

# \$1,275,000 - 2513 Alder Road, Pasco

MLS® #253267

## \$1,275,000

4 Bedroom, 2.00 Bathroom, 1,973 sqft  
Residential on 20.01 Acres

OTHER, Pasco, WA

MLS# 253267 Surround yourself with serene country living, pastoral views, and the fresh outdoors, a truly rare opportunity to own an income producing farm in Tri-Cities! This Country Estate is situated on 20+ acres, 17 irrigated acres of Alfalfa crops that are harvested 4 times each year (\$400 per acre, 4 X year = \$25/\$27K). Any crops can be grown and harvested! The horse pasture grows enough hay to feed your horses year â€˜round! This property is also fully fenced and offers several outbuildings; including a 2012 built Shop with 3840 sq ft/40x100, fully insulated, electrical outlets every 8 ft, and Heat/Air; a 2015 built Pole Barn with 1296 sq ft/36x36, electrical & water; and a 4 car Garage with 920 sq ft. Newly installed irrigation pump system (\$30K), 120 ft feel well pressurized pump at 36 PSI, underground water lines (30 cubic ft) never runs dry, and the septic was serviced in 2020. You will fall in love with the custom built single level home that features an inviting lodge design with vaulted ceilings in the great room, tile and hardwood flooring, gorgeous kitchen with huge pantry & wood cabinetry. You will also find large storage closets in the home, including walk-in closets in all 4 bedrooms, master suite with a huge walk-in tiled shower and dual sink vanity. Enjoy a relaxing afternoon on your 646 sq ft covered porch/deck, and take in the lovely landscaping and panoramic views that surround this amazing home. All the space and amenities you're looking for in a farm



property with room to roam, but only 12 miles  
to Road 68 and 10 miles to Court St!

Built in 2011

### Essential Information

MLS® #	253267
Price	\$1,275,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,973
Acres	20.01
Year Built	2011
Type	Residential
Sub-Type	Single Family
Style	Other
Status	Active

### Community Information

Address	2513 Alder Road
Area	Franklin
Subdivision	OTHER
City	Pasco
State	WA
Zip Code	99301

### Amenities

Utilities	Appliances-Electric, Cable, Electric, Gas
Parking	Attached, 4 car, Door Opener, Finished, RV Parking-Open, Workshop, Garage-4 Car
# of Garages	4
Garages	Attached, 4 car, Door Opener, Finished, RV Parking-Open, Workshop

### Interior

Interior Features	Drps/Crtns/Blinds, Extra Storage, Ceiling - Vaulted, Ceiling Fan(s)
Appliances	Dryer, Dishwasher, Microwave Oven, Refrigerator, Washer, Range/Oven
Heating	Heat Pump - Heating
Fireplace	Yes

Fireplaces 1

## **Exterior**

Exterior Wood Frame, See Remarks

Exterior Features Cattle Set-Up, Sprinkler, Bldg/Barn(s), Porch, Bldg/Shop, Bldg/Storage, Deck/Wood Covered, Fencing/Enclosed, Patio/Covered, Sauna

Lot Description View, Residential Acreage

Roof Comp Shingle

## **School Information**

District Buyer to Verify

## **Additional Information**

Days on Market 91

Zoning AGRICULTURAL

## **Listing Details**

Listing Office Century 21 Tri-Cities

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Listing information last updated on July 28th, 2021 at 1:47pm PDT