

Listing # 279383 7941 E Clam Bay Ct , Port Orchard 98366 STAT: Active  
County: Kitsap LT: BLK: CMTY: Manchester PRJ



Type: Residential  
AR: 144 TAX: 21240211492001  
MAP: 34 GRD: F-6 Internet: Yes  
DD: Beach Drive to Clam Bay Ct.,  
across from Little Clam Bay.  
(Mile Hill east to left on Colchester Dr, to  
left on Main St, to Right on Beach Drive).

LAG: Daniel Horovitz (42122) PH: (360) 710-5070  
FAX: (360) 692-8764 PH2: (360) 710-5070  
LO: John L. Scott, Inc. Silverdale (9926) PH: (360) 692-9777  
SOC: 2.5 Cmnts:

SFF: 2 SFU:  
ASF: 2,719 SFS:  
Community Feat:  
SPA: SAA: AFH:

CLA:  
CLO:  
OTVP:  
OWN:  
KEY:  
PTS:  
POS:  
TRM:  
HOD:  
TX\$: \$2,880 TXY: 2011 SNR: No MOR:

First Right of Refusal:

BR: 4 BDA: BTH: 3.00 FBT: 3 QBT: 0 HBT: 0 FP: TOF:

G L M U ACR: 0.500 LSF: 21,780  
BR: 1 3 0 VEW:  
FUL: 0 1 2 0 WFT: LSZ:  
3/4: 0 0 0 0 LTV: WFG:  
1/2: 0 0 0 0 LDE: Dead End Street, Paved Street POL:  
1/4: SIT: Cable TV, Deck

FP: GR: Garage-Attached GAR: 3 STY: 16 - 1 Story w/Bsmnt.  
Master Bedroom Main BLD: YBT: 2006 NC: Under Construction FND: Poured Concrete  
Living Room Main BDI: Built On Lot ARC: Contemporary  
Dining Room Main BDC: Good RF: Composition  
Family Room Lower EXT: Cement/Concrete BSM: Daylight  
Utility Room Main MHM: MHS: MHN:  
ENS: Electric HTC: Central A/C, Heat Pump  
WHT: LSD: FLS: Hardwood  
FEA: Dbl Pane/Storm Windw  
APS: Dishwasher, Microwave, Range/Oven

WAS: Public WAC: Manchester SD: South Kitsap EL: Manchester Elem  
SWR: Sewer Connected SWC: Kitsap County JH: John Sedgwick Jnr Hi SH: So. Kitsap High  
E-Cert: POC: PSE BUS: No BUS RTE:  
Zoning Jur: County Zoning Code: 3rd Party Aprvl Req: None Bank/REO Owned Y/N: No

Agent Only Remarks: Show anytime, now complete. On sewer & public water, hardie-plank lap all around, stamped concrete driveway, heat pump, propane fireplace. Originally built in 2006. Never lived in. W/Full price offer, seller pays \$1000 in buyer chosen landscaping.

Marketing Remarks: Peaceful, quiet, Top-of-the-Hill Location. New home on half acre. Manchester-- walk by Little Clam Bay to Manchester village. Close to Port Orchard & 10 minutes to the Southworth Ferry. Last & highest up of 5 similar homes built on street. Master & 2 more bedrooms on main floor. Hardwood, stainless appliances, granite tile in kitchen. Downstairs--big family/media room, another bedroom & bath. 3 car garage, plus outside parking. W/Full price offer, seller pays \$1000 in buyer chosen landscaping.