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Special Agents Houseboats

MLS #1417881



\$445,000

www.SpecialAgentsHouseboats.com
Presents...



**2040 Westlake Ave. N Slip #5
 Seattle, WA 98109**



“Waterfront you can put your toes in!™”

Ahh, Come aboard "im-Possible Dream," a wonderful Seattle Houseboat that will warm your heart & soul. This turn-key fully furnished houseboat has everything! Located in a perfect location, minutes to downtown, Fremont, local dining, and on the bike trail. Enjoy sights & sounds of the lake. Bring your paddleboard, kayaks, & take a dip in the lake. This spacious houseboat has everything, 2 bedrooms, 1.5 baths, deck off living room & off both bedrooms. Main level Laundry rm. Liveaboard Slip \$653.

- Turnkey Houseboat
- Year Built 1996
- Floating On-Water Residence—FOWR #712
- Approx. 1020 Sq. Ft. (Buyer to verify)
- Fiberglass over plywood Pontoon Hull
- Recently Hauled out and serviced
- 2 Bedrooms
- 1 1/2 Bath
- Household low flush toilet 150 gal holding tank
- Efficient Kitchen—
 - 2 NuWave Induction Plates
 - Oster portable oven
 - Magic Chef Microwave
 - LG 3/4 Fridge
 - Dual Sink
- Washer/Dryer (side by side)
- Propane Fireplace + Freestanding Heaters
- 50 Gallon Hot Water Tank (Electric)
- 3 Decks—1 off each bedroom and on Main Deck
- DirectTV Available
- Internet Available
- Large amount of Storage in Cargo Hold
- Pets Allowed—Rentals >1mo Allowed
- Moorage Lease (1 yr—\$653/mo)
 - Buyer to verify
 - Includes Water/Garbage/Elec/Liveaboard

<http://bit.ly/imPossibleDream>



Life is Better When You Own It!™

Imagine living the Seattle Houseboat lifestyle!
 Imagine waking to waterfront every day!
 Imagine quick access to downtown Seattle!
 Imagine kayaking at a moments notice!
 Imagine watching Lake Union Living every day!
 Imagine your self on vacation every day!

SpecialAgentsHouseboats.com

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

imPossible Dream

Financing / Expense Estimates



imPossible Dream - Financial Estimates	
Purchase Price	\$ 445,000.00
20% Down Payment	\$ 89,000.00
Total Cash Required	\$ 89,000.00
Financed Amount	\$ 356,000.00
25 yr (5 year cashout) 6.25%	\$2,348.42
Slip Fee	\$653.00
Liveaboard Fee	included in Slip Fee
Total Monthly	\$ 3,001.42
Other Monthly Expenses	
Pumpout Service	\$ 80.00
Water	included in Slip Fee
Electricity	included in Slip Fee
Garbage	included in Slip Fee
Insurance (Pd Annual monthly est)	\$ 185.42
Estimated Annual Taxes	\$ 2,225.00

Special Financing Available OAC
Sound Community Bank

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