

Listing # **2591418** **13 Torrence Lane , Oak Harbor 98277** STAT: **Active** LP: **\$399,950**
 County: **Island** LT: BLK: CMTY: **Oak Harbor** PRJ:



Type: **Residential** CDOM: **1**
 AR: **813** TAX: **S842000000100** OLP: **\$399,950**
 MAP: GRD: Internet: **Yes**
 DD: **Deception Pass (SR20)- South to** FIN:
Oak Harbor- L@ Fakkema Rd- L@ Wilson LD: **10/07/2026**
Rd- R@ Torrence Lane- 1st driveway on XD:
left. OMD:

LAG: **Pete Keating (75416)** PH: **(425) 418-4191 (Cellular)**
 FAX: **(360) 294-7460** Email: **petekeating@johnlscott.com**
 LO: **John L. Scott Snohomish (6106)** PH: **(360) 217-8670 x250**
 BBC: **2.5%** Cmmts:
 CLA: PH:
 CLO: PTO: **Yes F17: Provided**
 OTVP: **Owner** OCC: **Ed and Kathy**
 OWN: **Undisclosed** OPH: **(000) 000-0000**
 KEY: **MLS Keybox, ShowingTime**
 PTS: **(928) 202-2237** OAD: **Oak Harbor**
 POS: **Negotiable**
 TRM: **Cash Out, Conventional, FHA, VA**
 HOD: **\$0**
 TX\$: **\$331** TXY: **2026** SNR: **Yes** MOR:

SFF: **432** SFU: **1,440**
 ASF: **1,872** SFS: **Realist**
 Community Feat:

SPA: SAA: AFH:

Right of First Refusal:

BR: **1** BDA: **2** BTH: **1.50** FBT: **0** QBT: **2** HBT: **0** FP Ttl: **1** TOF:

G LL M U U2 U3 U4 ACR: **2.010** LSF: **87,556**
 BR: **0 1 0 0 0 0** VEW: **Territorial** LSZ: **275x275x297x300**
 FUL: **0 0 0 0 0 0** WFT: WFG:
 3/4: **0 0 2 0 0 0** LTV: **Brush, Fruit Trees, Garden Space, Level, Wooded**
 1/2: **0 0 0 0 0 0** LDE: **Corner Lot, Paved Street, Secluded** POL:
 FP: **1** SIT: **Deck, Outbuildings, RV Parking, Shop**

Bonus Room **Main**
 Extra Fin Rm **Main**

STY: **10 - 1 Story** FND: **Poured Concrete, SIYBT: 2017**
 BLD: NC: GR: **4**
 BDI: **Detached, Modular** ARC: GAR: **Garage-Detached**
 BDC: RF: **Metal**
 EXT: **Metal/Vinyl** BSM: **None**
 MHM: MHS: MHN:
 ENS: **Electric, Propane, Wood** HTC:
 WHT: **Electric** LSD: CL: **None**
 FEA: HT: **Stove/Free Standing**
 FLS: **Vinyl, Wall to Wall Carpet**

APS: **Refrigerator(s), Stove(s)/Range(s)**

WAS: **Public** WAC: **Whidbey Park** SD: **Oak Harbor** EL:
 SWR: **Septic** SWC: **Septic** JH:
 Green Cert: POC: **Puget Sound Energy** BUS:
 Zoning Jur: **County** Zoning Code: **20** 3rd Party Aprvl Req: **None** SH:
 Built Green: HERS Score: EPS Score: BUS RTE:
 NWMLS Cert: Cnstrct Mthds: LEED: Bank/REO Owned Y/N: **No**

Agent Only Remarks: **Chicago T/E - Stephen Vezzetti, Park model included with full price offer done by a bill of sale**

Marketing Remarks: Ready to build your dream home? This flat, usable 2-acre parcel on Torrance Lane has been thoughtfully improved and prepared for a variety of possibilities. A newly built 36' x 40' shop offers incredible space for vehicles with 12x10 and 10x10 shop doors, store equipment, hobbies, or woodshed, plus approximately 460 sq. ft. of heated and conditioned finished space with a full bathroom. Also included in the sale is a 40' 2019 Keystone Residence park trailer, providing added flexibility while you plan your next chapter. Major infrastructure is already in place, including an existing 2-bedroom septic system, public water district service, and robust 320-amp robust electrical service to the property/structures. Bring your vision—design and build a custom home, explore the potential for a new manufactured home, or simply enjoy the property and improvements already in place. With level acreage, a substantial shop, utilities, and existing septic, much of the groundwork has already been done. A unique opportunity to create the property you've been looking for that is both close to town and a private setting. Enjoy shopping and easy access to Highway 20 moments from your door steps!

Offers: Seller intends to review offers upon receipt

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