

Listing # 124561 6975 SE Sedgwick Rd , Port Orchard 98366 STAT: Active LP:
County: Kitsap LT: BLK: CMTY: Southworth PRJ:



Type: Residential CDOM:
AR: 142 TAX: 04230230132002 OLP:
MAP: 44 GRD: D-1 Internet: Yes
DD: Heading east on Sedgwick, pass Locker, take 2nd road on left (north side). LD:
Follow road to home on left. XD:
OMD:

LAG: Daniel Horovitz (42122) PH: (360) 710-5070
FAX: (360) 692-8764 PH2: (360) 692-9777
LO: John L. Scott, Inc. Silverdale (9926) PH: (360) 692-9777
SOC: 3 Cmnts:
CLA: PH:
CLO: PTO: Yes F17: Provided
OTVP: Owner OCC: Peter Newkirk
OWN: Newkirk OPH: (360) 440-9688
KEY: Appointment, MLS Keybox, Owner-Call First, Pet in House
PTS: (360) 440-9688 OAD: Port Orchard, WA
POS: Closing, Negotiable
TRM: Cash Out, Conventional, FHA, USDA, VA
HOD:
TX\$: \$3,230 TXY: 2010 SNR: No MOR:

SFF: SFU:
ASF: 2,831 SFS:
Community Feat:
SPA: SAA: AFH:

BR: 3 BDA: 3 BTH: 2.00 FBT: 2 QBT: 0 HBT: 0 FP: TOF:

G L M U ACR: 2.500 LSF: 108,900
BR: 0 0 3 VEW: LSZ:
FUL: 0 0 0 2 WFT: WFG:
3/4: 0 0 0 0 LTV: Fruit Trees, Garden Space, Level, Partial Slope, Sloped
1/2: 0 0 0 0 LDE: Dead End Street, Secluded POL:
1/4: SIT: Deck, Dog Run, Fenced-Partially, Outbuildings

FP:
Master Bedroom Upper GR: Off Street GAR: 0 STY: 12 - 2 Story
Den Office Upper BLD: YBT: 1992 NC: FND: Poured Concrete
Dining Room Main BDI: Built On Lot ARC: Contemporary
Living Room Main BDC: Average RF: Cedar Shake
Kit w Eat Spc Main EXT: Metal/Vinyl BSM: None
Family Room Main MHM: MHS: MHN:
Extra Fin Rm Main
ENS: Electric, Pellet, Propane HTC: Central A/C, Heat Pump, Stove/Free Standing
WHT: LSD: FLS: Hardwood, Laminate, Wall to Wall Carpet
FEA: 2nd Kitchen, Ceiling Fan(s), Dbl Pane/Storm Windw, Dining Room, Security System, Vaulted Ceilings, Walk-in Closet, Wet Bar, Wired for Generator
APS: Dishwasher, Double Oven, Dryer, Range/Oven, Washer

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

Agent Only Remarks: Please call owner at PTS and then at his work, 598-6250 before showing to see if dogs are with Peter or at home. Dogs Luka and Star are friendly and are in backyard if they are at home. Heat Pump heats only, outdoor spa needs minor repairs.

Marketing Remarks: A Nature lover's dream! Set far enough off Sedgwick to be peaceful and quiet, yet conveniently close to the Ferry and town. This steal of a home sits on 2.5 acres, with a big grassy side yard, fenced backyard, and serene forested areas. Spacious 2883 sq. ft., two-story main house includes 3 bedrooms + bonus room, 2 full baths and 2 half-baths. Garage has been converted with kitchen, bath and heating. Just 5 min. to the Ferry and Port Orchard, 20 min. to PSNS, and 25 min. to Tacoma or Bangor.