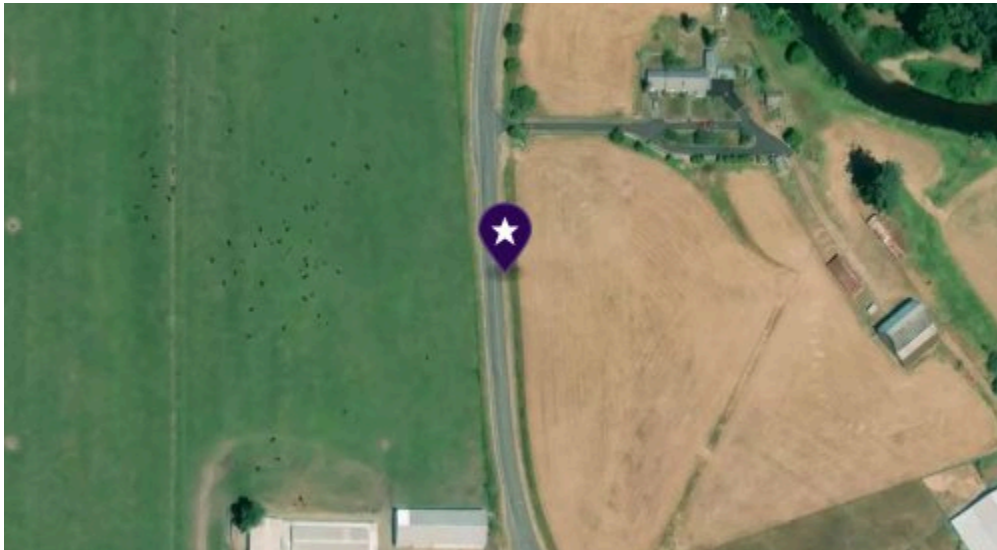


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Comparative Market Analysis



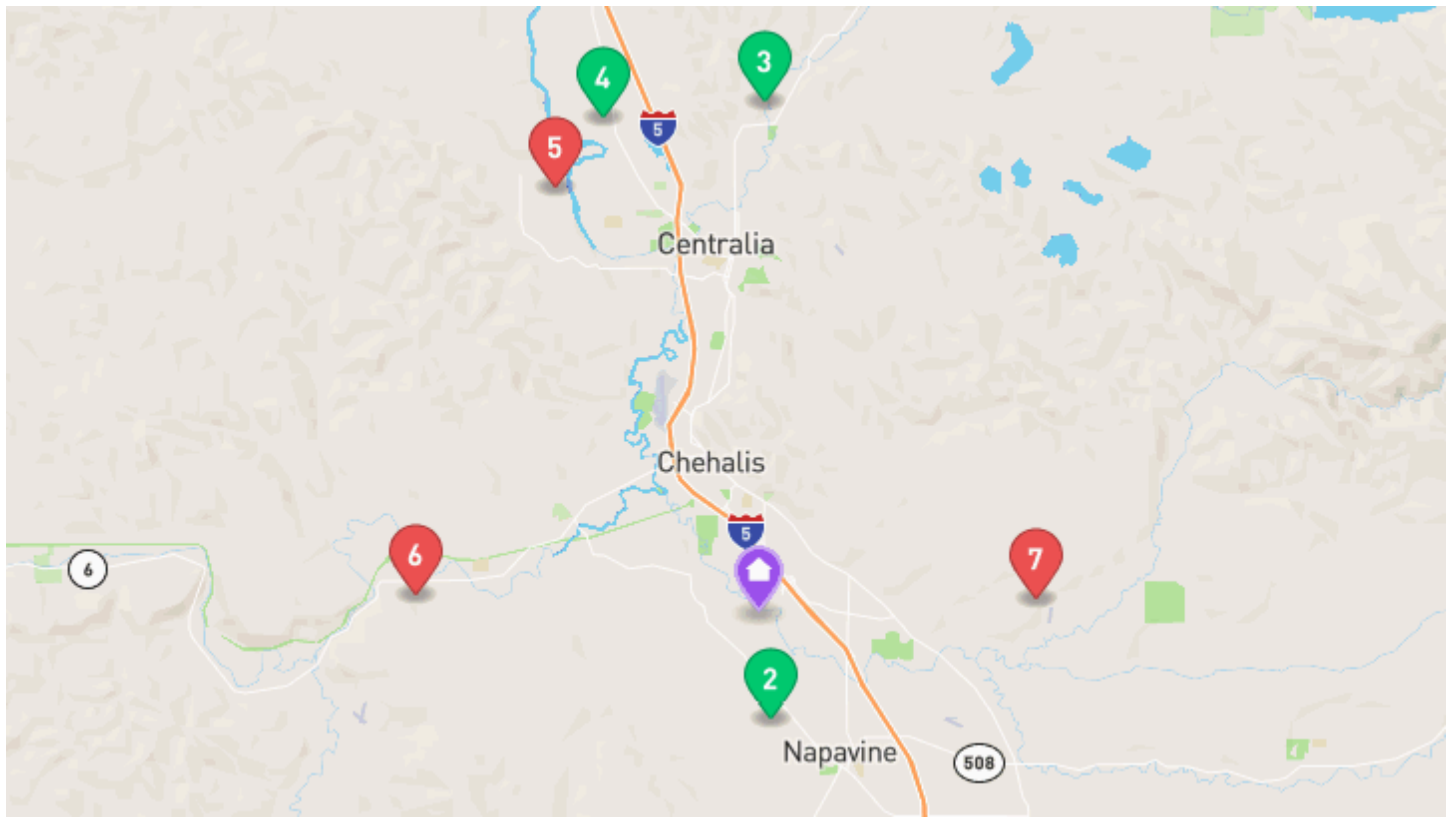
11 Newaukum Valley Rd
Chehalis, WA 98532

**Adam & Alison - Purchase 428 11
Newaukum Valley Road,
Chehalis**

OCTOBER 13, 2025

Shannon Hall | shannon@bestchoicerealtywa.com

Map of Comparable Listings



STATUS: ● A = ACTIVE ● S = SOLD

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE	ADJ PRICE
1	Subject	🏠	11 Newaukum Valley Rd	4	2.25	4,024	-	-
2	2395942	● A	140 Bowers	4	4.25	3,280	\$925,000	↑ \$1,054,760
3	2427283	● A	160 Northridge Drive	3	2.25	3,465	\$1,225,000	↑ \$1,247,360
4	2428711	● A	3025 Harrison	3	3.25	4,004	\$1,200,000	↑ \$1,200,800
5	2277195	● S	146 Saley Lane	3	3.75	3,416	\$1,080,000	↑ \$1,104,320
6	2270864	● S	213 Curtis Hill Road	4	2.50	3,607	\$1,005,000	↑ \$1,021,680
7	2369418	● S	253 Glacier Peak Lane	4	2.50	3,137	\$925,000	↑ \$1,060,480

SHANNON HALL

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Summary of Comparable Properties

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT	ADJ PRICE	ADJ \$/SQ.FT
140 Bowers	-	4	4.25	3,280	\$925,000	\$282	↑ \$1,054,760	↑ \$322
160 Northridge Drive	-	3	2.25	3,465	\$1,225,000	\$354	↑ \$1,247,360	↑ \$360
3025 Harrison	-	3	3.25	4,004	\$1,200,000	\$300	↑ \$1,200,800	↑ \$300
Averages				3,583	\$1,116,666	\$312	↑ \$1,167,640	↑ \$327

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT	ADJ PRICE	ADJ \$/SQ.FT
146 Saley Lane	3/7/25	3	3.75	3,416	\$1,080,000	\$316	↑ \$1,104,320	↑ \$323
213 Curtis Hill Road	7/31/25	4	2.50	3,607	\$1,005,000	\$279	↑ \$1,021,680	↑ \$283
253 Glacier Peak Lane	6/6/25	4	2.50	3,137	\$925,000	\$295	↑ \$1,060,480	↑ \$338
Averages				3,386	\$1,003,333	\$297	↑ \$1,062,160	↑ \$315

Sold Property Analysis

Averages

97.97%

Homes sold for an average of 97.97% of their list price.

168

Days on market

It took an average of 168 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	ADJ PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
146 Saley Lane	\$1,100,000	\$1,080,000	↑ \$1,104,320	98.18%	172	\$323
213 Curtis Hill Road	\$1,050,000	\$1,005,000	↑ \$1,021,680	95.71%	331	\$283
253 Glacier Peak Lane	\$925,000	\$925,000	↑ \$1,060,480	100.00%	1	\$338
Averages	\$1,025,000	\$1,003,333	\$1,062,160	97.97%	168	\$315

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\$925,000 **ADJ↑** \$1,054,760

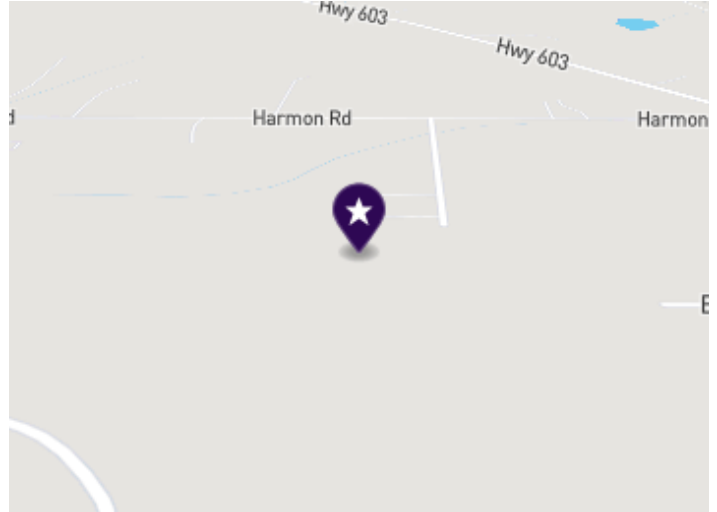
ACTIVE 6/19/25

4 Beds 4.25 Baths

3,280 Sq. Ft. (\$322 / sqft)

Year Built 2015

Days on market: 116



Details

Prop Type: Residential
County: Lewis
Area: 430 - Chehalis
Subdivision: Chehalis
Style: 11 - 1 1/2 Story

Full baths: 3.0
3/4 Baths: 1.0
Half baths: 1.0
Acres: 5.000688
Lot Size (acres): 217,800

Garages: 3
List date: 6/19/25
Updated: Sep 22, 2025 8:08 AM
List Price: \$925,000
Orig list price: \$975,000

Taxes: \$7,157
School District: Chehalis

Features

Appliances Included: Dishwasher(s), Double Oven, Refrigerator(s), Stove(s)/Range(s)
Basement: None
Building Information: Built On Lot
Community Features: CCRs
Energy Source: Electric, Wood
Exterior: Brick, Wood Products

Floor Covering: Ceramic Tile, Hardwood, Wall to Wall Carpet
Foundation: Concrete Ribbon
Interior Features: Bath Off Primary, Ceiling Fan(s), Dbl Pane/Storm Windw, Dining Room, Jetted Tub, Vaulted Ceilings, Walk-in Pantry, Wine/Beverage Refrigerator
Lot Details: Dead End Street, Paved Street

Occupant Name: Broughton
Occupant Type: Owner
Parking Type: Garage-Attached, Driveway Parking
Possession: Closing
Potential Terms: Conventional, VA
Power Company: Lewis County PUD
Roof: Composition

Sewer Type: Septic
Site Features: Deck, High Speed Internet, RV Parking
Sq Ft Finished: 3280
Sq Ft Source: County
Topography: Level, Wooded
View: Territorial
Water: Individual Well

Remarks

Custom 3,280 sqft home on 5 private acres with 4 beds, a bonus room & 4.25 baths. The luxurious primary suite features two walk-in closets, a dressing room, double sinks, walk-in shower, jetted Japanese soaking tub, and deck access. Two guest suites include private baths. Vaulted ceilings, oversized windows, and a wood-burning Xtrordinair fireplace create a light-filled, inviting interior. The chefs kitchen boasts granite counters, double ovens, and a large island. Living room opens to a spacious deck. Wide hallways, large doorways, and peaceful, forest-lined seclusion. Located just minutes from I-5 and all essential amenities, centrally located between Portland and Seattle.

Courtesy of RE/MAX Premier Group

Information is deemed reliable but not guaranteed.

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Best Choice
R E A L T Y

140 Bowers

Chehalis, WA 98532

MLS #2395942

\$925,000 **ADJ†** \$1,054,760

4 Beds 4.25 Baths

3,280 Sq. Ft. (\$322 / sqft)

ACTIVE 6/19/25

Year Built 2015

Days on market: 116



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Best Choice
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Price Adjustments

140 Bowers

Adjustments

Sq Ft Adjustment (4024 - 3280)	+\$29,760
Detached Garage/Shop	+\$100,000

Summary

Actual price	\$925,000
Total adjustments	+\$129,760
Adjusted comparable price	\$1,054,760
Percent change	14.03%

Definition of Price Adjustment.

When conducting a comparative market analysis to determine the current market value of a home, a real estate agent or appraiser may use price adjustments to arrive at a more accurate home value. Price adjustments account for the differences between the subject home and comparable homes.

160 Northridge Drive

Centralia, WA 98531

MLS #2427283

\$1,225,000 **ADJ↑** \$1,247,360

ACTIVE 8/29/25

3 Beds 2.25 Baths

3,465 Sq. Ft. (\$360 / sqft)

Year Built 1984

Days on market: 44



Details

Prop Type: Residential
County: Lewis
Area: 426 - Centralia
Subdivision: Centralia
Style: 12 - 2 Story

Full baths: 1.0
3/4 Baths: 1.0
Half baths: 1.0
Acres: 20.10276576
Lot Size (acres): 875,556

Garages: 4
List date: 8/29/25
Updated: Oct 7, 2025 10:04 AM
List Price: \$1,225,000
Orig list price: \$1,250,000

Taxes: \$8,382
School District: Centralia
High: Buyer To Verify
Middle: Buyer To Verify
Elementary: Buyer To Verify

Features

Appliances Included:
Dishwasher(s), Dryer(s),
Refrigerator(s), Washer(s),
Stove(s)/Range(s)
Building Information: Built On
Lot
Effective Year Built Source:
Public Records
Energy Source: Electric, Wood
Exterior: Wood

Floor Covering: Ceramic Tile,
Wall to Wall Carpet, Laminate
Hardwood
Interior Features: Bath Off
Primary, Ceiling Fan(s), Dbl
Pane/Storm Windw, Dining
Room, Sauna, Skylights,
Vaulted Ceilings, Walk-in Closet
Lot Details: Paved Street
Occupant Name: Owner
Occupant Type: Owner

Parking Type: Garage-Attached
Possession: Closing
Potential Terms: Cash Out,
Conventional
Power Company: City of
Centralia
Roof: Cedar Shake
Sewer Company: Septic
Sewer Type: Septic
Site Features: Deck,
Outbuildings, RV Parking, Shop

Sq Ft Finished: 3465
Sq Ft Source: Realist
Topography: Fruit Trees,
Garden Space, Partial Slope,
Wooded
View: City, River
Water: Public
Water Company: City of
Centralia
Waterfront: River

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Remarks

Remarkable 3465 Sq. ft. custom home sits on over 20 acres nestled into a park like setting with river frontage and a mountain view. Grand entrance into an open living room, dining and kitchen area with vaulted ceiling and a gorgeous brick fireplace. Large Butler's pantry off of the kitchen as well as Sauna and hot tub rooms. Primary bedroom has a full bath, double closets and large bank of windows to enjoy that view. Lower level has a large room that would make a great home gym, office or Media room. Wrap around decks for enjoying this spectacular home and wildlife. New exterior paint, large shop, workshops, mechanical room and machine shed. Black top drive, mature landscaping, and this setting make this home truly stunning.

Courtesy of BHGRE - Northwest Home Team

Information is deemed reliable but not guaranteed.

160 Northridge Drive

Centralia, WA 98531

MLS #2427283

\$1,225,000 **ADJ↑** \$1,247,360

ACTIVE 8/29/25

3 Beds 2.25 Baths

Year Built 1984

3,465 Sq. Ft. (\$360 / sqft)

Days on market: 44



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Best Choice
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Price Adjustments

160 Northridge Drive

Adjustments

Sq Ft Adjustment (4024 - 3465)	+\$22,360
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Summary

Actual price	\$1,225,000
Total adjustments	+\$22,360
Adjusted comparable price	\$1,247,360
Percent change	1.83%

Definition of Price Adjustment.

When conducting a comparative market analysis to determine the current market value of a home, a real estate agent or appraiser may use price adjustments to arrive at a more accurate home value. Price adjustments account for the differences between the subject home and comparable homes.

3025 Harrison

Centralia, WA 98531

MLS #2428711

\$1,200,000 **ADJ ↑** \$1,200,800

ACTIVE 9/3/25

3 Beds 3.25 Baths

4,004 Sq. Ft. (\$300 / sqft)

Year Built 2001

Days on market: 40



Details

Prop Type: Residential

County: Lewis

Area: 426 - Centralia

Subdivision: Fords Prairie

Style: 10 - 1 Story

Full baths: 2.0

3/4 Baths: 1.0

Half baths: 1.0

Acres: 2.0002752

Lot Size (acres): 87,120

Garages: 7

List date: 9/3/25

Updated: Sep 3, 2025 10:00 PM

List Price: \$1,200,000

Orig list price: \$1,200,000

Taxes: \$9,638

School District: Centralia

High: Centralia High

Middle: Centralia Mid

Elementary: Buyer To Verify

Features

Appliances Included: Dishwasher(s), Refrigerator(s), Stove(s)/Range(s), Washer(s)

Basement: None

Building Information: Built On Lot

Energy Source: Electric, Propane

Exterior: Cement Planked

Floor Covering: Ceramic Tile, Concrete, Hardwood, Wall to Wall Carpet

Interior Features: Bath Off Primary, Built-In Vacuum, Ceiling Fan(s), Dbl Pane/Storm Windw, Dining Room, French Doors, Hot Tub/Spa, Sprinkler System, Walk-in Closet, Wired for Generator

Lot Details: Dead End Street, Paved Street

Occupant Name: Joe & Kim

Occupant Type: Owner

Parking Type: Garage-Attached

Possession: Closing, Negotiable

Potential Terms: Cash Out, Conventional, VA

Power Company: Lewis County PUD

Roof: Composition

Sewer Type: Septic

Site Features: Cable TV, Deck, Fenced-Fully, Hot Tub/Spa, Outbuildings, Patio, Propane, RV Parking, Shop, Sprinkler System

Sq Ft Finished: 4004

Sq Ft Source: assessor

Topography: Garden Space, Level, Pasture

Water: Private

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Best Choice
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Remarks

This custom 4,000 sq ft rambler offers spacious, single level living and a private setting. Situated on a well maintained lot with an additional 2 acres available for expansion. Located near the end of a private paved road. The kitchen features newly upgraded countertops and stainless steel appliances connecting to a cozy family room. The formal living room includes charming fireplace and a dedicated dining room provides elegant spaces for entertaining and hosting holidays. Primary bedroom and bath have direct access to the hot tub. The two additional bedrooms each feature their own private bathroom and walk-in closets. 2 car attached garage plus 40x40 shop with 2-10 ft doors and 1-12 ft door plus loft for storage.

Courtesy of CENTURY 21 Lund, Realtors

Information is deemed reliable but not guaranteed.

3025 Harrison

Centralia, WA 98531

MLS #2428711

\$1,200,000 **ADJ ↑** \$1,200,800

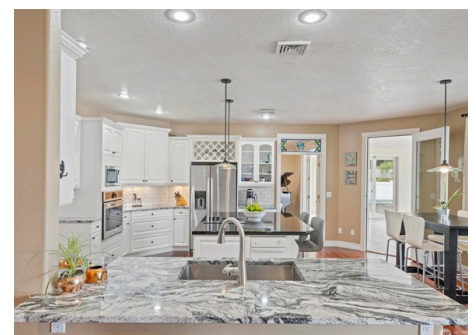
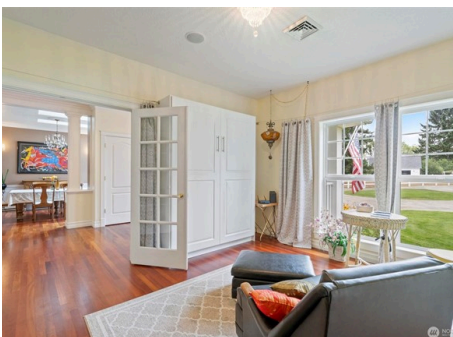
ACTIVE 9/3/25

3 Beds 3.25 Baths

Year Built 2001

4,004 Sq. Ft. (\$300 / sqft)

Days on market: 40



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Price Adjustments

3025 Harrison

Adjustments

Sq Ft Adjustment (4024 - 4004)	+\$800
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Summary

Actual price	\$1,200,000
Total adjustments	+\$800
Adjusted comparable price	\$1,200,800
Percent change	0.07%

Definition of Price Adjustment.

When conducting a comparative market analysis to determine the current market value of a home, a real estate agent or appraiser may use price adjustments to arrive at a more accurate home value. Price adjustments account for the differences between the subject home and comparable homes.

146 Saley Lane

Centralia, WA 98531

MLS #2277195

\$1,080,000 **ADJ↑** \$1,104,320

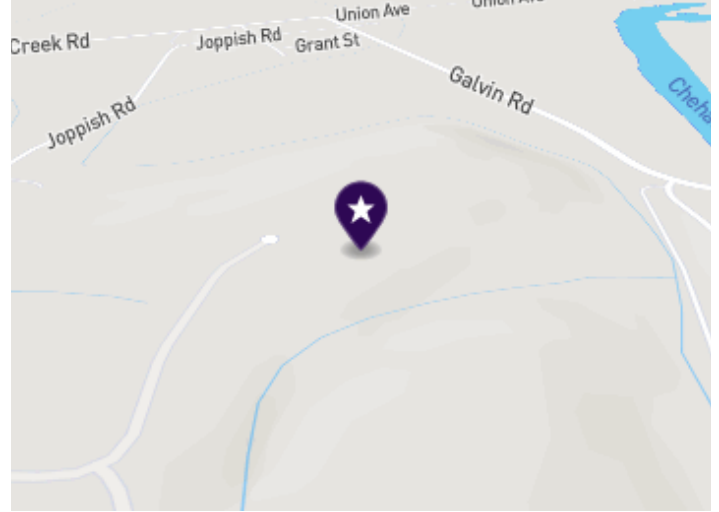
SOLD 3/7/25

3 Beds 3.75 Baths

3,416 Sq. Ft. (\$323 / sqft)

Year Built 2021

Days on market: 172



Details

Prop Type: Residential
County: Lewis
Area: 426 - Centralia
Subdivision: Centralia
Style: 11 - 1 1/2 Story
Full baths: 1.0

3/4 Baths: 3.0
Half baths: 1.0
Acres: 2.1603064
Lot Size (acres): 94,090
Garages: 7
List date: 8/15/24

Sold date: 3/7/25
Off-market date: 3/7/25
Updated: Apr 6, 2025 9:00 PM
List Price: \$1,080,000
Orig list price: \$1,100,000
Assoc Fee: \$600

Taxes: \$6,940
School District: Centralia
High: Buyer To Verify
Middle: Buyer To Verify
Elementary: Buyer To Verify

Features

Architecture: Traditional
Building Condition: Very Good
Building Information: Built On Lot
Community Features: CCRs
Energy Source: Electric
Exterior: Cement Planked, Wood
Financing: VA
Foundation: Poured Concrete

Interior Features: Bath Off Primary, Built-In Vacuum, Ceiling Fan(s), Dbl Pane/Storm Windw, Dining Room, Vaulted Ceilings, Walk-in Pantry, Walk-in Closet
Occupant Name: OWNER
Occupant Type: Owner
Parking Type: Garage-Attached
Possession: Closing

Potential Terms: Cash Out, Conventional, VA
Power Company: Centralia City Light
Roof: Composition
Sewer Company: Septic
Sewer Type: Septic
Site Features: Deck, High Speed Internet, Outbuildings, Patio, Shop
Sq Ft Finished: 3416

Sq Ft Source: Public Record
Topography: Level, Terraces
View: Territorial
Water: Public
Water Company: City of Centralia

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Remarks

Modern Luxury & Design in this Stunning 3,416+/- sq ft home, built in 2021. 3 spacious bed., 3.5ba. PLUS office/den equipped with Cat 6 wiring, & bonus room. The Split open floor plan creates privacy in the primary suite, while the living areas are perfect for entertaining. The high-end chef's kitchen, featuring a gas stove, pot filler, double oven, & a farm sink set against a large territorial view window. The impressive 10 ft island is perfect for gatherings, & the walk-in pantry, complete with electrical outlets, provides ample space for all your kitchen appliances. Large 36x50 Shop with a 3/4 bath, washer & dryer, RV parking, hookups, & 220 wiring. This property is a rare find, offering a combination of style, functionality, and space!

Courtesy of Olympic Sotheby's Int'l Realty

Information is deemed reliable but not guaranteed.

146 Saley Lane

Centralia, WA 98531

MLS #2277195

\$1,080,000 **ADJ↑** \$1,104,320

SOLD 3/7/25

3 Beds 3.75 Baths

Year Built 2021

3,416 Sq. Ft. (\$323 / sqft)

Days on market: 172



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Price Adjustments

146 Saley Lane

Adjustments

Sq Ft Adjustment (4024 - 3416)	+\$24,320
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Summary

Actual price	\$1,080,000
Total adjustments	+\$24,320
Adjusted comparable price	\$1,104,320
Percent change	2.25%

Definition of Price Adjustment.

When conducting a comparative market analysis to determine the current market value of a home, a real estate agent or appraiser may use price adjustments to arrive at a more accurate home value. Price adjustments account for the differences between the subject home and comparable homes.

213 Curtis Hill Road

Chehalis, WA 98532

MLS #2270864

\$1,005,000 **ADJ ↑** \$1,021,680

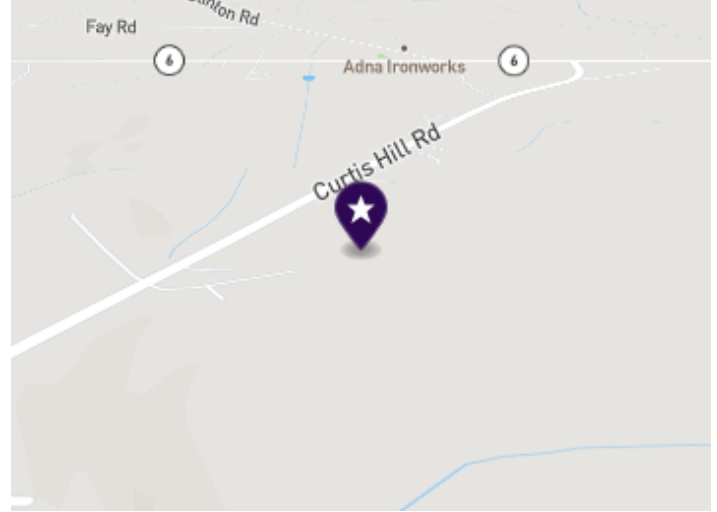
SOLD 7/31/25

4 Beds 2.50 Baths

3,607 Sq. Ft. (\$283 / sqft)

Year Built 1972

Days on market: 331



Details

Prop Type: Residential

Full baths: 1.0

List date: 7/27/24

Orig list price: \$1,050,000

County: Lewis

3/4 Baths: 2.0

Sold date: 7/31/25

Taxes: \$8,112

Area: 428 - Adna/Pe Ell

Acres: 10.4114416

Off-market date: 7/31/25

School District: Adna

Subdivision: Adna

Lot Size (acres): 453,460

Updated: Aug 30, 2025 9:00 PM

Style: 16 - 1 Story w/Bsmnt.

Garages: 3

List Price: \$999,999

Features

Appliances Included:

Dishwasher(s), Double Oven, Garbage Disposal, Microwave(s), Refrigerator(s), Stove(s)/Range(s)

Basement: Fully Finished

Building Information: Built On Lot

Energy Source: Electric, Wood

Exterior: Brick, Metal/Vinyl

Financing: Cash

Floor Covering: Laminate, Wall to Wall Carpet, Stone

Interior Features: Bath Off Primary, Built-In Vacuum, Ceiling Fan(s), Dbl Pane/Storm Windw, Dining Room, French Doors, Wired for Generator, Sprinkler System

Lot Details: Paved Street

Occupant Name: Albright

Occupant Type: Owner

Parking Type: Garage-Attached

Possession: Closing

Potential Terms: Cash Out, Conventional

Power Company: PUD

Roof: Composition, Metal

Sewer Company: Septic

Sewer Type: Septic

Site Features: Arena-Indoor, Barn, Deck, Fenced-Fully, Gated Entry, Shop, Sprinkler System, Stable

Sq Ft Finished: 3607

Sq Ft Source: Public Record

Topography: Equestrian, Partial Slope

View: Mountain

Water: Community

Water Company: Boistfort Water

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16400 Southcenter Pkwy Suite 306

Best Choice
REALTY

Remarks

Horse lovers, look no further! Beautiful Adna area Equestrian property checks all the boxes! Home is over 3600 sq ft, custom kitchen, updated cabinets, tile back splash, commercial refrigerator and newer appliances, with ample storage and counter space. Updated flooring throughout, sunroom, new heat pump, 3 beds/2 bath on the main level, primary bedroom is spacious with a private bath. Lower level has a family room area, Rec room, utility room another bedroom and bath. Large deck and patio to enjoy the Gorgeous Mountain View. Covered 120x90 9 stall arena, horse washing station, tack room, outdoor arena, and a shop with a bonus room has endless possibilities. Gated entry, fenced and cross fenced. All this on over 10 acres.

Courtesy of BHGRE - Northwest Home Team

Information is deemed reliable but not guaranteed.

213 Curtis Hill Road

Chehalis, WA 98532

MLS #2270864

\$1,005,000 **ADJ ↑** \$1,021,680

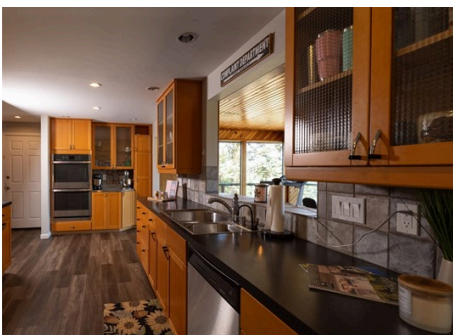
SOLD 7/31/25

4 Beds 2.50 Baths

Year Built 1972

3,607 Sq. Ft. (\$283 / sqft)

Days on market: 331



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16400 Southcenter Pkwy Suite 306

Best Choice
REALTY

Price Adjustments

213 Curtis Hill Road

Adjustments

Sq Ft Adjustment (4024 - 3607)	+\$16,680
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Summary

Actual price	\$1,005,000
Total adjustments	+\$16,680
Adjusted comparable price	\$1,021,680
Percent change	1.66%

Definition of Price Adjustment.

When conducting a comparative market analysis to determine the current market value of a home, a real estate agent or appraiser may use price adjustments to arrive at a more accurate home value. Price adjustments account for the differences between the subject home and comparable homes.

253 Glacier Peak Lane

Chehalis, WA 98532

MLS #2369418

\$925,000 **ADJ↑** \$1,060,480

SOLD 6/6/25

4 Beds 2.50 Baths

3,137 Sq. Ft. (\$338 / sqft)

Year Built 2008

Days on market: 1



Details

Prop Type: Residential
County: Lewis
Area: 430 - Chehalis
Subdivision: Chehalis
Style: 12 - 2 Story
Full baths: 2.0

Half baths: 1.0
Acres: 4.99067744
Lot Size (acres): 217,364
Garages: 3
List date: 5/2/25
Sold date: 6/6/25

Off-market date: 6/6/25
Updated: Jul 6, 2025 9:00 PM
List Price: \$925,000
Orig list price: \$925,000
Assoc Fee: \$225
Taxes: \$7,272

School District: Chehalis
High: W F West High
Middle: Chehalis Mid
Elementary: Orin C. Smith Elementary

Features

Appliances Included:
Dishwasher(s), Double Oven,
Refrigerator(s),
Stove(s)/Range(s)
Basement: None
Building Information: Built On
Lot
Community Features: CCRs
Energy Source: Electric
Exterior: Cement Planked,
Stone, Wood Products

Financing: Conventional
Floor Covering: Ceramic Tile,
Wall to Wall Carpet, Vinyl Plank
Foundation: Poured Concrete
Interior Features: Bath Off
Primary, Dbl Pane/Storm
Windw, Dining Room, French
Doors, Walk-in Pantry, Walk-in
Closet
Lot Details: Open Space,
Secluded
Occupant Name: Dalrymple

Occupant Type: Owner
Parking Type: Garage-Attached
Possession: Closing
Potential Terms: Cash Out,
Conventional, VA
Roof: Composition
Sewer Company: Private Septic
Sewer Type: Septic
Site Features: Deck, High
Speed Internet, Outbuildings,
Patio, Propane

Sq Ft Finished: 3137
Sq Ft Source: Assessor
Topography: Level, Sloped
View: Mountain
Water: Private
Water Company: Private Well
Water Heater Type: Tankless

SHANNON HALL

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16400 Southcenter Pkwy Suite 306

Best Choice
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Remarks

Hilltop paradise! Gorgeous custom home in the desirable Glacier Peak Estates neighborhood. Breathtaking views of Mt. Rainier, Adams and Helens. Home has dramatic entry, high ceilings, and quality finishing touches. Everything has been tastefully updated with careful attention to maintenance during sellers 12 years of ownership. Floor-to- ceiling stone accent fireplace, crown molding, formal dining with wainscoting, and main floor office for telecommuting or more. Large upstairs bonus room and 1,200 sq. ft. garage. Well-maintained yard with mature trees/shrubs and fire-pit for gathering around. Quiet neighborhood- no through traffic, yet only 10-minute drive to I-5. Chehalis school district.

Courtesy of Castle Realty Inc

Information is deemed reliable but not guaranteed.

253 Glacier Peak Lane

Chehalis, WA 98532

MLS #2369418

\$925,000 **ADJ↑** \$1,060,480

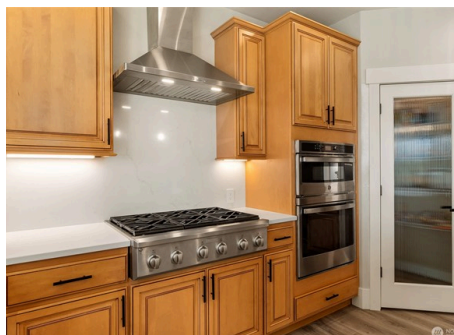
SOLD 6/6/25

4 Beds 2.50 Baths

Year Built 2008

3,137 Sq. Ft. (\$338 / sqft)

Days on market: 1



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Price Adjustments

253 Glacier Peak Lane

Adjustments

Sq Ft Adjustment (4024 - 3137)	+\$35,480
Detached Garage/Shop	+\$100,000

Summary

Actual price	\$925,000
Total adjustments	+\$135,480
Adjusted comparable price	\$1,060,480
Percent change	14.65%

Definition of Price Adjustment.

When conducting a comparative market analysis to determine the current market value of a home, a real estate agent or appraiser may use price adjustments to arrive at a more accurate home value. Price adjustments account for the differences between the subject home and comparable homes.