



## RESIDENCE & "HOME ENTERPRISE" BUILDING

### For Sale by Owner

#### Summary

Residence: saltwater view, 4800 sf, 3 bedroom, 2½ baths, tri-level, secluded, quiet, no CC&R's, ~5 acres.

Separate 2-story, 3700 sf, "Home Enterprise" Facility, space lighting, electrical, heating, flooring, storage.

#### Address

1305/1337 East White Creek Drive  
Port Angeles, WA 98362-8939

#### Other

Elevation: 950 ft.

#### Legal

Lot 8, Survey, Vol. 3 Pg.144, Sec. 23  
Clallam Tax Parcel #0630233408000000

#### Price

\$950K

#### Terms

Negotiable

#### Contact

Jan @ 360-670-5351

### OUTSTANDING FEATURES

|                      |   |
|----------------------|---|
| <b>Residence</b>     | Custom tri-level, ~4800 sf  |
| <b>View</b>          | Salt water: Strait, Ediz Spit   |
| <b>Telephone</b>     | 5 lines, DSL, Wired Intranet  |
| <b>Television</b>    | DirecTV, HDTV   |
| <b>Water</b>         | 80' Well, modern water management system with 2800 gal storage tank                                 |
| <b>Electrical</b>    | 300A total, underground   |
| <b>Out-building</b>  | 3700 sf used as "Home Enterprise"   |
| <b>Hiking</b>        | Borders DNR forest lands to East  |
| <b>Security</b>      | Dusk-to-dawn yard/factory lighting  |
| <b>Residence</b>     | High-efficiency oil furnace with electrostatic filter, wood fireplace insert, electric wall units   |
| <b>Heating</b>       | High-efficiency fuel furnace, electric wall and baseboard units                                     |
| <b>Built-ins</b>     | Central vacuum      Pantry<br>Cook-top              Speakers<br>Ovens                  Wine storage |
| <b>Style</b>         | "Open" rooms, barn-style  |
| <b>Wood Paneling</b> | Living room              "Great" room<br>Master bedroom   |



1337 – "Home Enterprise" Facility



**Residence (#1305)**

~4800 sq. ft.  
including Garages,  
Walk-in Closets, &  
Furnace Room

Built: ~1992-1996

|                       |   |   |
|-----------------------|---|---|
| <b>Kitchen</b>        | Island -- cooktop, double sink, dishwasher, compactor | Additional "Butler's" Kitchen 6'x12'              |
|                       | 15'x21'   | "Garden" window                                   |
| <b>Living Room</b>    | Breakfast/dining area                                 | Pantry  |
|                       | Slide-out shelves                                     | Double oven                                       |
|                       | Open  | Wood floor  |
|                       | Open to 3 <sup>rd</sup> level                         | Wall Hutch  |
| <b>"Great" Room</b>   | Wood Fireplace Insert w/ventilator                    | Wood delivery passageway                          |
|                       | 14'x16'   | Built-in speakers                                 |
| <b>Master Bedroom</b> | Surround windows                                      | Real wood paneling                                |
|                       | Storage   | Skylights   |
|                       | 16'x25'   | Secondary entrance door                           |
| <b>Formal Dining</b>  | Walk-in closet, 10'x10'                               | Master Bath: 10'x12', jetted tub, 2-person shower |
|                       | 12'x14'   | "Cathedral" ceiling                               |
| <b>Bath/Utility</b>   | Open  | Office  |
|                       | 7'x9'   | Dormer window                                     |
| <b>Craft Room</b>     | Toilet Room, 3'x5'                                    | Sink/vanity                                       |
|                       | 14'x28'   | Toilet  |
| <b>Deck</b>           | Built-in storage                                      | Storage room 8'x10'                               |
|                       | 9'x52'  | Heated  |
| <b>Garden Garage</b>  | Custom tile/inlaid carpet flooring                    | Railing   |
|                       | 15'x23'   | Hottub 220v outlet                                |
|                       | Washer/Dryer  | Sump pump for basement                            |

**"Home Enterprise" (#1337)**

~3700 sq. ft.  
from outside dims  
including "Well" room

Built: ~1962/2005

|                                  |                                   |                             |
|----------------------------------|-----------------------------------|-----------------------------|
| <b>Lab/Manuf.</b>                | Surround electrical strip outlets | Vinyl tile flooring         |
|                                  | 1 <sup>st</sup> story 30'x30'     | Spiral stair                |
| <b>Offices</b>                   | Space lighting                    | Double-doors                |
|                                  | 2 <sup>nd</sup> story             | 6" R-24 Insulation          |
| <b>Bathrooms</b>                 | Compressed Air                    | DSL                         |
|                                  | 1 <sup>st</sup> story: 3/4        | 60A sub-panel               |
| <b>"Project" Room</b>            | Space heating                     | Wired Intranet              |
|                                  | 30'x36'                           | 12'x14'                     |
| <b>Isolation Room</b>            | Phone (4 lines)                   | Floating flooring           |
|                                  | 220v wiring                       | Closet                      |
| <b>Avaya Phone System</b>        | Lighted                           | Switchable lighting         |
|                                  | 220v wiring                       | 2 <sup>nd</sup> story: full |
| <b>1<sup>st</sup> story Room</b> | 220v wiring                       | Intranet                    |
|                                  | 220v wiring                       | Air compressor              |
| <b>Kitchen</b>                   | 220v wiring                       | "Patch" panel               |
|                                  | 220v wiring                       | Music over                  |

**RESIDENCE continued**

|                       |  |                |
|-----------------------|--|----------------|
| <b>Entry</b>          | Splits 1 <sup>st</sup> & 2 <sup>nd</sup> | Skylight       |
|                       | 11'x11'                                  | Tiled          |
| <b>Garage (3-bay)</b> | Q=3                                      | Double doors   |
|                       | 28'x37'                                  | wireless doors |

**DAYLIGHT/WALKOUT BASEMENT (1<sup>st</sup> level)**  
*Could be separate Apartment*

|                                |             |                           |
|--------------------------------|-------------|---------------------------|
| <b>Bedroom #2</b>              | 1 window    | Electrical Service Panels |
|                                | 11'x14'     | Walk-in closet 4'x10'     |
| <b>Bedroom #3</b>              | 2 windows   | Closet                    |
|                                | 10'x14'     | Tub with shower enclosure |
| <b>Bathroom</b>                | 7'x11'      | Toilet                    |
|                                | 7'x11'      | 2-sink vanity             |
| <b>Living Room/ Bonus Room</b> | Sink        | Kitchen counter           |
|                                | 16'x21'     | 220v outlet               |
|                                | 220v outlet | Storage/Refrigerator      |

**NOTE:** All room dimensions and areas are approximate. Please verify by your own methods.

1305 E. White Creek Drive



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