

LAND FOR SALE

A DOORWAY TO A DYNAMIC MOUNTAIN LIVING EXPERIENCE THAT COMBINES YEAR-ROUND RECREATION WITH A WORLD-CLASS DESTINATION.

A RARE ~10 ACRE RESIDENTIAL SITE IN RAVENSDALE, KING COUNTY WA



PROPERTY OVERVIEW

Address: SE Courtney Rd, Ravensdale WA 98052

Parcel ID: 1221079023

Latitude: 47.32248593276057

Longitude: -121.86941808502526

Dimensions approx. 330 x 1,300 feet;

Lot Size 426,584sq ft = 9.79 acres

Community Service Area – Greater Maple Valley/Cedar River Area

Community Planning Area – Tahoma/Raven Heights

Water/Aquifer: atop the Puget Willamette Trough regional aquifer system within Duwamish-Green Watershed

Current approved uses: Residential –The parcel is zoned RA 5 per KCC21.12.030 Development standards and dimensions [king county](#)

Existing improvements: None

WITH ANY QUESTIONS CONTACT

CHRIS CLOWER

Real Estate Broker
Professional Realty Services

Buyer to verify to their full satisfaction

SERVICE AVAILABLE

WATER

Private well location w/approval for drilling in place (due Feb 5 2024, can be extended); or connect to a community well couple parcels south.

POWER

Puget Sound is the service provider; underground power lines are set on site in two areas.

SEWER

Septic design accepted by the county, soils throughout the site tested and percolates.

INTERNET

The community is served by Comcast. Connection is available

ROAD

On SE Courtney Road; road is paved and maintained by county with prompt snow removal

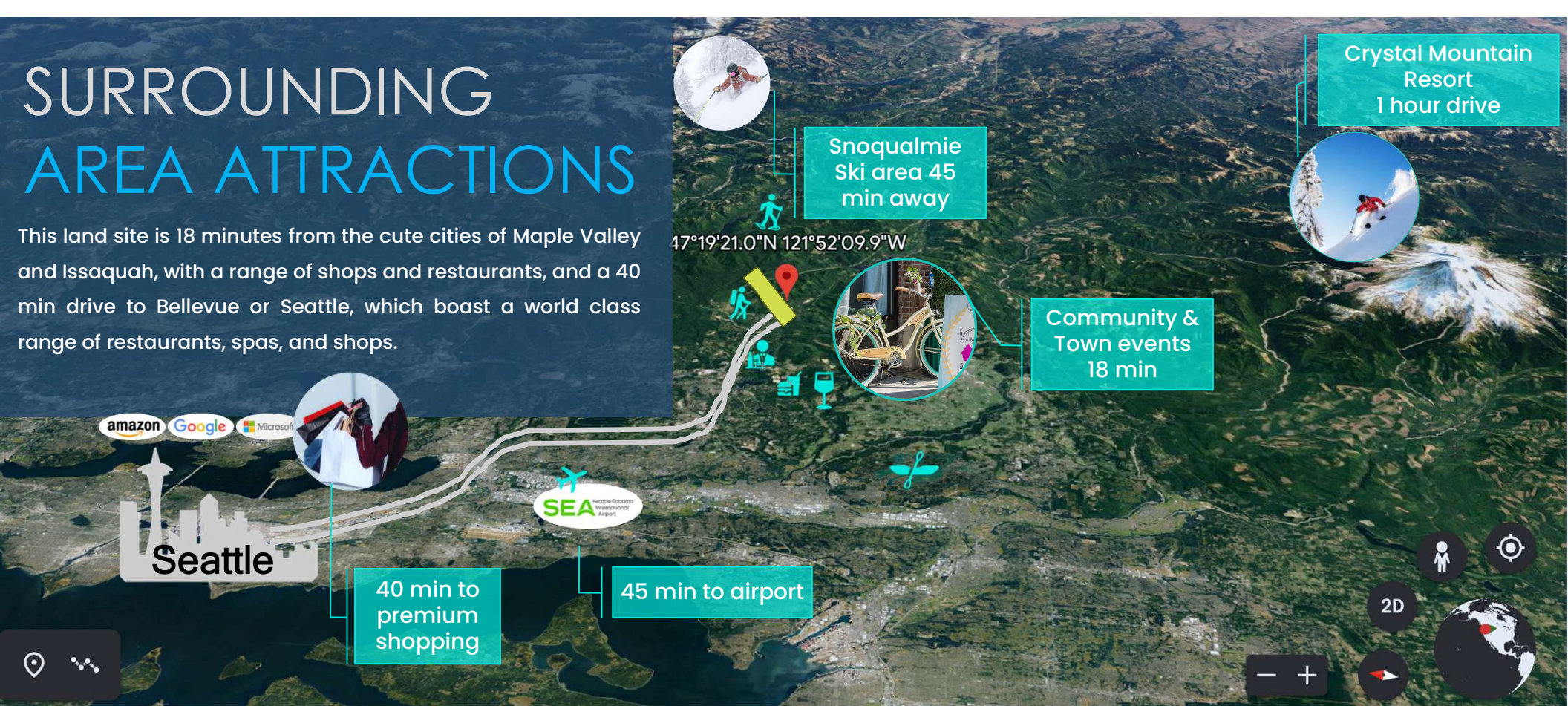
Professional Realty Services

📞 (206) 856 - 2718

🌐 chris@dwellsolution.com

SURROUNDING AREA ATTRACTIONS

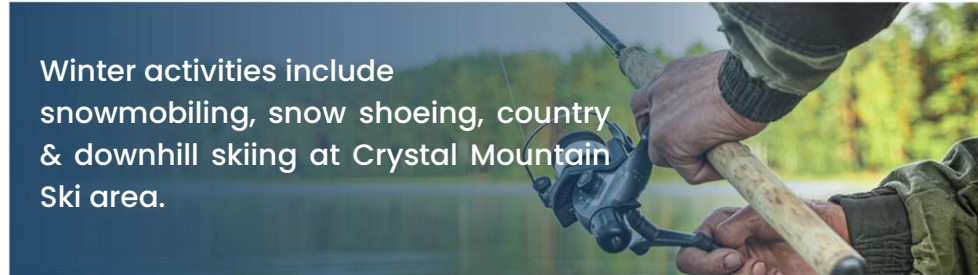
This land site is 18 minutes from the cute cities of Maple Valley and Issaquah, with a range of shops and restaurants, and a 40 min drive to Bellevue or Seattle, which boast a world class range of restaurants, spas, and shops.



Recreational activities abound: Fishing, Hiking, Kayaking, Mountain Biking, Trail Running, Foraging for local delicacies ~ Morell & Yellow/White Chanterelles Mushrooms. Hunting is available right on site/in your back yard.



Winter activities include snowmobiling, snow shoeing, country & downhill skiing at Crystal Mountain Ski area.



THE RENTAL EMPIRE OPPORTUNITY

- Unbeatable location for outdoor activities.
- Easy commute to all major employers in the area.
- Minutes away from skiing, canoeing, restaurants and an extensive list of popular hikes, fishing & mountain biking
- No HOA, located in unincorporated King County that welcomes short-term rental business



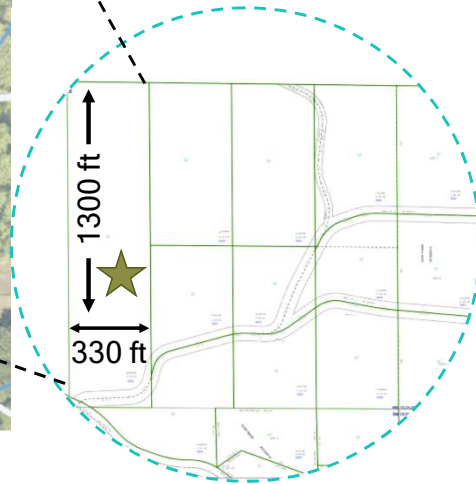
For illustration only. 3D rendering of a popular local cabin style. There is no house on the property. Offer is for raw land only.

- **Zoned** RA 5.
- **Potential:** multiple residential structures – SFH (main house) with ADU (guest house/second house) and ALQ (accessory living quarters, ex. a cabin) per 5 acres

Example for house locations



Southern view



Western sunsets

SECURE A RARE, SPACIOUS & WALKABLE LOT, MULTIPLE BUILDING OPTIONS TO **MAX YOUR RENTAL ROI.**

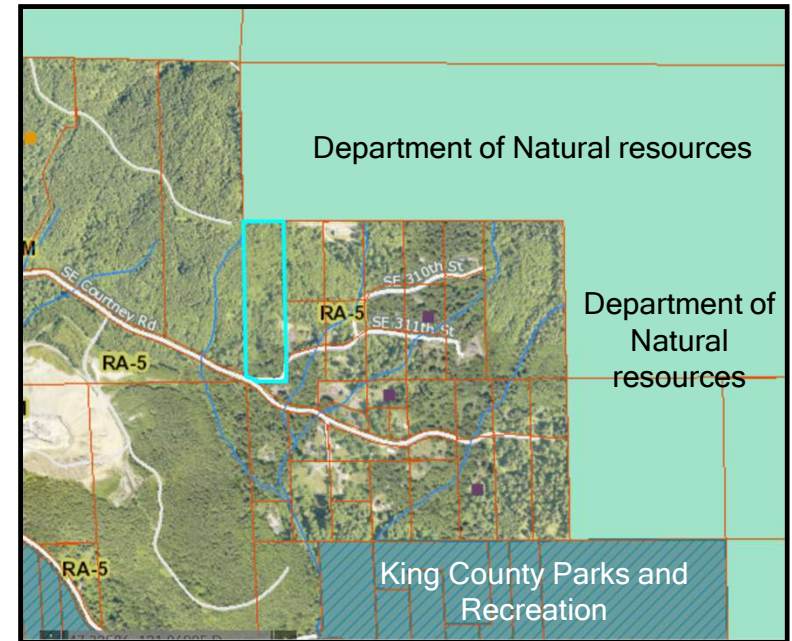
DON'T MISS OUT!

THE DREAM DESTINATION FOR OUTDOOR ENTHUSIASTS

Most of the town is designated for high density, but the surrounding land is reserved by the county and public. Thus, opportunities like this are incredibly scarce.

Imagine having your own private hunting grounds bordering a pristine wildlife reserve. Elk, deer, bears, coyotes, and cougars roam freely, making it a dream destination.

Nestled near Maple Valley, this nearly 10-acre parcel **is a rare gem** in a region known for its dedication to preservation of natural resources.



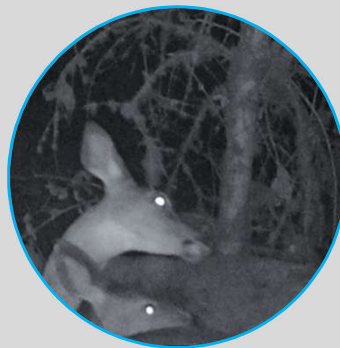
EASILY WALKABLE SITE & PRIVATE LOCATION
**ACT NOW, AS PARCELS LIKE THESE
DISAPPEAR FAST.**



Photographed
on site



Photographed
on site



Photographed
on site

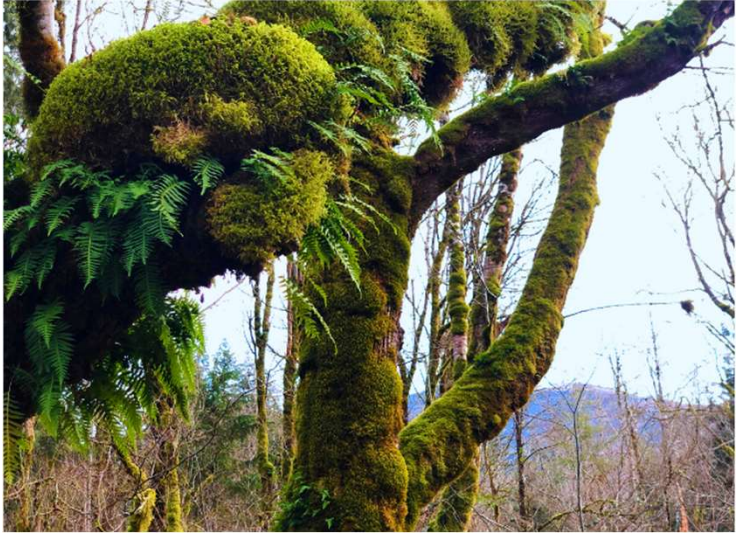


Spotted weekly at
neighbors' yard



Coyotes common
to the area

NATURE'S BEAUTY ABOUNDS



Lush ferns and vibrant moss carpet the landscape, accented by the presence of scattered young maple and Douglas Fir trees, remnants of timber harvesting from three decades past.

The property hosts a variety of emerging trees including red alder, bitter cherry, vine maple, Himalayan blackberry, salmonberry, and Indian plum.

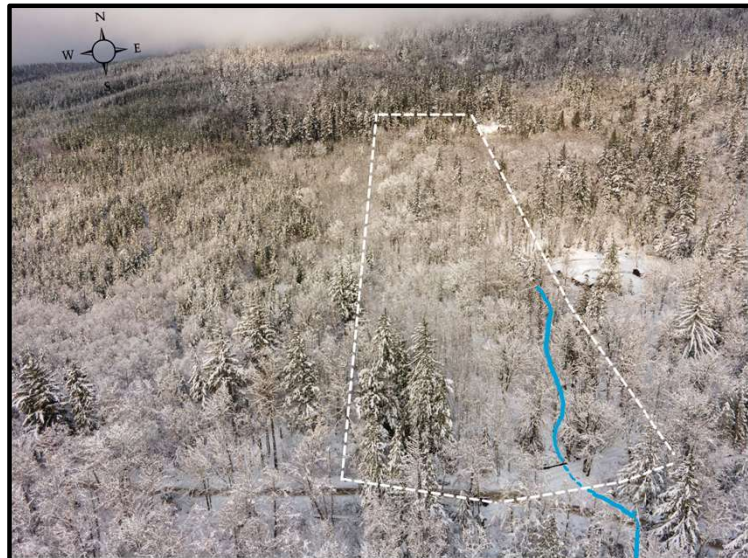
The terrain is easily navigable, with the younger trees promising more expansive views and cost-effective future development.

Nice and dry

Based on a completed Wetland report: "Soils throughout the site lacked any evidence of wetland hydrology"

Location of the stream:

Originates to the east of the site and drains across the south-central part, passes under SE 311th Ave and under SE. Courtney Road



The creek's calming sounds grace 1/3 of the property, as shown in the left photo. In the photo above it is at full flow. In summer, it becomes a quiet murmur, leaving only peace.





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THANK YOU

| Create memories in RAVENSDALE