

Listing # **536389** **7373 E Grandview St , Port Orchard 98366** STAT: **Active** LP: **\$334,900**
 County: **Kitsap** LT: BLK: CMTY: **Manchester** PRJ:



Type: **Residential** CDOM: **4**
 AR: **144** TAX: **45830040060409** OLP: **\$334,900**
 MAP: **34** GRD: **E-6** Internet: **Yes**
 DD: **Mile Hill to left on Alaska to left on Grandview to address on right.** FIN:
 LD: **08/26/2013**
 XD: **02/26/2014**
 OMD:

LAG: **Daniel Horovitz (42122)** PH: **(360) 710-5070**
 FAX: **(360) 692-8764** PH Type: **Cellular**
 LO: **John L. Scott, Inc. Silverdale (9926)** PH: **(360) 692-9777**

SFF: **2,618** SFU:
 ASF: **2,618** SFS: **Owner's appraisal**
 Community Feat:

SPA: SAA: AFH: HOD:
 TX\$: **\$2,545** TXY: **2013** SNR: **No** MOR:
 Right of First Refusal:

BR: **3** BDA: **3** BTH: **3.00** FBT: **3** QBT: **0** HBT: **0** FP: **1** TOF:

G	L	M	U	ACR: 0.230	LSF: 10,019
BR: 1	2	0		VEW: City, Mountain, Sound	LSZ:
FUL: 0	1	2	0	WFT:	WFG:
3/4: 0	0	0	0	LTV: Garden Space, Level, Partial Slope	
1/2: 0	0	0	0	LDE: Paved Street	POL:
1/4:				SIT: Cable TV, Deck, Dog Run, Fenced-Partially, Gas Available, Patio, RV Parking	
FP: 1				GR: Garage-Attached	GAR: 2
Master Bedroom	Main			BLD: YBT: 2005	NC:
Family Room	Lower			BDI: Built On Lot	ARC:
Utility Room	Lower			BDC: Good	RF: Composition
Living Room	Main			EXT: Cement Planked, Wood Products	BSM: Daylight, Fully Finished
Entry	Split			MHM: MHS:	MHN:
Den/Office	Main			ENS: Natural Gas	HTC: Forced Air
Kit w Eat Spc	Main			WHT: LSD:	FLS: Ceramic Tile, Hardwood, Vinyl, Wall to Wall Carpet
				FEA: 2nd Kitchen, Bath Off Master, Dbl Pane/Storm Windw, French Doors, Jetted Tub, Vaulted Ceilings, Walk-in Closet	
				APS: Dishwasher, Microwave, Range/Oven	

WAS: Public	WAC: Manchester	SD: South Kitsap	EL: Manchester Elem
SWC: n/a	POC: PSE	JH: Marcus Whitman Jnr H	SH: So. Kitsap High
Green Cert:		BUS: Yes	BUS RTE: 86
Zoning Jur: County	Zoning Code::	3rd Party Aprvl Req: None	Bank/REO Owned Y/N: No
Built Green:	HERS Score:	EPS Score:	LEED:
NWMLS Cert:	Cnstrct Mthds:		

Marketing Remarks: **Quiet, beautiful Manchester where City and Water views abound. Roomy & well appointed home w/Sound, City & Cascade views. Downstairs is a 2nd living area- 2nd kitchen & living room, 3rd bedroom & bath. Extensive hardwood flooring upstairs & down. Trex type deck faces view w/ patio below. Yard is big, fenced, w/lovely mature landscaping. Original owners have carefully maintained this home. RV/Boat parking w/ boat launch just down the hill. Get on board before this one sails off without you.**