

Columbia River Frontage + Quiet Country Living + Private
2431 N. Columbia River Road
Pasco, WA 99301

\$1,000,000
6.300± Acres
Franklin County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

**Columbia River Frontage + Quiet Country Living + Private
Pasco, WA / Franklin County**

SUMMARY

Address

2431 N. Columbia River Road

City, State Zip

Pasco, WA 99301

County

Franklin County

Type

Residential Property, Riverfront

Latitude / Longitude

46.408950 / -119.258115

Dwelling Square Feet

3615

Bedrooms / Bathrooms

3 / 2

Acreage

6.300

Price

\$1,000,000

Property Website

<https://www.landleader.com/property/columbia-river-frontage-quiet-country-living-private-franklin-washington/32532>



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PROPERTY DESCRIPTION

This view and setting is OUT OF THIS WORLD! On the river, low bank, end of the road and overlooking the last free-flowing portion of the Columbia River in SE Washington! Sunsets are stunning! Watching the wildlife and the fishermen is beautiful and so rewarding. This home has a custom concrete tile roof, extra insulation, water to heat pump system, and windows to the world! The view includes the top of Mt. Rainier on a clear day! Average electric utility bill is around \$150/mo. The White Bluffs rise behind the home with walking trails, resting points, native flowers in season and year-round creek-fed springs that make this a private paradise. Inside you will find an open floor plan with the great room concept. Kitchen, dining and living room all overlook the river. An island breakfast bar is raised for conversation with the cook/chef. The free-standing wood stove in the living room plus the HVAC fan heats the entire house in the fall & winter. Grab your telescope and set up looking out the river side glass. Step out onto the full wrap deck and enjoy your favorite beverage or summer meal. Downstairs is set up now as an office, but easily can be a family room & den. Lower level is plumbed for another kitchen and has a walk-out patio door to the river side patio. This area is concrete and meets the lawn that wraps the home. There are grapes and berries, gardens, arbors and so much more outside! You'll just have to take a look for yourself. This is truly a one-of-a-kind gem!

Distance:

17 miles from road 68 shopping area

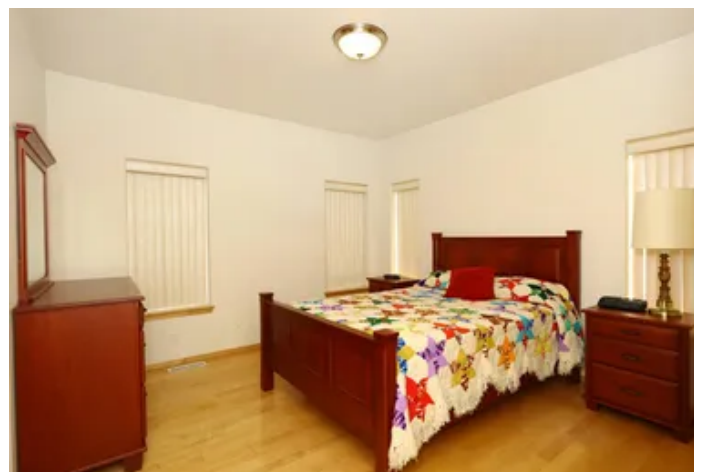
22 miles to Tri-Cities Airport

65 miles to Moses Lake, WA

106 miles to Ellensburg, WA



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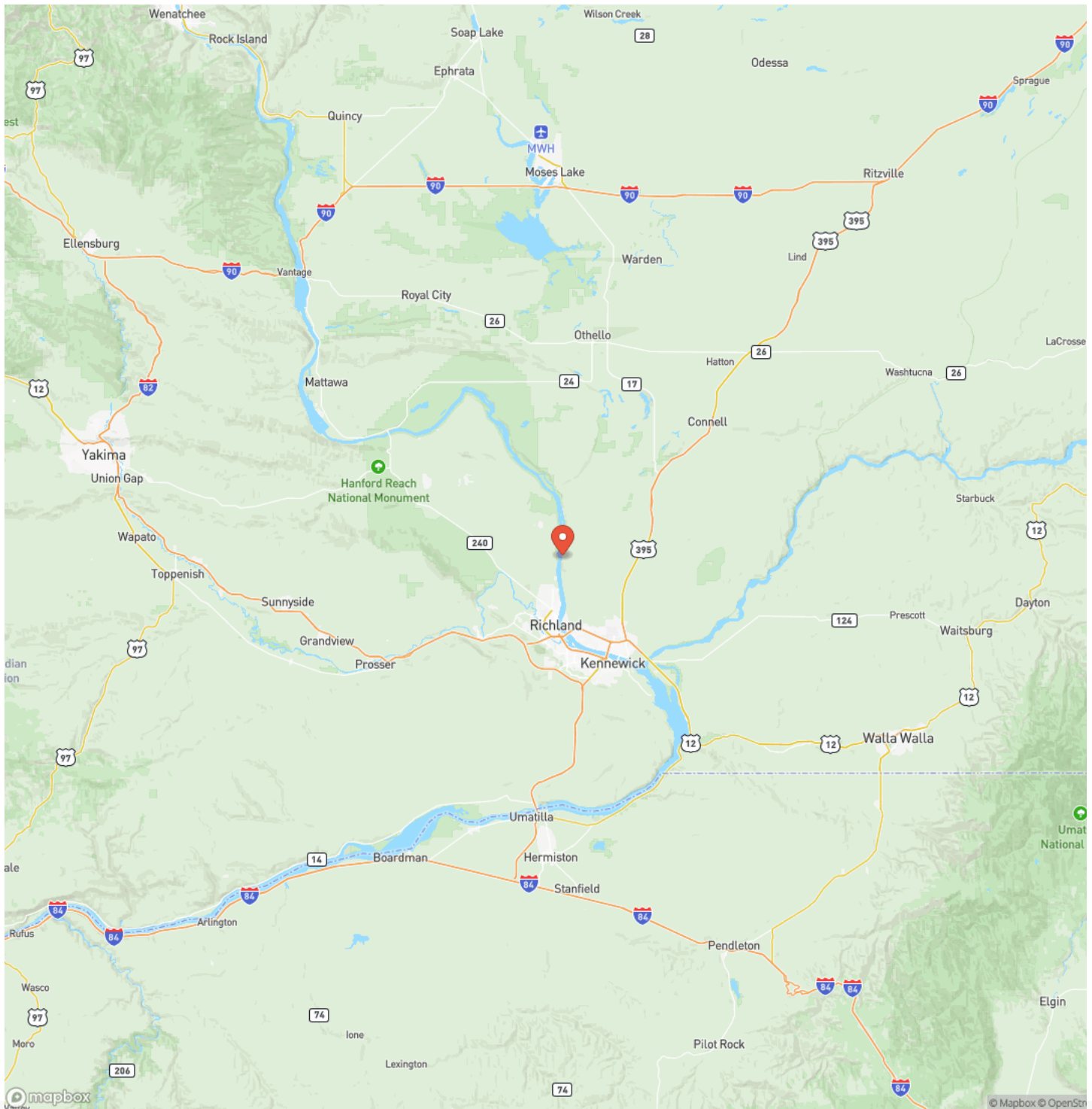
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Locator Map



Locator Map



MORE INFO ONLINE:



Satellite Map



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Pasco, WA / Franklin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Rodney McConnell

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1816 N. 20th Ave.

City / State / Zip

Pasco, WA 99301

NOTES

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This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There are no margins, text, or other markings on the page.



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