

Special Agents Houseboats presents...

\$325,000

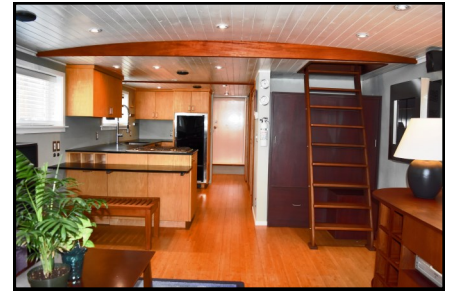
~~\$399,000~~

+ Sales Tax

Island Otter



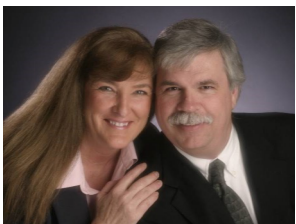
1080 W Ewing Pl.—W13, Seattle, WA 98119



CONTACT INFO

Linda: (206) 419-0065

Linda: Linda@SpecialAgents.net



Linda and Kevin Bagley
Owners-Brokers

<http://bit.ly/island-otter>



SpecialAgentsHouseboats.com

Life is Better When You Own It!™

Island Otter Houseboat is a wonderfully designed and beautifully constructed Houseboat located in Seattle on the Ship Canal at the Nickerson Street Marina. Spacious living areas, beautifully designed Kitchen, a full bathroom with soaking tub and shower, plus a half bath off the stateroom make this a houseboat you can call home. This quaint houseboat community slows life down and lets you soak in the “on the water” lifestyle! (pets allowed)

Waterfront you can put your toes in.™

- Built in 2005
- 42' 6" x 14' 8" Steel Hull
- Master Stateroom with 1/2 bath
- Large Kitchen includes
 - Paperstone Countertops
 - 4 burner Amana cooktop
 - Microwave/Convection Oven
- Main bath with large soaking tub & Shower
- Zoned Audio System—Outdoor speakers
- Built-in Media Center-surround
- Spacious outdoor living areas
- Fully Navigable—twin engines
- Bow thruster, Windlass, Anchor
- Washer-Dryer hookup
- Liveaboard Moorage: \$706/mo
- No subletting at this Marina

Seattle-Houseboat.com

Information presented believed to be accurate. Buyer to verify all information.

Financing-Expense Estimates	
Purchase Price	\$ 325,000.00
20% Down Payment	\$ 65,000.00
Sales Tax	\$ 31,200.00
Total Cash Required	\$ 96,200.00
Financed Amount	\$ 260,000.00
*Pmt 30 yr 5.75% 10 yr cashout	\$1,517.29
Monthly Liveaboard Moorage	\$ 706.00
Total Monthly with financing	\$ 2,223.29
Other Monthly Expenses	
*Pumpout Service	\$ 80.00
Water	included
*Electricity	\$ 75.00
Garbage	\$ 10.00
*Insurance (Monthly)	\$ 203.13

Island Otter



Special Financing Available (OAC)



Krista Todd
Senior Residential Loan Officer
Direct: 206.436.8582
Fax: 866.641.4072
www.soundcb.com

VESSEL SPECIFICATIONS

VESSEL NAME: **ISLAND OTTER**
FOWR#: 770 REG# WN 6229NS OFFICIAL# 1173145
BUILDER: PT FABRICATION INC., PORT TOWNSEND
YEAR BUILT: 2005

ACCOMMODATIONS

- Square Feet (Approx.— Buyer to verify): Approx 650 Sq Ft
- Hull Type: Welded Steel
- Bedrooms: 1—Built in Queen Captain's bed w/storage
- Bathrooms: 1.5 with 2 Heads (Jabsco-electric)
- Flooring Type: Tongue & Groove Bamboo Flooring
- Heating: Electric Wall Heaters—Fireplace
- Other Features: Curved Ceilings, Nautical Hatch

GALLEY

- Cooktop: Amana 4 burner
- Refrigerator—Sea Freeze 3/4 with freezer
- Dishwasher—GE Spacemaker 18"
- Paperstone Countertops
- GE Café—Combo Microwave/Convection Oven
- Lots of storage and pantry space.
- Large Stainless Sink with Commercial grade faucet
- Maple Cabinetry

SALON

- Watertight Aluminum Dutch door
- Built-In Entertainment center with surround sound
- In-wall stainless propane fireplace
- Built-in Bolivian Cherry settee—converts to double berth

DECK(S)

- Lower Entry Deck ~5' x 14'
- Lower Rear deck ~ 3' x 14'
- Mid Deck—off Stateroom ~12' x 14' (Accesible via lower deck)
- Upper Deck (Helm) ~12 x 10' Steering station/radar/davits

STATEROOM

- Master Stateroom with Queen Captain's Bed
- Built-in Audio system—CD / Audio Connector / Zoned audio control
- Storage under bed

EXTERIOR

- Material: Galvenized Steel siding
- Roofing: Fiberglass Epoxy

ELEC / HEATING

- Heat Type: In Wall forced air + Fireplace
- 30 amp service (2 connections—foreward & aft)
- 12 volt system with total of 6 batteries

WATER SYSTEM

- Dock Connection + 155 Gal Pressurized system
- Hot Water: Bosch WR400 Hot Water on Demand
- Tanks: 125 gal Blackwater tank + 125 gal Graywater

POWER—ENGINES

- Twin Honda 50 HP 4-stroke outboards
- 8 hp Lewmar Bow Thruster
- Fully navigable (inland-lake waters)
- Lewmar 12v anchor windlass