

Listing # 2431868 18340 Osprey Ct , Mount Vernon 98274 STAT: Active LP: \$1,190,000
County: Skagit LT: BLK: CMTY: Cascade Ridge PRJ:



Type: Residential CDOM: 152
AR: 835 TAX: P83880 OLP: \$1,190,000
MAP: GRD: Internet: Yes
DD: GPS is good. FIN:
LD: 09/11/2025
XD:
OMD:

LAG: Tate White (27855) PH: (360) 303-5680
FAX: (360) 671-8022 PH Type: Cellular
LO: RE/MAX Whatcom County, Inc. (9947) PH: (360) 647-1313 x3328
BBC: 1% Cmnts:
CLA: Solomon Gill (111401) PH: (360) 812-1950
CLO: RE/MAX Whatcom County, Inc. PTO: Yes F17: Provided
OTVP: Vacant OCC: Vacant
OWN: King Donald Christian Heurich OPH: (302) 245-2154
KEY: Appointment, MLS Keybox, ShowingTime, Vacant
PTS: (360) 303-5680 OAD: Bethany Beach DE
POS: Closing
TRM: Cash Out
HOD: \$85
TX\$: \$16,925 TXY: 2024 SNR: No MOR:
Right of First Refusal: Yes

SFF: 5,173 SFU:
ASF: 5,173 SFS: Public Recordsq
Community Feat:
SPA: SAA: AFH:

BR: 5 BDA: BTH: 3.50 FBT: 3 QBT: 0 HBT: 1 FP: 0 TOF:

G L M U U2 U3 U4 ACR: 6.840 LSF: 297,950
BR: 0 1 0 4 0 0 VEW: Bay, Mountain, River, Sound LSF:
FUL: 0 0 1 0 2 0 0 WFT: WFG:
3/4: 0 0 0 0 0 0 0 LTV: Garden Space, Sloped
1/2: 0 0 1 0 0 0 0 LDE: Cul-de-sac, Dead End Street, Paved Street POL:
FP: SIT: Athletic Court, Cable TV, Deck, Fenced-Partially, Gas Available, Gated Entry, Patio, RV
Parking, Shop

Den/Office Main GR: Garage-Attached GAR: 3 STY: 12 - 2 Story
Dining Room Main BLD: YBT: 1997 NC: FND: Poured Concrete
Entry Main BDI: Built On Lot ARC:
Family Room Main BDC: Fixer RF: Tile
Kit w Eat Spc Main EXT: Stucco BSM: Partially Finished
Living Room Main MHM: MHS: MHN:
Primary Bedroom Upper (2nd Floor)
Rec Room Lower
Utility Room Upper (2nd Floor) ENS: Natural Gas HTC:
WHT: LSD: FLS: Hardwood, Wall to Wall Carpet
FEA: Bath Off Primary, Ceiling Fan(s), Dbl Pane/Storm Windw, Dining Room, Vaulted
Ceilings, Walk-in Closet, Walk-in Pantry
APS: Dishwasher(s), Stove(s)/Range(s)

WAS: Public WAC: PUD SD: Mount Vernon EL: Buyer To Verify
SWC: Septic POC: P.S.E. JH: Buyer To Verify SH: Buyer To Verify
Green Cert: BUS: BUS RTE:
Zoning Jur:: Zoning Code:: 3rd Party Aprvl Req: Other - See R Bank/REO Owned Y/N: No
Built Green: HERS Score: EPS Score: LEED:
NWMLS Cert: Cnstrct Mthds:

Agent Only Remarks: **Buyers to cooperate in Seller completing a 1031 exchange at Seller expense.**

Show during day time!! Electricity is off

Buyer to verify all information

THIS IS A FIXER!! Not all repairs needed are pictured.

Offers subject to right of first Refusal and please give 5 days time for Sellers Attorney review and being sold in as is where is condition.

Call David Moody with any questions (360)739-1735

Marketing Remarks: **Opportunity awaits in this custom builder/developer spacious retreat on private acreage. Just over 5000 sq ft of NW living with 4 Bed 3.5 Bath, gourmet kitchen features a large island and open floor plan perfect for entertaining. Elevated, sweeping mountain to bay views overlooking Skagit and Island counties from Whidbey to Camano Island, Bellingham Chuckanut Mountains, the San Juans, Skagit Valley and Olympic Peninsula. Enjoy year round recreation with indoor sports court and ADU possibilities. With TLC, this property has potential to become a spectacular retreat. The privacy, unmatched views and your vision would make this a home owners paradise.**

Offers: **Seller intends to review offers upon receipt**

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front



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