

Property Feature Sheet

18914 E 2nd Ave

Spokane Valley, WA 99016

3 Bedrooms • 2 Bathrooms • 2,356 Sq Ft • 0.52 Acres

Greenacres • Central Valley School District • No HOA

Property Overview

Style	3-Story Contemporary, Built 1998
Zoning	R3 — Lot division potential per Spokane Valley planning
Lot Size	0.52 Acres (163 x 140 ft, approx. 21,780 sq ft)
Taxes	Approx. \$4,826/year
HOA	None
Schools	Central Valley SD — Greenacres Elem, Greenacres MS, Ridgeline HS
Directions	East on I-90 to Barker Exit, south to 2nd Ave, left to home

Updates & Mechanicals

Roof	Replaced 2007
Furnace	Gas Forced Air — Replaced 2022
Cooling	Central Air Conditioning — Serviced 2024
Addition	Dining Room & Family Room added 2007
Kitchen	Remodeled 2012
Windows & Doors	Vinyl — Lifetime Warranty
Radon	Sub-slab mitigation system installed
Sump Pump	Located in laundry room
Sprinklers	In-ground system

Interior Features

- Vaulted ceilings at entry
- Oak hardwood floors — kitchen, stairs & landing
- Formal dining room
- Family room w/ double-sided fireplace
- Pass-through bar from kitchen to family room
- Oak cabinetry throughout kitchen
- Split oven, dishwasher, refrigerator, microwave & pantry
- Oversized bedrooms w/ double closets
- Primary suite on lower level — private & quiet
- Fully finished basement w/ outside entry
- Spacious under-floor storage
- Laundry room w/ tile floors & overhead cabinets
- 1-car garage w/ opener & workshop space
- Man door from garage to yard & laundry room

Exterior & Lot

- New Trex deck — sunny mornings, shaded afternoons
- Mature willow trees
- White vinyl fencing — fully fenced backyard
- Raised garden beds & mature flowering plants
- Blackberries
- Dog kennel
- Storage shed
- Vinyl exterior siding
- RV parking
- Room for a pool
- Room for a shop
- Mountain views
- Oversized lot — R3 zoned, lot division potential
- Established neighborhood — all oversized lots

Location Highlights

Freeway	Minutes to I-90 via Barker exit
Coffee & Shopping	Starbucks within walking distance; shopping nearby
Medical	Medical facilities just minutes away
Recreation	5 min to Saltese Conservation Area — 15 min to North Idaho & Post Falls
Schools	Central Valley SD — top-rated district

For complete details, photos & virtual tour visit:

<https://site.tourmyhome.com/18914-E-2nd-Ave-1>

All information deemed reliable but not guaranteed. Buyers and their agent to verify all details.

Real estate agent contact card for Jessi G. Griffiths Granly. The card features a photo of the agent on the left and contact information on the right. The text includes the agent's name, company name (G & G HOMES), and various contact details.

JESSICA GRIFFITHS GRANLY

John E. Scott
REALTOR

G & G HOMES

WA & ID REALTOR

509-879-1477

www.jessicag.griffiths.com

lead.lee@johnboett.com

1758 NE Liberty Lane Rd
Liberty Lake, WA 99019

CONTACT US

G&G

