

Lot:

Unit:

365 XX Cumberland Ridge Rd SE , Enumclaw 98022

Property Sub Type: Vacant Land



Status: **Active - 9/ 3/26** Acreage: **49.954 ac** List Price: **\$639,500**
 Listing #: **2575397** Lot Size: **2,176,001 sq ft**
 County: **King** DOM/CDOM: **0/0**

Style: **41 - Res-Over 1 Acre** Area: **300**
 Project: Community: **Cumberland**
 Zoning: **Forestry** Map:
 First Refusal: **No** Grid:

School Information

Sch District: **Enumclaw**
 Elementary: **Byron Kibler Elem**
 Jr. High: **Thunder Mtn Mid**
 High Schl: **Enumclaw Snr High**

Assessment Fees

Tax Year: **2026**
 Annual Taxes: **\$103**
 Sr. Exemption: **No**
 Assessment:

BBC: **2.0%**

BBC Comments:

Property Details

Gas: **Not Available**
 Sewer: **Not Available**
 Water: **Drilled Well, On Property, Well Site Approved**
 Topography: **Level, Rolling, Sloped**
 Docs Available: **Road Agreement, See Remarks**
 Restrictions: **No Restrictions, Unknown, See Remarks**
 HOA Dues Incl:
 View: **Mountain, Partial, Territorial**
 Lot Details: **Dead End Street, Secluded**
 Improvements: **Driveway**
 Community Features:
 Terms:
 Road Information: **Access Easement, Gravel, Privately Maintained**

Septic Information

Septic System Type: **Pressure Distribution** Septic Design Applied For: **No**
 Soils Feasibility Avail: **Yes** Septic Design Apprv Dt: **06/17/2009**
 Soil Test Date: **5-19-09** Septic Design Expire Dt: **06/17/2011**

Directions: **From Hwy 169, East at 400th, left on Veasie-Cumberland Rd, right on Lake Walker Rd, left on Cumberland Ridge Road SE, drive up the hill and look for signs on your right at the gate.**

Features: **Brush, Comm. Grade Timber, Evergreens, Heavily Forested, Partially Cleared**

Marketing Remarks: **Adventure awaits on 49.95 secluded acres in Enumclaw, nestled along Cumberland Ridge Rd. It's a true outdoor lover's dream peaceful, private, & rich with abundant wildlife! Build a home that suits your needs, a rambler or a two story. Room for detached buildings or create a pad and bring your 5th wheel or build a small cabin. Manage and enhance your own private forest. Walk the expansive land on hiking trails, ride horses or motorcycles, or explore nearby gems like Crystal Mountain's gondola, ski slopes, & alpine hikes. This property is ideal for building your home base, your weekend retreat location, or your recreational escape. Enjoy wildlife like deer, raccoons, various birds, southwest views, and peaceful privacy near the end of the road. Forest tax status keeps taxes low; buyer needs to create a new forest plan. Utilities include a working well on site, underground power, & phone in the road. Multiple buildable sites to choose from. Seller welcomes reasonable offers. South property line starts at the black gate - code needed to get in.**

Offers: **Seller intends to review offers upon receipt**