

## Isabella Park Subdivision

---

Bothell, WA

**Offering Prospectus**

**October 2011**

---



**THE CAMERON GROUP**  
REAL ESTATE SERVICES

 Windermere  
REAL ESTATE

## Isabella Park Subdivision

---

The Cameron Group presents four finished and recorded lots for sale in the Isabella Park Subdivision. The site is well located in Bothell - Snohomish County.

Effective immediately Parmenter Signature Homes, LLC is offering the Isabella Park lots for sale. This asset is not priced and is open for bids from qualified buyers. Enclosed in this prospectus is information on the Isabella Park Subdivision that will assist buyers in analyzing and reviewing this property.

Offers are due to the listing agents by **5:00 PM PST on November 8, 2011**. The seller will start responding to offers shortly after this deadline.

Please do not hesitate to contact us should you need additional information on this opportunity

Sincerely,



Scott Cameron  
The Cameron Group  
Windermere Real Estate



Wes Falkenberg  
The Cameron Group  
Windermere Real Estate

## Table of Contents

---

### **01 Overview**

- Sales Process
- Purchase Price
- Offer Deadline
- Delivery of Lots
- Neighborhood Description
- Access
- Schools
- Directions to Property
- Aerial Map
- Location Map
- Plat Map
- Property Summary
- Parcel Numbers
- Jurisdictions and Utilities

### **02 Property Details**

- Property Addresses
- Seller Preferred Terms

### **03 About Us**

- Marketing Services
- Contact Information

### **04 Appendix**

- Photo Gallery



Isabella Park Subdivision

**Sales Process**

This property is being marketed exclusively by The Cameron Group/Windermere Bellevue Commons. This opportunity has not been priced by the seller.

Offers must be submitted by 5:00 PM PST on November 8, 2011 to be considered by the Seller.

If applicable - Buyer's agent commissions will be paid by the Buyer.

Please contact the listing agents with any questions regarding the submittal of offers or the bidding process.

**Email offers in PDF form to [scott@cameronregroup.com](mailto:scott@cameronregroup.com) and [wes@cameronregroup.com](mailto:wes@cameronregroup.com)**

Property tours are available through the listing agent. Please contact Scott Cameron at (425) 445-0887 ([scott@cameronregroup.com](mailto:scott@cameronregroup.com)) or Wes Falkenberg at (425) 761-6489 ([wes@cameronregroup.com](mailto:wes@cameronregroup.com)) to schedule an appointment.

**Isabella Park Subdivision  
Bothell WA  
4 Completed Lots**



**Purchase Price**

This asset does not have a set asking price.

**Offer Deadline**

Offers must be submitted with required seller addendums by 5:00 PM PST on November 8, 2011.

**Delivery of Lots**

The property and all improvements located thereon will be sold "as is". The property owned by the Seller consists of 4 finished single family lots.

**Neighborhood Description**

Located west of Canyon Park the Isabella Park Subdivision is well located near shopping, schools and transit. The surrounding neighborhoods are primarily single family homes with some undeveloped large parcels of land.

**Access**

The Isabella Park Subdivision is centrally located within easy driving distances to Bellevue, Seattle and Everett. This location also provides easy access to freeways and transit stations.

**Schools**

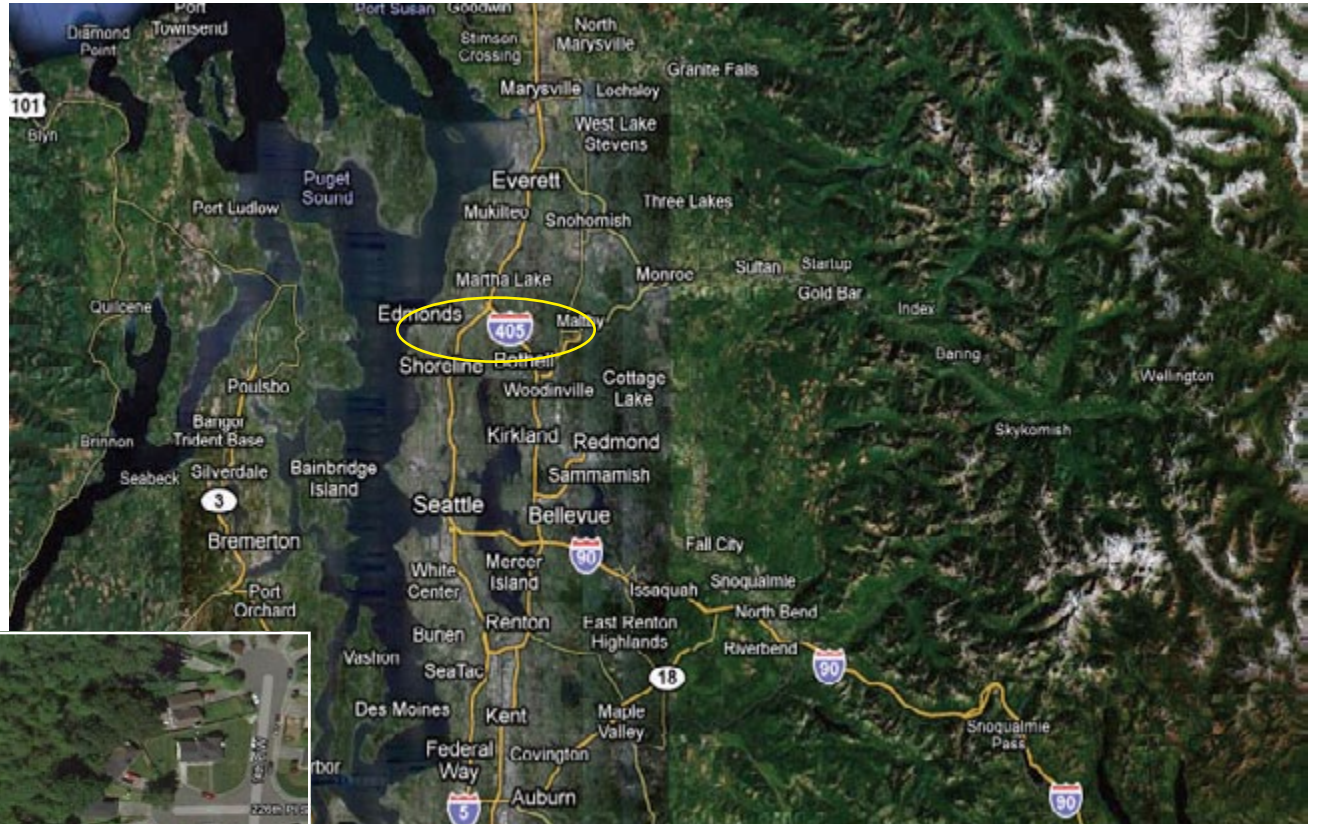
Isabella Park Subdivision is located within the boundaries of the Edmonds School District.



**Directions**

From Bothell-Everett Hwy go West on 228th. Just before Locust Way, Isabella Park is on the North side of 228th (turn N. onto 16th Ave W.) May show up correctly on navigation systems.

**Location Map**

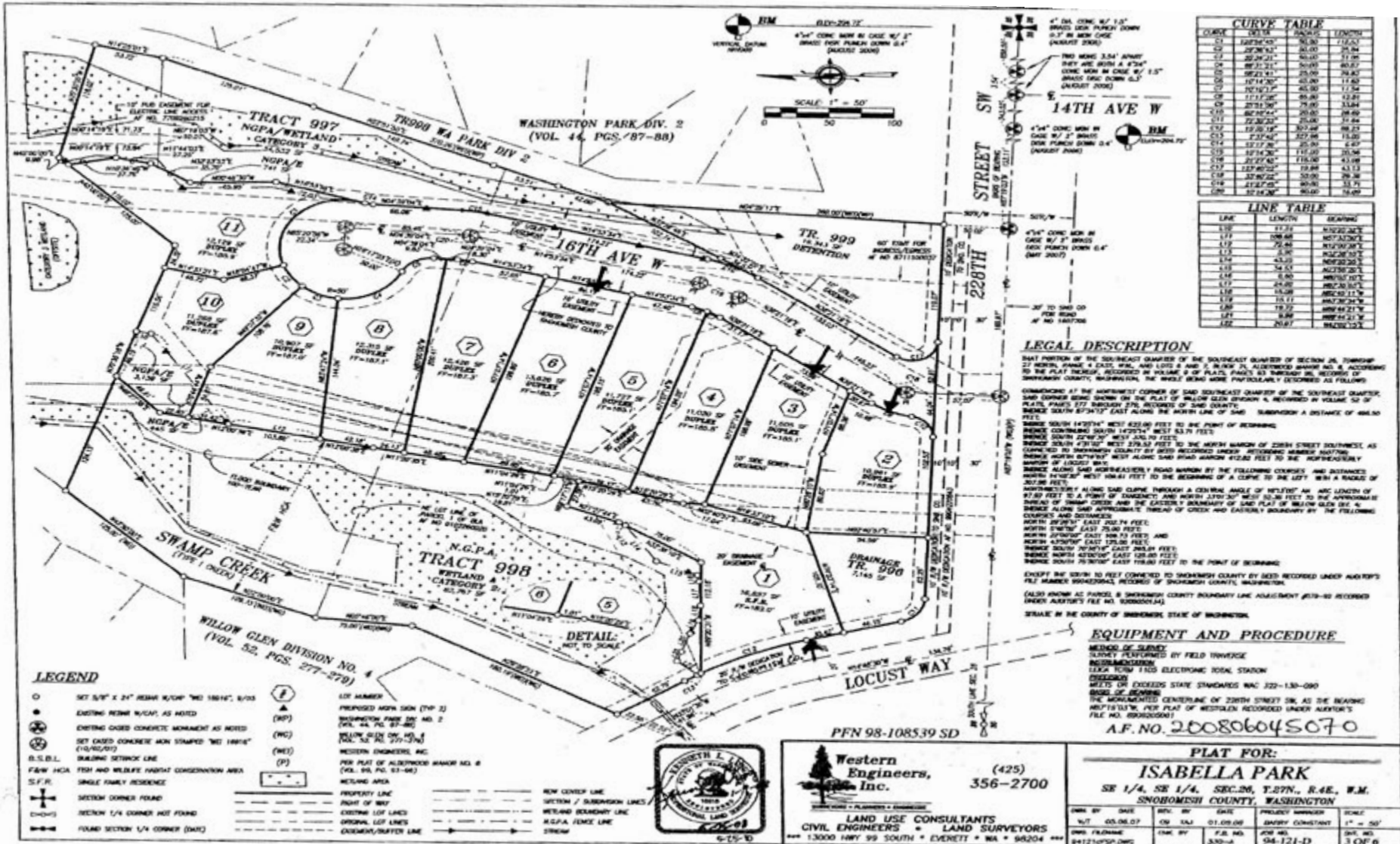


**Aerial Map**



Overview

Plat map



**Property Summary**

Location: Lots 1, 2, 3 & 6 of Isabella Park

Legal: LOTS 1, 2, 3, AND 6, ISABELLA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER COUNTY AUDITOR’S FILE NUMBER 200806045070, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

Bank Owned: No

Schools: Edmonds School District

**Surrounding Land Uses**

North: Developed residential land

South: Developed residential land

West: Developed residential land

East: Developed residential land

**APN Numbers**

011002-000-001-00

011002-000-002-00

011002-000-003-00

011002-000-006-00

**Jurisdiction and Utilities**

City: Bothell

Sewer: Alderwood

Water District: Alderwood

Power: Puget Sound Energy

Gas: Puget Sound Energy

Phone: Qwest

Cable: Comcast Cable

### **Property Addresses**

Lot 1-22721 Locust Way, Bothell 98021

Lot 2-22730 16th Ave W, Bothell 98021

Lot 3-22722 16th Ave W, Bothell 98021

Lot 6-22704 16th Ave W, Bothell 98021

### **Seller Preferred Terms**

#### **One Time Close Offer Terms**

14 day feasibility

30 day close

5% EM deposited in escrow within 2 days of mutual acceptance

#### **Take Down Offer Terms**

14 day feasibility

1) Close Lots 1 & 6 within 45 days of mutual acceptance

2) Close Lots 2 & 3 within 165 days of mutual acceptance

5% EM deposited in escrow within 2 days of mutual acceptance and will be applied to last lot closing.

Use First American for title (#1171153) & escrow

### Marketing Services

The Cameron Group (TCG) provides over 30 years of combined experience in the Puget Sound real estate market as an active participant in marketing, developing and brokering land and new construction. In 2008, recognizing the changing market, TCG leveraged its expertise and experience in land development, building and sales to advise, broker, and consult with buyers and sellers of distressed assets in all residential and commercial properties.

### Specialization

- Land & New Construction Focused
- Core understanding of each Seller's needs and timelines
- Being in the vortex of market knowledge information with both Sellers and Buyers in the ever changing real estate market
- Local representation that provides extensive knowledge of the current market factors that directly affect land and new construction in the Puget Sound real estate market

#### **Scott Cameron**

425-445-0887

scott@cameronregroup.com

[www.cameronregroup.com](http://www.cameronregroup.com)

#### **Wes Falkenberg**

425-761-6489

wes@cameronregroup.com

**Photo Gallery**

**A)** Entry Monument

**B)** Lots 2 & 3

**C)** Lot 6



**A**



**B**



**C**