

Lot: Unit: **905 Grant St SW , Tumwater 98512**



Property Sub Type: **Residential** County: **Thurston**  
 Status: **Pending BU Requested: 1/27/23** List Price: **\$439,900**  
 Listing #: **2006527** Baths: **2.50**  
 Year Built: **1996** Fireplaces: **0**  
 DOM: **106** CDOM: **106**

Style: **12 - 2 Story** SF: **1,594 sf**  
 Bldg Type: **Built On Lot** SF Src: **Assessor**  
 Covd Prkg: **0** Acreage: **0.188 ac**  
 New Const: Lot Size: **8,206 sf**

School Information Area: **443**  
 Sch District: **Tumwater** Cmnty: **Tumwater Hill**  
 Elementary: **Tumwater Hill Elem** Project:  
 Jr. High: **Tumwater Mid** Map:  
 High Schl: **A G West Black Hills** Grid:  
 BBC: **2.5%** Pool:  
 BBC Comment: **1.5 if LB has both sides.**

**Room Locations**

	L	M	U
Bedrooms:	0	0	3
Baths (Full):	0	0	2
Baths (3/4)	0	0	0
Baths (1/2)	0	1	0
Fireplace:			
Primary Bedroom	<b>Upper</b>		
Living Room	<b>Main</b>		
Kit w Eat Spc	<b>Main</b>		
Utility Room	<b>Main</b>		
Dining Room	<b>Main</b>		

**Property Details**

Other Rooms:  
 Heating/Cooling: **Forced Air**  
 Energy Source: **Electric, Natural Gas**  
 Terms: **Cash Out, Conventional, FHA, State Bond, USDA, VA**  
 Exterior: **Cement Planked**  
 Roof Type: **Composition**  
 Cats/Dogs:  
 Water: **Public**  
 Sewer: **Sewer Connected**  
 Floor Covering: **Vinyl, Wall to Wall Carpet**  
 Appliances: **Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove/Range, Washer**  
 View: **See Remarks, Territorial**  
 Basement: **None**  
 Architecture: **See Remarks**  
 Water Heater: **Gas**  
 Leased Equip:  
 Bus Line Nearby: **Yes** Bus Route:

Built Green: HERS Score: EPS Score: LEED:  
 NWMLS Cert: Cnstrct Mthds:

Tax Year: **2022** Ann Taxes: **\$4,106** Snr Exempt: **No** HOA Dues: Mntly Rent: First Refusal: **No**

Directions: **101 to Cooper Point exit, South on Crosby, L at Irving, R on 7th, R on Grant to home on corner of Grant & 9th. Or I-5 Exit 103, take Desoto up the hill, becomes 4th, L on Ferry, R on 7th, L on Grant.**

Interior Features: **Bath Off Primary, Dbl Pane/Storm Windw, Dining Room, Vaulted Ceilings**

Site Features: **Cabana/Gazebo, Deck, Fenced-Fully, Gas Available, High Speed Internet, Outbuildings, Patio**

Marketing Remarks: **Custom home for sale on Tumwater Hill. This 1996 home is centrally located on a large corner lot on a cul-de-sac. Just minutes to Hwy 101, I-5, SPSCC, shopping, schools, and downtown. The home has been updated with new roof and siding 5 years ago, updated bathroom, and a new furnace, fridge and microwave were installed this year. All appliances stay, even the front-loading washer and dryer. Custom features including vaulted ceilings, recessed lighting, and a bay window turret. HUGE master suite with sitting room area and a nice view. The large 1/5-acre lot has a robust garden, mature landscaping, an outbuilding, and a gazebo. Fully fenced and gated for your pets. \*\*\*\$7500 credit for new flooring\*\*\*. Appraised for \$450,000 in March 2023.**

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