (509) 203-5844

LO: John L Scott Tri-Cities Pasco

Excluded Buyer Y/N	No	Living Room Size	24x15	Bedroom 5 Size	10x11
Owner	John & Diana Jennings	Living Room Location	Main	Bedroom 5 Location	Basem
Occupant	Owner	Dining Room Size	10x11	Bedroom 6 Size	
Occupant Phone		Dining Room Location	Main	Bedroom 6 Location	
Subdivision	BETTER HOMES	Den/Study Size		Zoning Type	
Neighborhood		Den/Study Location		Sale Includes	Residential
Total SQFT	2,788	Family Room Size		New Construction (Y/N)	
Finished SQFT	2,788	Family Room Location		Proposed New Const. Start Date	
Below Grade SQFT	1,142	Kitchen Size	16x11	Proposed New Const. End Date	
Lot Dimensions		Kitchen Location	Main	Tax Parcel #	23092241457
School District	Grandview	Utility Room Size	9x8		
# of Full Baths	1	Utility Room Location	Main		
# of 3/4 Baths	1	Bedroom 1 Size	13x11		
# of 1/2 Baths	1	Bedroom 1 Location	Main		
Basement	Yes	Bedroom 2 Size	12x10		
Garage Dimensions		Bedroom 2 Location	Main		
Year Built	1960	Bedroom 3 Size	10x14		
		Bedroom 3 Location	Main		
		Bedroom 4 Size	13x21		
		Bedroom 4 Location	Basem		

FEATURES

Agent Info/Showing Instru	Lock Box Vacant, Show Anytime, Use BrokerBay	Garage/Parking	1 car, Off Street Spaces, Street Only
Appliances	Dryer, Range/Oven, Refrigerator, Washer	Hvac	Forced Air, Gas - Heating, Central Air, Furnace
Available Financing	Cash, Conventional, FHA, VA	Property Description	Located in City Limits
Basement	Daylight/Outside Entrance, Finished, Full, Inside Entrance, Majority	Roof	Comp Shingle
Constr. Type/Exterior	Block, Trim - Brick	Water/Sewer	Water - Public, Sewer - Connected
Closing/Possession	Closing		
Exterior Features	Shed, Patio/Covered		
Fireplace/Freestand Stove	FP - Gas, In Living Room		
Foundation/Const	Block		

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks MLS# 278132 Seller offering \$10k towards buyer's closing costs!!!Looking for a move-in-ready home that accommodates multi-generational living? This beautifully built brick home offers two spacious living areas, ideal for a variety of lifestyles. The main level features three sizable bedrooms, and a full bathroom. The large laundry room adds convenience to daily living and is

AgentRem Easy to show, home is vacant. Call or text to schedule an appointment. Supra box at Faucet in front of the house. Buyer to verify all information, measurements and schools. Firm authorized email address JLStricities@johnlscott.com, ListingAgent LIC: 21033492, Listing, Firm LIC:17944. Preliminary title open at Ticor Title, Carmen Navarro

FINANCIAL

HOA/Condo Fees	Annual Taxes	3,111.13	Special Tax Desig. (Y/N)	No
LID Amount Owed	Tax Year	2024	1031 Exchange (Y/N)	No
Irrigation Assmt	Lease Option (Y/N)	No	Financing Remarks	

Closing Date: 12/20/2024

Sold Price: \$385,000

How Sold: FHA

DOM-77

Contract Date: 10/25/2024

Prc/SqFt: \$138,09

Selling Agent: Melissa Romero - CELL: (509) 203-5844

Agent Detail

03/19/2025 03:54

D M H



MLS #	277933	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	2
PropType	Site Built-Owned Lot	GarCap	Six+
Asking Price	\$480,000	New	
County	Yakima	EverOcc	Yes
Address	701 Walnut Lane	Acres #	8.7100
Unit/Space #			
Cross Street			
City	Grandview	Listing Type	Exclusive Right
Status	Sold	Listing Date	8/1/2024
Sale/Rent	For Sale	Expiration Date	
Beds	5		

LA: Holly Castle - CELL: (509) 830-4137

LO: Northwest Wine Country R E Inc

Excluded Buyer Y/N	No	Living Room Size		Bedroom 5 Size
Owner	Sydney J Grove	Living Room Location	M	Bedroom 5 Location
Occupant	Owner	Dining Room Size		Bedroom 6 Size
Occupant Phone		Dining Room Location	M	Bedroom 6 Location
Subdivision	GRANDVIEW	Den/Study Size		Zoning Type
Neighborhood		Den/Study Location	M	Sale Includes
Total SQFT	2,110	Family Room Size		New Construction (Y/N)
Finished SQFT	2,110	Family Room Location	L	Proposed New Const. Start Date
Below Grade SQFT	480	Kitchen Size		Proposed New Const. End Date
Lot Dimensions		Kitchen Location	M	Tax Parcel #
School District	Grandview	Utility Room Size		23092134409
# of Full Baths	2	Utility Room Location	M	
# of 3/4 Baths	0	Bedroom 1 Size		
# of 1/2 Baths	0	Bedroom 1 Location	M	
Basement	Yes	Bedroom 2 Size		
Garage Dimensions		Bedroom 2 Location	M	
Year Built	1945	Bedroom 3 Size		
		Bedroom 3 Location	M	
		Bedroom 4 Size		
		Bedroom 4 Location	L	

FEATURES

Agent Info/Showing Instru	Call Broker, 24 Hour Notice, Recip Agrmnt Required	Garage/Parking	Golf Cart Storage, RV Parking - Covered, RV Parking - Open, Workshop, 4 car
Agreements	Easements, Irrigation Water	Hvac	Electric - Heating, Central Air
Appliances	Dishwasher, Range/Oven, Water Softener - Owned	Interior	Extra Storage, Utilities in Garage, Utility Sink Pressurized, UGS Timed
Available Financing	Cash, Conventional	Irrigation System	
Basement	Daylight/Outside Entrance, Finished, Inside Entrance	Roof	Comp Shingle
Constr. Type /Exterior	Wood Siding, Wood Frame	Street/Road	Paved
Closing/Possession	Closing +	Info	
Exterior Features	Barn(s), Shop, Storage Building, Lighting, Patio	Utilities	Appliances-Electric, Appliances-Gas
		Water/Sewer	Septic - Standard, Water - Well - Private

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks **MLS# 277933 Wow. This income producing opportunity is a gold mine. The Concord Grapes go to Smuckers. Huge shop on the backside of a 3 bay garage with a business office fully equipped with kitchen and restroom. ;) The house has an open concept view from the kitchen to the front room. Enjoy those Sunday football games while cooking wings in the propane oven. There**

AgentRem **Reciprocal Agreement Required to Access LockBox. Reciprocal Agreement Required to Access LockBox.**

FINANCIAL

HOA/Condo Fees		Annual Taxes	2925	Special Tax Desig. (Y/N)
LID Amount Owed		Tax Year	2024	1031 Exchange (Y/N)
Irrigation Assmt	1171.94	Lease Option (Y/N)		Financing Remarks

Closing Date: 12/13/2024

Sold Price: \$480,000

How Sold: Conventional

DOM: 93

Contract Date: 11/2/2024

Prc/SqFt: \$227.49

Selling Agent: Justin Maltos - CELL: (206) 356-6982

This information is deemed reliable, but not guaranteed and should be independently verified.

Agent Detail

03/19/2025 03:54



MLS #	276341	Levels	2 Story w/Basement
Class	Residential-Single Family	Total Baths	1
PropType	Site Built-Owned Lot	GarCap	Three
Asking Price	\$559,500	New	Existing Construction (Not New)
County	Yakima		
Address	2750 Forsell Road	EverOcc	Yes
Unit/Space #		Acres #	16.1800
Cross Street	241		
City	Grandview		
Status	Sold	Listing Type	Exclusive Right
Sale/Rent	For Sale	Listing Date	5/30/2024
Beds	3	Expiration Date	

LA: GEOFF BOWLSBY - CELL: (509) 840-2814

LO: Century 21-Tri-Cities

Excluded Buyer Y/N	No		
Owner	WYCKOFF FARMS INC		
Occupant	Vacant		
Occupant Phone	call broker		
Subdivision	NONE/NA		
Neighborhood	Other		
Total SQFT	2,436		
Finished SQFT	2,300		
Below Grade SQFT	136		
Lot Dimensions			
School District	Buyer to Verify		
# of Full Baths	1		
# of 3/4 Baths	0		
# of 1/2 Baths	0		
Basement	Yes		
Garage Dimensions			
Year Built	1982		
		Living Room Size	
		Living Room Location	
		Dining Room Size	
		Dining Room Location	
		Den/Study Size	
		Den/Study Location	
		Family Room Size	
		Family Room Location	
		Kitchen Size	
		Kitchen Location	
		Utility Room Size	
		Utility Room Location	
		Bedroom 1 Size	
		Bedroom 1 Location	
		Bedroom 2 Size	
		Bedroom 2 Location	
		Bedroom 3 Size	
		Bedroom 3 Location	
		Bedroom 4 Size	
		Bedroom 4 Location	
		Bedroom 5 Size	
		Bedroom 5 Location	
		Bedroom 6 Size	
		Bedroom 6 Location	
		Zoning Type	Agriculture
		Sale Includes	Home and Land
		New Construction (Y/N)	No
		Proposed New Const. Start Date	
		Proposed New Const. End Date	
		Tax Parcel #	23092021003

FEATURES

Agent Info/Showing Instru	Call Broker, Vacant, See Remarks, Lock Box Vacant	Garage/Parking	Attached, Off Street Spaces, Workshop, 3 car
Agreements	Easements, Irrigation Water	Hvac	Electric - Heating, Forced Air, Central Air
Appliances	Range/Oven	Interior	Ceiling - Raised, Ceiling - Vaulted, Extra Storage
Available Financing	Cash, Conventional, VA, USDA	Property	Animals Allowed, Garden Area
Basement	Partial	Description	
Constr. Type/Exterior	Wood Frame	Roof	Comp Shingle
Exterior Features	Deck/Open, Fencing/Partial, Irrigation	Street/Road Info	County Road
		Utilities	Electric
		Water/Sewer	Septic - Installed, Water - Well - Private

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks MLS# 276341 Welcome to this charming country home nestled on 16.18 acres in the scenic outskirts of Grandview. With craftsmanship and recent updates, this custom-built residence offers 2436 sq ft of living space spread across two levels and a basement, featuring 3 bedrooms and 1 bathroom. The home boasts large windows and skylights throughout, allowing an

Seller will need a minimum of 48 hours to respond to any offers. *This listing has been cross posted with MLS# 276473 and 276357. An additional 14+ acres of prime agriculture land borders this property and is also available to purchase! - MLS# 276357.*Subject to an irrigation/ access and utility easement prior to closing. *Seller to retain hop crop for 2024. *Buyer is

FINANCIAL

HOA/Condo Fees	Annual Taxes	3280.22	Special Tax Desig. (Y/N)
LID Amount Owed	Tax Year	2024	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)		Financing Remarks

Closing Date: 10/25/2024 **Sold Price:** \$560,000 **How Sold:** Conventional **DOM:** 85
Contract Date: 8/23/2024 **Prc/SqFt:** \$229.89 **Selling Agent:** Clifford Martin - CFCU · (509) 212-9225

Agent Detail

03/19/2025 03:54

D M H



MLS #	278054	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	2
PropType	Site Built-Owned Lot	GarCap	Two
Asking Price	\$320,000	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	502 Klock Rd	Acres #	0.9200
Unit/Space #			
Cross Street			
City	Grandview	Listing Type	Exclusive Right
Status	Sold	Listing Date	8/7/2024
Sale/Rent	For Sale	Expiration Date	
Beds	3		

LA: Holly Castle - CELL: (509) 830-4137

LO: Northwest Wine Country R E Inc

Excluded Buyer Y/N		Living Room Size		Bedroom 5 Size
Owner	Susan Mains Tenant	Living Room Location	M	Bedroom 5 Location
Occupant		Dining Room Size		Bedroom 6 Size
Occupant Phone		Dining Room Location	M	Bedroom 6 Location
Subdivision	GRANDVIEW	Den/Study Size		Zoning Type
Neighborhood		Den/Study Location		Sale Includes
Total SQFT	1,860	Family Room Size		New Construction (Y/N)
Finished SQFT	1,860	Family Room Location	L	Proposed New Const. Start Date
Below Grade SQFT	750	Kitchen Size		Proposed New Const. End Date
Lot Dimensions		Kitchen Location	M/L	Tax Parcel #
School District	Grandview	Utility Room Size		23092334421
# of Full Baths	2	Utility Room Location	M/L	
# of 3/4 Baths	0	Bedroom 1 Size		
# of 1/2 Baths	0	Bedroom 1 Location	M	
Basement	Yes	Bedroom 2 Size		
Garage Dimensions		Bedroom 2 Location	M	
Year Built	1950	Bedroom 3 Size		
		Bedroom 3 Location	L	
		Bedroom 4 Size		
		Bedroom 4 Location		

FEATURES

Agent Info/Showing Instru	Call Broker, Lock Box Vacant, Recip Agrmnt Required	Garage/Parking	Detached, 2 car, RV Parking - Open
Agreements	Easements, Irrigation Water	Hvac	Baseboard/Wall, Air Wall
Appliances	Dryer, Range/Oven, Washer	Interior	Extra Storage
Available Financing	Cash, Conventional	Property Description	Animals Allowed, Located in City Limits, Garden Area
Basement	Daylight/Outside Entrance, Finished, Inside Entrance, Windows - Egress	Roof	Comp Shingle
Constr. Type/Exterior	Wood Frame	Street/Road Info	Easements
Closing/Possession	Closing +	Utilities	Cable, Electric, Gas
Exterior Features	Shop, Storage Building, Patio/Covered, Patio /Open, Outdoor Barbeque, Irrigation	Water/Sewer	Water - Public, Sewer - Connected
Fireplace/Freestand	1, FP - Gas, FP - Insert, In Living Room		

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks **MLS# 278054 Multi-generation opportunity on a huge city lot (.92 acres) that one could build another duplex or tri-plex? Currently the main level is vacant. It has 1,110 square feet; 2 bedrooms, 1 bath, kitchen, utility, dining with a gas stove and gas fireplace. The lower level has 750 square feet; 1 bedroom, 1 bath, utility, kitchen, living room, private patio. The roof and**

AgentRem **Reciprocal Agreement Required to Access LockBox. Reciprocal Agreement Required to Access LockBox.**

FINANCIAL

HOA/Condo Fees	Annual Taxes	2778	Special Tax Desig. (Y/N)
LID Amount Owed	Tax Year	2024	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)		Financing Remarks

Closing Date: 10/16/2024

Sold Price: \$320,000

How Sold: Conventional

DOM: 27

Contract Date: 9/3/2024

Prc/SqFt: \$172.04

Selling Agent: Marie Paula Chavez - CELL: (509) 830-4267

This information is deemed reliable, but not guaranteed and should be independently verified.

Agent Detail

03/19/2025 03:54



MLS #	278448	Levels	2 Story w/Basement
Class	Residential-Single Family	Total Baths	4
PropType	Site Built-Owned Lot	GarCap	Two
Asking Price	\$339,000	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	512 Stassen Way	Acres #	0.3800
Unit/Space #			
Cross Street	5th St		
City	Grandview		
Status	Sold	Listing Type	Exclusive Right
Sale/Rent	For Sale	Listing Date	8/23/2024
Beds	6	Expiration Date	

LA: Easy Garcia - Cell: (509) 830-3310

LO: DK Bain Real Estate, Inc.

Excluded Buyer Y/N		Living Room Size	21x15	Bedroom 5 Size	12x9
Owner	J & E-TR Carrell, Ruth Carrell Vacant	Living Room Location	Main	Bedroom 5 Location	Main
Occupant		Dining Room Size	11x9	Bedroom 6 Size	13x6
Occupant Phone		Dining Room Location	Main	Bedroom 6 Location	Main
Subdivision	OTHER	Den/Study Size		Zoning Type	Residential
Neighborhood		Den/Study Location		Sale Includes	
Total SQFT	2,574	Family Room Size		New Construction (Y/N)	No
Finished SQFT	1,890	Family Room Location		Proposed New Const. Start Date	
Below Grade SQFT	684	Kitchen Size	14x8	Proposed New Const. End Date	
Lot Dimensions		Kitchen Location	Main	Tax Parcel #	23092332470
School District	Grandview	Utility Room Size	11x6		
# of Full Baths	2	Utility Room Location	Main		
# of 3/4 Baths	1	Bedroom 1 Size	11x11		
# of 1/2 Baths	1	Bedroom 1 Location	Main		
Basement	Yes	Bedroom 2 Size	10x10		
Garage Dimensions		Bedroom 2 Location	Main		
Year Built	1945	Bedroom 3 Size	12x10		
		Bedroom 3 Location	Main		
		Bedroom 4 Size	13x10		
		Bedroom 4 Location	Main		

FEATURES

Agent Info/Showing Instru	Call 1st Then Show, Lock Box Vacant	Garage/Parking	Detached, 2 car
Agreements	Irrigation Water	Hvac	Forced Air, Gas - Heating, Central Air
Appliances	Dishwasher, Refrigerator, Range	Interior	Drapes/Curtains/Blinds
Available Financing	Cash, Conventional	Irrigation System	UGS Timed, Connected, Timer, Drip
Basement	Partial, Unfinished	Property Description	Located in City Limits, Garden Area
Constr. Type/Exterior	Wood Frame	Roof	Comp Shingle
Closing/Possession	Closing	Street/Road Info	Paved
Exterior Features	Shop, Irrigation	Utilities	Appliances-Electric
Fireplace/Freestand Stove	1, In Living Room	Water/Sewer	Water - Public, Sewer - Connected
Foundation/Const	Concrete		

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks MLS# 278448 1st Time on the Market! Lots of Room! Very Large with 6 Bedrooms and 4 Bathrooms! Has Landscaped Yard Too!

AgentRem House is set with an Alarm. Keypad is located in living room. When walking in the front door it will be on left hand side of room. Alarm Code will be in Lockbox. Contact Listing Agent Easy Garcia at 509-830-3310 for questions and showings. PACMLS Lockbox. Contact PACMLS for "Cooperating Key Agreement."

FINANCIAL

HOA/Condo Fees	Annual Taxes	3158.62	Special Tax Desig. (Y/N)	No
LID Amount Owed	Tax Year	2024	1031 Exchange (Y/N)	No
Irrigation Assmt	Lease Option (Y/N)	No	Financing Remarks	

Closing Date: 10/4/2024 **Sold Price:** \$339,000 **How Sold:**FHA **DOM:**10
Contract Date: 9/2/2024 **Prc/SqFt:** \$131.70 **Selling Agent:** Anwar Nassar - CELL : (509) 840-1323

Agent Detail

03/19/2025 03:54

D M H



MLS #	277174	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	1
PropType	Site Built-Owned Lot	GarCap	None
Asking Price	\$234,750	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	208 E 4th St	Acres #	0.1000
Unit/Space #			
Cross Street	Division	Listing Type	Exclusive Right
City	Grandview	Listing Date	7/2/2024
Status	Sold	Expiration Date	
Sale/Rent	For Sale		
Beds	3		

LA: Holly Castle - CELL: (509) 830-4137

LO: Northwest Wine Country R E Inc

Excluded Buyer Y/N		Living Room Size		Bedroom 5 Size
Owner	Cheryl A Leid Estate	Living Room Location	M	Bedroom 5 Location
Occupant	Vacant	Dining Room Size		Bedroom 6 Size
Occupant Phone		Dining Room Location	M	Bedroom 6 Location
Subdivision	GRANDVIEW	Den/Study Size		Zoning Type
Neighborhood		Den/Study Location		Sale Includes
Total SQFT	1,088	Family Room Size		New Construction (Y/N)
Finished SQFT	1,088	Family Room Location		Proposed New Const. Start Date
Below Grade SQFT	300	Kitchen Size		Proposed New Const. End Date
Lot Dimensions		Kitchen Location	M	Tax Parcel #
School District	Grandview	Utility Room Size		23092314443
# of Full Baths	1	Utility Room Location	M	
# of 3/4 Baths	0	Bedroom 1 Size		
# of 1/2 Baths	0	Bedroom 1 Location	M	
Basement	Yes	Bedroom 2 Size		
Garage Dimensions		Bedroom 2 Location	M	
Year Built	1945	Bedroom 3 Size		
		Bedroom 3 Location	M	
		Bedroom 4 Size		
		Bedroom 4 Location		

FEATURES

Agent Info/Showing Instru	Vacant, Lock Box Vacant, Recip Agrmt Required	Garage/Parking	2 car, Off Street Spaces
	Irrigation Water	Hvac	Forced Air, Gas - Heating, Natural Gas
Agreements	Dryer, Range/Oven, Refrigerator, Washer	Property Description	Garden Area
Appliances	Cash, Conventional	Utilities	Electric
Available Financing	Unfinished	Water/Sewer	Water - Public, Sewer - Connected
Basement	Wood Siding		
Constr. Type/Exterior	Closing		
Closing/Possession	Shed, Fencing/Enclosed		
Exterior Features			

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks **MLS# 277174 Great Opportunity. There are a few things that need buttoning up but the home has three bedrooms, one bathroom, gas forced air furnace, and plenty of space. The back yard has black berries, grapes, and a plethora of flowers. Asking \$245,000.**

AgentRem **Reciprocal Agreement Required to Access LockBox. Reciprocal Agreement Required to Access LockBox. Kitchen light stays on at all times. Watch your head**

FINANCIAL

HOA/Condo Fees	Annual Taxes	1308	Special Tax Desig. (Y/N)
LID Amount Owed	Tax Year	2024	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)		Financing Remarks

Closing Date: 9/23/2024
Contract Date: 9/5/2024

Sold Price: \$165,000
Prc/SqFt: \$151.65

How Sold: Cash
Selling Agent: Holly Castle - CELL: (509) 830-4137

DOM: 65

This information is deemed reliable, but not guaranteed and should be independently verified.

Agent Detail

03/19/2025 03:54



MLS #	277238	Levels	2 Story w/Basement
Class	Residential-Single Family	Total Baths	1
PropType	Site Built-Owned Lot	GarCap	None
Asking Price	\$350,000	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	406 E 4th ave	Acres #	0.2000
Unit/Space #			
Cross Street	Birch Ave and Douglas Ave		
City	Grandview		
Status	Sold	Listing Type	Exclusive Right
Sale/Rent	For Sale	Listing Date	7/5/2024
Beds	3	Expiration Date	

LA: Felipe Bautista - **CELL:** (509) 380-7112

LO: Coldwell Banker Tomlinson

Excluded Buyer Y/N	No		
Owner	Antonio and Maurilia		
Occupant	Lora		
Occupant Phone	vacant		
Subdivision	PROSSER		
Neighborhood			Residential
Total SQFT	2,441		
Finished SQFT	1,712		
Below Grade SQFT	729		
Lot Dimensions			
School District			
# of Full Baths	1		
# of 3/4 Baths	0		
# of 1/2 Baths	0		
Basement	Yes		
Garage Dimensions			
Year Built	1915		
	Living Room Size		
	Living Room Location		
	Dining Room Size		
	Dining Room Location		
	Den/Study Size		
	Den/Study Location		
	Family Room Size		
	Family Room Location		
	Kitchen Size		
	Kitchen Location		
	Utility Room Size		
	Utility Room Location		
	Bedroom 1 Size		
	Bedroom 1 Location		
	Bedroom 2 Size		
	Bedroom 2 Location		
	Bedroom 3 Size		
	Bedroom 3 Location		
	Bedroom 4 Size		
	Bedroom 4 Location		
	Bedroom 5 Size		
	Bedroom 5 Location		
	Bedroom 6 Size		
	Bedroom 6 Location		
	Zoning Type		
	Sale Includes		
	New Construction (Y/N)		
	Proposed New Const. Start Date		
	Proposed New Const. End Date		
	Tax Parcel #		No
			23092314438

FEATURES

Agent Info/Showing Instru	Call 1st Then Show, 1 Hour Notice, Vacant, Lock Box Occupied	Garage/Parking	2 car
Appliances	Dishwasher, Microwave Oven, Range /Oven	Hvac	Gas - Heating, Heat Pump - Heating, Central Air, Furnace
Available Financing	Cash, Conventional, FHA, VA	Irrigation System	Connected
Basement	Unfinished	Roof	Comp Shingle
Constr. Type/Exterior	Wood Siding	Street/Road Info	Paved, Sidewalks
Closing/Possession	Closing	Utilities	Appliances-Electric, Appliances-Gas, Electric, Gas
Foundation/Const	Concrete, Frame	Water/Sewer	Water - Public, Sewer - Connected

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks MLS# 277238 Charming 1915 Colonial House for Sale! Step into the charm of yesteryear with this beautifully maintained and updated 1915 colonial home, boasting 1,712 square feet of finished living space. With original charm and architectural details intact, this home is a true gem. The main floor features a spacious master bedroom, perfect for those seeking convenience.

AgentRem Call or text before showing Felipe Bautista (509-380-7112) Elias Correa (509-316-8945) please use both agents on offer.
Listing Broker E-mail Felipe@cbt-tc.com / License # 22022434 Listing Broker E-mail Elias@cbt-tc.com / Licence #
86250 Listing Office E-mail Contracts@cbt-tc. Listing Office License #24647 Preliminary Report open with Ticor Title.

FINANCIAL

HOA/Condo Fees	Annual Taxes	2460.93	Special Tax Desig. (Y/N)
LID Amount Owed	Tax Year	2024	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)	No	Financing Remarks CASH / CONVENTIONAL /

Closing Date: 8/14/2024 **Sold Price:** \$350,000 **How Sold:** FHA **DOM:** 6
Contract Date: 7/11/2024 **Prc/SqFt:** \$143.38 **Selling Agent:** Eline Bautista - CELL: (509) 380-7112

Agent Detail

03/19/2025 03:54



MLS #	271666	Levels	1 Story w/Basement
Class	Residential-Single Family	Total Baths	3
PropType	Site Built-Owned Lot	GarCap	Three
Asking Price	\$615,000	New	Existing Construction (Not New)
County	Yakima	EverOcc	Yes
Address	701 Pleasant Ave	Acres #	4.3900
Unit/Space #			
Cross Street			
City	Grandview		
Status	Sold	Listing Type	Exclusive Right
Sale/Rent	For Sale	Listing Date	10/4/2023
Beds	5	Expiration Date	

LA: Jeremy Blasdel - **CELL:** (509) 832-2548

LO: Kelly Right Real Estate TC

Excluded Buyer Y/N			
Owner	Sri Rochlin Construction Service Owner		
Occupant			
Occupant Phone			
Subdivision	GRANDVIEW		
Neighborhood			
Total SQFT	3,048		
Finished SQFT	3,048		
Below Grade SQFT	1,524		
Lot Dimensions			
School District			
# of Full Baths	2		
# of 3/4 Baths	1		
# of 1/2 Baths	0		
Basement	Yes		
Garage Dimensions			
Year Built	1960		
		Living Room Size	
		Living Room Location	
		Dining Room Size	
		Dining Room Location	
		Den/Study Size	
		Den/Study Location	
		Family Room Size	
		Family Room Location	
		Kitchen Size	
		Kitchen Location	
		Utility Room Size	
		Utility Room Location	
		Bedroom 1 Size	
		Bedroom 1 Location	
		Bedroom 2 Size	
		Bedroom 2 Location	
		Bedroom 3 Size	
		Bedroom 3 Location	
		Bedroom 4 Size	
		Bedroom 4 Location	
			Agriculture
			No
		Bedroom 5 Size	
		Bedroom 5 Location	
		Bedroom 6 Size	
		Bedroom 6 Location	
		Zoning Type	
		Sale Includes	
		New Construction (Y/N)	
		Proposed New Const. Start Date	
		Proposed New Const. End Date	
		Tax Parcel #	23092433404

FEATURES

Agent Info/Showing Instru	1 Hour Notice	Garage/Parking	Attached, Detached, 3 car
Agreements	Irrigation Water	Hvac	Forced Air, Gas - Heating, Central Air,
Appliances	Dishwasher, Dryer, Range/Oven, Refrigerator, Washer, Water Softener - Leased	Irrigation System	Furnace
Available Financing	Cash, Conventional	Property Description	Entire Property, Solid Set, Connected
Basement	Daylight/Outside Entrance, Finished	Roof	Animals Allowed
Constr. Type/Exterior	Masonry	Street/Road Info	Comp Shingle
Closing/Possession	Closing	Utilities	Paved
Exterior Features	Barn(s), Deck/Covered, Fencing/Enclosed, Patio/Covered, Irrigation	Water/Sewer	Electric, Gas
Fireplace/Freestand Stove	2, Propane Tank Owned		Septic - Installed, Water - Well - Private

REMARKS & AGENT CONFIDENTIAL REMARKS

Remarks MLS# 271666 Great opportunity to own 4.39 irrigated acres just outside of town, with solid set irrigation throughout both pastures. Well-built brick home with new A/C and gas furnace. Home offers hardwood floors, 5 bedrooms, 3 bathrooms, attached 3 car garage and large red barn. Large circular driveway gives plenty of parking and room for truck & trailer. If

AgentRem Motivated seller, all offers will be considered! Pressurized irrigation supplied through Pioneer Pump association with fee (about \$250/yr). Solid set sprinklers in pasture only.

FINANCIAL

HOA/Condo Fees	Annual Taxes	3405	Special Tax Desig. (Y/N)
LID Amount Owed	Tax Year	2023	1031 Exchange (Y/N)
Irrigation Assmt	Lease Option (Y/N)		Financing Remarks

Closing Date: 5/3/2024 **Sold Price:** \$615,000 **How Sold:** Conventional **DOM:** 179
Contract Date: 4/4/2024 **Prc/SqFt:** \$201.77 **Selling Agent:** Melissa Romero - CELL: (509) 203-5844