The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.

4.6 ACRES | 3271 SCOTIA RD NEWPORT, WA 99180 | PEND OREILLE COUNTY

Info Sheet

- PROPERTY SUMMARY

This 4.6-acre lot in Washington has access to power and fiber internet (confirmed possible). A short drive from Newport with access through Scotia Rd a public paved road in excellent conditions. Beautiful views and nearby attractions.

_ ACCESS & MAPS _

Road	Scotia Rd
Туре	Paved
Condition	Good
Directions	From Newport
GPS Coordinates	48.123850350000005, -117.1331803
Land ID Link	LandId
Google MyMap W/ Corner Boundaries	<u>MyMaps</u>

Designation	R5
Link to County Zoning Ordinance	https://www.pendoreilleco.org/media/4476
Uses By Right	Residential only
Notes	The property is less than 5 acres and is zoned R5. At this point, it cannot be subdivided.

PROPERTY DETAILS

<u>Acreage</u>

4.6 Acres

<u>APN</u> 453005-53-0002

Legal Description

1-56 f3 lot 2 scotia pines 05-30-45

> <u>County</u> Pend Oreille

Annual Taxes \$400

> HOA No

HOA Dues None

Covenants No

<u>Utilities</u> Power, Fiber Internet

— POWER ——		
Provider	Pend Oreille Public Utility District	
Website	https://www.popud.org	
Distance to Power	About 1.4 miles from the property.	
Est. Cost to Connect	Quote needed. Application fee is \$250.	
Notes	POPUD also provides fiber internet along the same lines	
Natural Gas Delivery	\$4.2k to \$7k for Tank and installation- https://www.arrowpropane.com/residential	

- WATER ------

Provider	No Water Service in the area - Well needed
Well Application Process	You don't need a water right for domestic use, limited industrial/irrigation use and stock water if it is under 5000 gallons a day. Before drilling a well, submit a notice of intent and check water availability. For larger usage, apply for a water right.
Resource	https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-rights
Licensed Drillers in the area	ht <u>tps://appswr.ecology.wa.gov/wellconstruction/Wells/PublicPages/Public</u> <u>DrillerSearch.aspx</u>
Bulk Water Delivery	Around \$350 for 3500 gallons- <u>https://www.prairieh2o.com/potable-water-hauling</u>

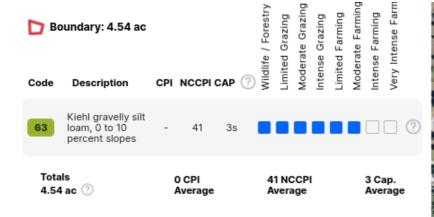
- SEPTIC/SEWER ------

Provider	None - Septic System Needed
Application Process	This is a summarized process:
	1. Submit application & test holes.
	2. Review & site evaluation.
	3. Design approval gets permit.
	4.Owner/installer can install.
	5. Final inspection for approval.
	6. Appeal within 30 days.
Resource	https://www.netchd.org/DocumentCenter/View/321/Fillable-Single-Family-
	Residence-SFR-ApplicationSupporting-Materials-PDF
Resource	

- BUILDING & USE RESTRICTIONS ------

Subdivision Rules	It cannot be subdivided
Min Building Size	No apparent restrictions
Max Building Size	2 Stories
# of Buildings	Just one allowed
Building Types	Modular, Prefab: Allowed
Outbuildings	No specific restriction (Refer to County Guidelines)
Animals	Any that can be contained within lot limits. There is one restriction: No pigs goats or geese allowed
Mobile Homes	Mobile homes are allowed
RV Rules	Up to 120 Continuous Days per calendar year
Camping Rules	No specific rules for tent camping on private property
Resource	https://www.pendoreilleco.org/media/4721

- TERRAIN/SOIL/CLIMATE -





Soil	Kiehl gravelly silt loam, 0 to 10 percent slopes	Climate Annually	
Capabilities	Moderate grazing	High	83 F
Limited	Limited farming	Low	21.3 F
Terrain	Gently rolling to the east	Avg Precipitation	34 in
Resource	Setbacks: You will have 25' from Scotia and 5' from Emerald Ln. and a minimum of 5' from the side lines.	Avg Snowfall	57 in
Floodplain	Not in the floodplains		

HOA	None	

- CONNECTIVITY ------

Yes- 4G	
Yes - 4G LTE	
Yes - 5G	
Yes - POPUD (Same company that provides power)	
Yes	

Place	Name	Distance
Cities	Newport	11 min
	Oldtown	29 min
Airport	Spokane International Airport	1 hr
Hospital	Newport Hospital & Health Services	31 min
Grocery Store	Safeway	31 min
	Super1foods	1 hr
Activities	Riverfront Park	52 min
	Diamond Lake	10 min
	Discovery Playground	54 min
	Wonderland Family	39 min
	Splash Down	52 min
	Cowles Scout Reservation, Inland Northwest Council	22 min