

MARROWSTONE

NORDLAND, WA



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ESTATE PROPERTIES
VINEYARDS + COUNTRY LIVING

A DIVISION OF BERKSHIRE HATHAWAY HOMESERVICES NORTHWEST REAL ESTATE



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503.212.2735



A SHORELINE WITH A LEGACY...





The story we know about this stretch of coast dates back nearly a century, when this land was a fishing resort, founded in 1923. Decades later, it was reimagined as wildlife habitat by a naturalist who took research and preservation seriously. All along, the people who have cared for this land have loved its natural spirit and kept it intact. And that's a part of the story we look forward to continuing.

OVERVIEW

This offering consists of approximately 8 acres of low to no-bank waterfront land plus approximately 11 acres of deeded Tidelands. 9 cabins of various sizes and configurations, 2 houses with office space, a lodge with kitchen and deck over looking Oak Bay, Olympic Mountains & Mt. Rainier, a barn with pasture, +\ 650 feet of low to no-bank beachfront with a private boat launch. Operated as a resort beginning in the 1940's. Current ownership for the past two years has focused on restoration. The seller has obtained a conditional use permit approval for substantial development of the existing historic beach resort which includes renovation of the 9 existing cottages and farmhouse, renovation of the lodge including adding a commercial kitchen for a rural restaurant, building 3 more studio cabins, adding 2 yurts and building a sauna for guests.

With many possibilities for the future, this is the perfect canvas on which to paint your legacy.

EXTEND YOURSELF

Marrowstone is a little, out-of-the-way island in the middle of the Salish Sea. We're a two hour drive from Seattle, accessed by bridge. Time here passes differently—it's about the changing tides, and the shifting sky, and the angle of the sun on the madrona trees. There are more than 8 acres of land to explore—gardens to use, and trails to discover—while the views of Mt. Rainier and the Olympics add their own quiet presence.



MARROWSTONE

We are a historic lodge and coastal cabins on Marrowstone Island, currently in renovation. We believe that going a little further gets you where you want to be. It's how we make an island into an experience, and a shoreline into a sanctuary. It's how we turn an inn at the edge of the world into a place of deep welcome and authentic hospitality.











THE NEXT CHAPTER

The foundation of Marrowstone Inn began with a historic lodge and coastal cabins on a site with the potential for deep welcome and authentic hospitality. The intent was to update the infrastructure and facilities to retain the rural character of the site with a focus on the surrounding nature and views. Marrowstone Inn was inspired from the land. That meditative feeling of the wilderness is there in the early mornings, gazing at Mount Rainier, in the long afternoons in the meadows, and the afternoon shade of the madrona trees with the peaks of the Olympics behind them.

What comes next is yearning to be written.





RESTORATION

The property is zoned RR1:5 with an approved conditional use permit to renovate the Inn and add several guest accommodations.

Currently the 9 existing cabins range in size from approximately 265 sq/ft to 1123 sq/ft.

Work Completed:

- Revegetation into perpetuity per the approved landscape plan
- Survey
- Shoreline, Wetland, Fish & Wildlife Habitat and FEMA Flood plan Assessment
- Traffic Study
- Archaeological assessment: Complete
- Civil site plan (for land use approvals):
- Landscape Planting Plan (for land use approvals)
- Septic design and application submittal
- Land Use applications & hearing
- Structural engineering design for permit submittal of cabins 1, 2, 3, 4, 5, Farmhouse & garage/caretaker

DEVELOPMENT PERMIT

AFTER RECORDING, RETURN TO:

Department of Community Development
621 Sheridan St
Port Townsend, WA 98368

** Note: Recording is optional for this decision.*

NOTICE TO TITLE

LEGAL LOT OF RECORD DETERMINATION FOR DEVELOPMENT ELIGIBILITY

FILED FOR THE RECORD AT THE REQUEST OF
JEFFERSON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT (DCD)
(Note: DCD recommends all Legal Lot of Record Determinations
be recorded with the Jefferson County Auditor.)

Date: 01/19/2023

Determination By: Shannen Cartmel, Planning Supervisor

Subject: **Legal Lot of Record Determination for Development Eligibility — Marrowstone Inn**

Proposal: Development of Marrowstone Inn as approved under MLA21-00080.

Extend Yourself LLC (“the applicant”) seeks approval of a Site Development Review permit application for non-residential development of the following property:

Abbreviated Legal Description: S8 T29 R1E TAX NO. 10 (N300') and S8 T29 R1E TAX 10(LESS N300').

Full Legal Description: That real property as described as “Exhibit A” of the Statutory Warranty Deed recorded on February 23, 2021 under Auditor’s File Number (AFN) 641419.

Parcel #: 921084010 and 921084011

Statement of Decision:

The Department of Community Development (DCD) has determined that the property evaluated under SDR2022-00062 meets the standards of Chapter 18.40 JCC and Chapter 18.12 JCC. Jefferson County hereby issues a determination that the property is a legal lot of record. The lot may be conveyed under its current legal description per RCW 58.17.210 and is eligible for development permit applications per Chapter 18.12 JCC.

NOTICE

JCC 18.10.120 defines “lot of record” as follows: “‘Lot of record’ means a lot or parcel of land that was created by a metes and bounds description or through platting or other means, and met all applicable zoning and subdivision requirements in effect at the time of lot creation. A lot of record is not necessarily developable or buildable, but may be conveyed pursuant to chapter 58.17 RCW.”

JCC 18.10.120 defines “legal lot of record” as follows: “‘Legal lot of record’ means any lot that is determined to be a legal lot of record pursuant to chapter 18.12 JCC and satisfies the ‘legal lot of record’ requirement in WAC 246-272A-0320.”

JCC 18.12.010(3) states: “This chapter provides for a legal lot of record determination process, which is an administrative process for determination of whether a lot or parcel is eligible for development. To determine whether the lot is a buildable lot, the applicant must apply for site development review approval pursuant to JCC 18.40.440 et seq.

Josh D. Peters
UDC Administrator, Jefferson County DCD

1/19/2023
Date



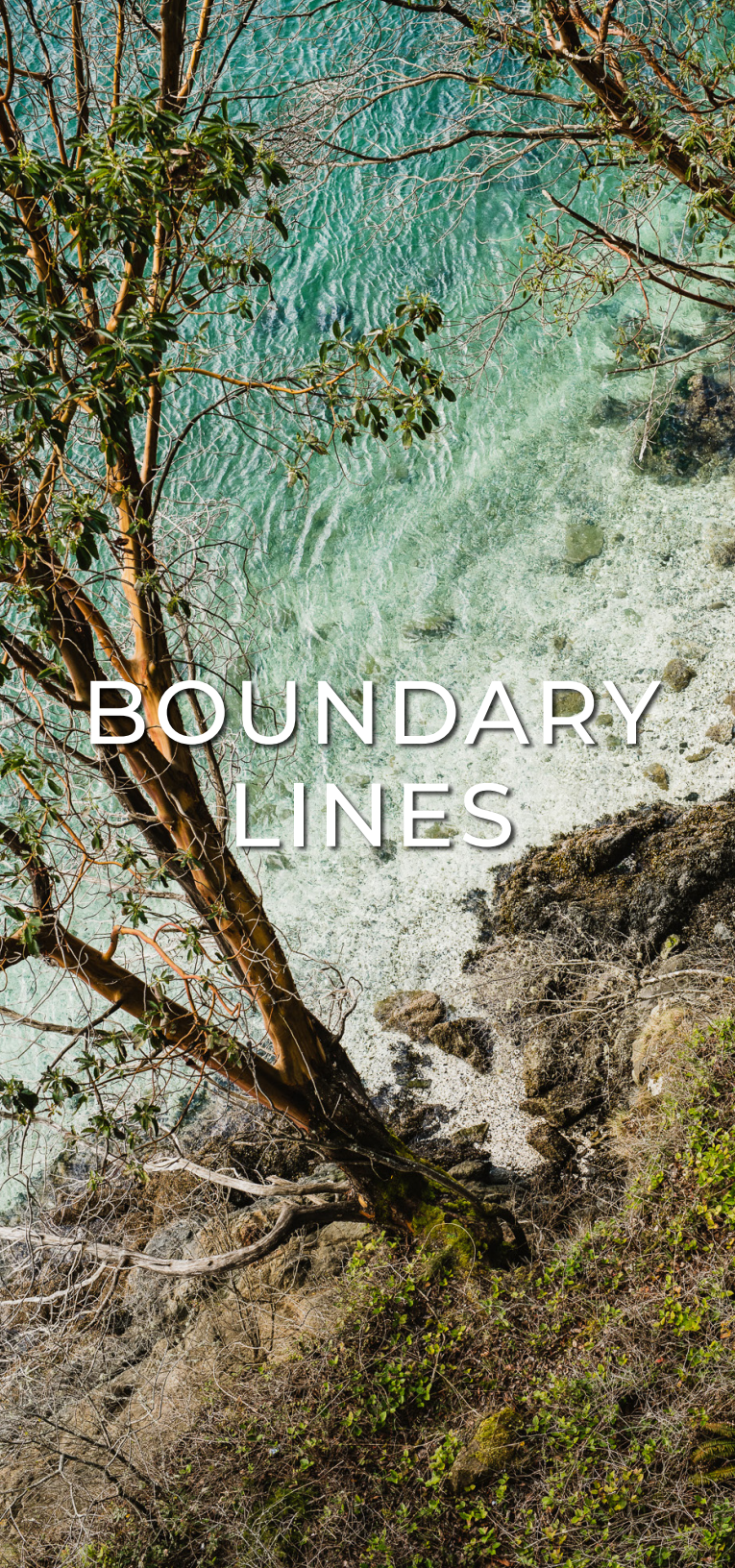


SITE LAYOUT

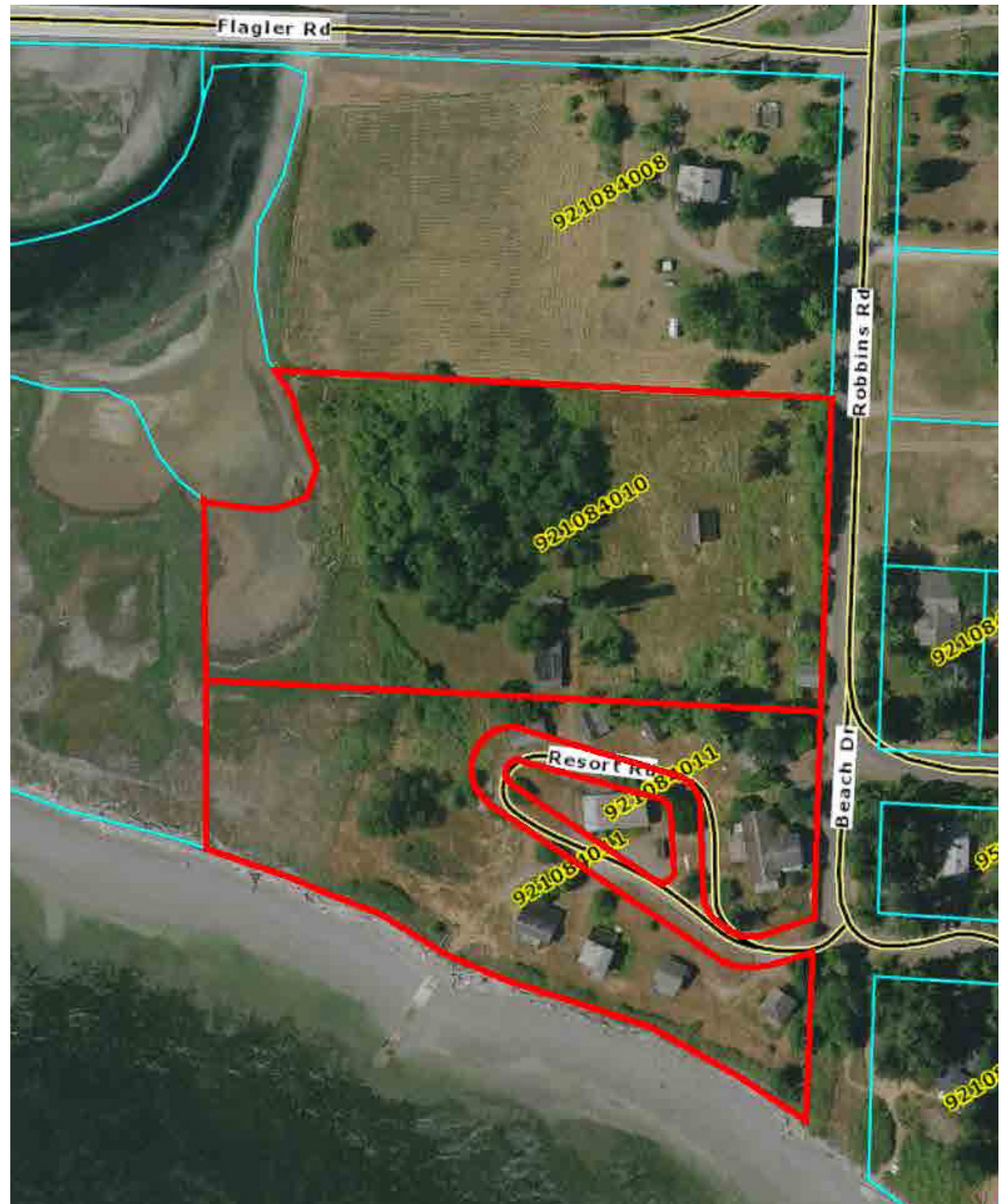


EXISTING STRUCTURES

- ① CABIN 01
- ② CABIN 02
- ③ CABIN 03
- ④ CABIN 04
- ⑤ CABIN 05
- ⑥ CABIN 06
- ⑦ CABIN 07
- ⑧ CABIN 08
- ⑨ CABIN 09
- ⑩ FARMHOUSE
- Ⓜ MANUFACTURED HOME
- Ⓛ LODGE
- ⓖ GARAGE
- Ⓤ UTILITY SHED
- ⓔ EQUIPMENT SHED
- Ⓟ BARN

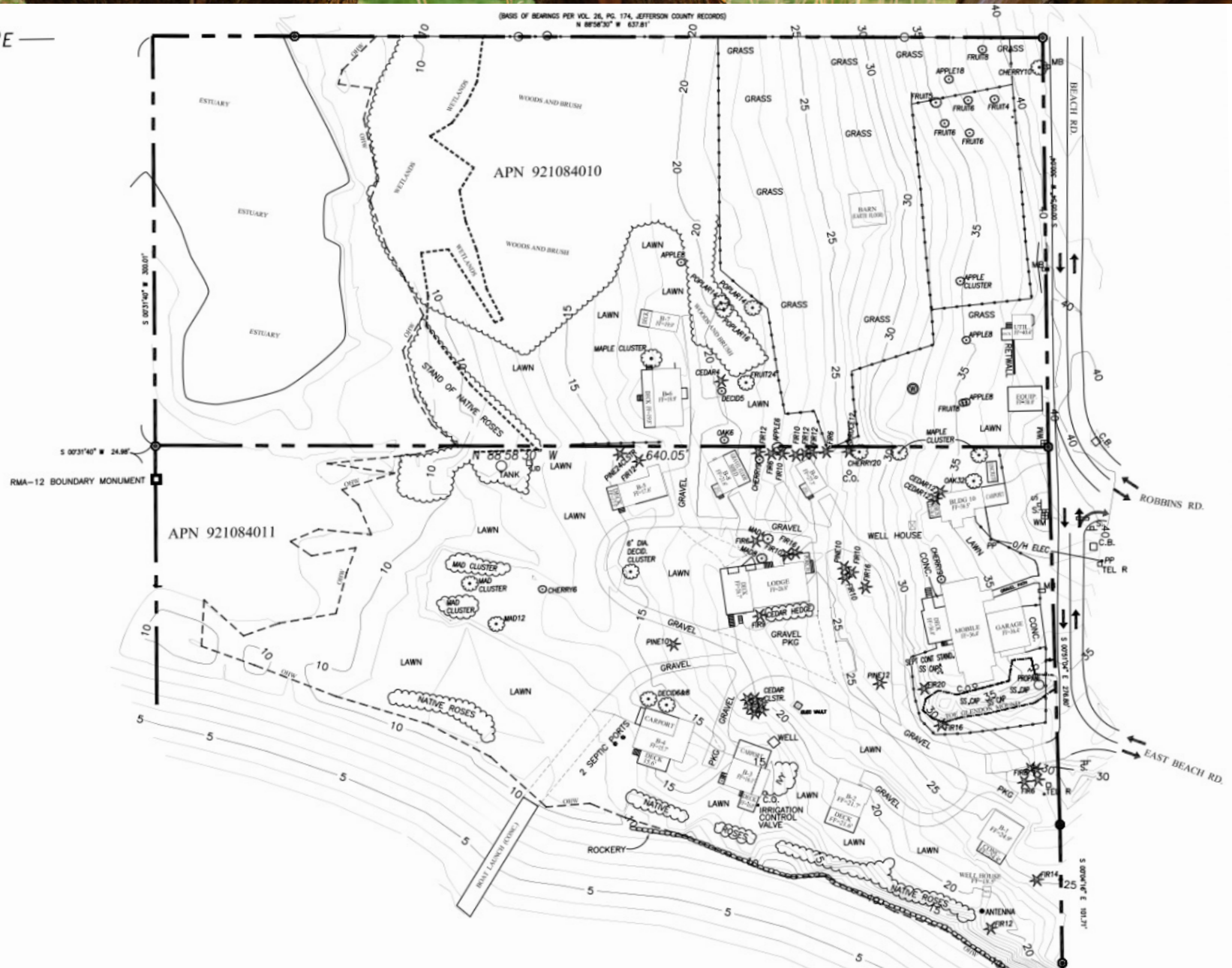


BOUNDARY LINES





TOPOGRAPHY MAP





Brett Veatch, Regional Director
Agricultural & Vineyard Division
Oregon, Washington, & Idaho Broker
License # 890500238 / 27602 / AB52725

Brett is the regional director for Berkshire Hathaway Northwest Real Estate's Agricultural-Natural Resources and Estate Properties Divisions. He has more than twenty years experience in marketing and real estate brokerage. Brett has had experience working on some of the largest agricultural transactions in the valley and his clients include private equity, corporations and foreign investors. His team is comprised of dedicated individuals educated in marketing, business, economics or in specialized crop types. Berkshire Hathaway HomeServices is a leading global brokerage company and has thirty-three offices in Oregon and Washington. The combined reach of the Berkshire Hathaway Brand and the specialized knowledge of our agricultural and vineyard divisions provides our clients with the guidance and tools they need to navigate the acquisition or disposition of any asset.



Kendall Jones
Licensed Broker in Oregon
License# 201229975
Unlicensed Assistant in WA

Kendall holds degrees in Viticulture/Enology & Wine Business Management. She has roots in the wine industry and has worked for several notable companies including Ste. Michelle Wine Estates and Argyle Winery. With family in luxury real estate brokerage both in California and Washington, her specialization in vineyard and winery properties is a natural fit. As a member of the Estate Properties Division in Oregon, she focuses on marketing vineyards, wineries and country-living properties throughout the Willamette Valley. Kendall's industry connections and knowledge are indispensable when purchasing or selling vineyard or winery assets.





Michelle Holland, WA Broker
License # 107042
Phone: 206-799-8849

Michelle Holland has been a licensed real estate agent since 2005. She started her career in Santa Barbara, California and moved to Bainbridge Island, WA in 2009. She specializes in waterfront residential, acreage, remodeling and new home construction. Michelle is proud to have many long term, repeat clients who trust her with all of their real estate needs.



Michael Holland, Managing Broker
WA License # 11349

Michael Holland has been selling real estate in Washington State for over 33 years. He specializes in vacant land, waterfront residential, acreage and development property. Michael has developed investment properties and is knowledgeable in all aspects of property development and permitting.



REQUEST MORE INFORMATION



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