

Single Family 360 Property View

19748 NW Stavis Bay Rd, Seabeck, WA 98380

Listing

MLS#: **2522287**

Community: **Stavis Bay**

Bedrooms: **2** Bathrooms: **1**

School District: **Central Kitsap #401**

Potential Terms: **Cash Out, Conventional**

Status: **Active (05/13/2026)**

Area: **145** CDOM: **0**

SqFt: **1,700** Lot Size: **1.170 ac/50,965 sf**

Listing Price: **\$995,000**

Original LP: **\$995,000**



Marketing Remarks

Perched above Hood Canal on 1.2 secluded acres, this rare west-facing waterfront retreat captures the soul of PNW living. Sweeping views of Hood Canal, The Brothers, & unforgettable sunsets pour through expansive windows, soaring vaulted ceilings, & dramatic exposed beams, creating a warm and inviting connection to the surrounding landscape. Thoughtfully remodeled, this 2-bedroom home + bonus room blends timeless character w/modern comfort. Gourmet kitchen features granite countertops, Sub-Zero and Fisher & Paykel appliances (under warranty), an induction range & custom shelving milled from trees harvested directly from the property. A/C & a cozy woodstove provide comfort in every season, & the upper view loft makes working from home feel anything but ordinary. Outside, the lifestyle is unmatched. 200 feet of community beach access w/ a small boat launch, 70 feet of your own private beach, private anchor buoy, and tideland; w/oyster beds, clam digging, crabbing, shrimping, kayaking, & incredible wildlife sightings. Back at the house, abundant seating, a sauna & peaceful forest surroundings feel like a private retreat. Just a stone's throw from Guillemot Cove hiking trails, Miami Beach Boat Launch, and Scenic Beach State Park, only 25 minutes from Silverdale, this property is the perfect balance of seclusion & convenience. Whether you're searching for a full-time residence or a weekend escape, this is more than a waterfront home, it's your gateway to the Hood Canal lifestyle.

Broker Remarks

Please use Showingtime, appointment required. Offers, if any, due at 10 am sharp on Wednesday 5/27/26. Please call or text co-broker Kati @ 360-480-3608 with property questions.

Showing Info: **Appointment, MLS Keybox, ShowingTime**

Offers: **Seller will review offers on Offer Review Date (or sooner) - 05/27/2026**

Directions: **GPS works, home is at the very end of Stavis Bay Road.**

Broker/Brokerage Information

Broker: **Sandy Walsh (70826)**
 Office: **RE/MAX Metro Realty, Inc.**
 Firm Document Email: **metrorealty@metroeastside.com**
 Co-Broker: **Kati Davis (124622)**
 Co-Office: **Windermere RE West Sound Inc.**
 Compensation: **2%**
 Tail Provision (Days): **180**

Broker Phone: **(206) 369-6240**
 Office Phone: **(206) 322-5700**
 Office Fax:
 Co-Broker Phone: **(360) 480-3608**
 Co-Office Phone: **(360) 779-5205**
 Compensation Comments:

Owner/Occupant Information

Owner Name: **Jillian Titus**
 Owner City: **Sarasota, FL**

Occupant Type: **Vacant**

Occupant Name: **none**
 Phone to Show: **(360) 480-3608**

General Information

Property Type: Single Family	Sub Type: Residential	Tax ID: 44460000070007
Year Built: 1978		
County: Kitsap	State: Washington	
SqFt: 1,700	SqFt Finished: 1,700	
Garage SqFt: 384	SqFt Unfinished:	
Total Dwelling SqFt: 1,700	Price/SqFt: \$585.29	
SqFt Source: Realist	Total Price/SqFt: \$585.29	
Bedrooms: 2	Lot Size: 1.170 ac/50,965 sf	Lot Dim:
Fireplace Type(s): Wood	BR Approved: 2	Fireplaces: 1
Bathrooms: 1	Full Bathrooms: 1	3/4 Baths:
Parking Type: Carport-Detached, Garage-Attached		Total Parking: 6
Total Covered Parking: 2		Total Uncovered Parking: 4
Roof: Metal		Basement: Daylight, Fully Finished
School District: Central Kitsap #401		List Date: 05/13/2026
Elementary: Buyer To Verify	Junior High: Buyer To Verify	Senior High: Buyer To Verify
Homeowner Association: Yes	HOA Dues: \$21.00	HOA Dues Freq: Monthly
Home Owner Dues Include: Common Area Maintenance		Monthly Rent:
Community Features: Boat Launch, CCRs, Trails		

Accessory Dwelling Unit

Listing Information

	L	M	U-2	U-3	U-4	S	G
# Beds:		2					
Bath Full:		1					
Bath 3/4:							
Bath 1/2:							
Fireplaces:		1					
UtilityRoom	X						
LivingRoom		X					
Kit w ES		X					
Entry		X					
Den/Office	X						
BonusRoom			X				

Association Contact: **Brian Gabel**
 Association Phone: **(208) 890-8220**
 Potential Terms: **Cash Out, Conventional**
 Waterfront: **62 ft; Bank-High**
 Water Access: **Beach Rights, Deeded Access, Tideland Rights**
 Building Condition: **Good**
 Building Info: **Built On Lot**
 Senior Exemption: **No**
 Short Term Rental: **No**
 Architecture: **NW Contemporary**
 Style Code: **17 - 1 1/2 Stry w/Bsmt**
 Foundation: **Poured Concrete**
 Exterior: **Wood**

View: **Bay, Canal, Mountain, Ocean, Sound**
 Floor Covering: **Ceramic Tile, Vinyl Plank, Wall to Wall Carpet**
 Appliances: **Dishwasher(s), Dryer(s), Refrigerator(s), Stove(s)/Range(s), Washer(s)**
 Site Features: **Deck, RV Parking**
 Excluded Items: **No**
 Staging: **Staged**

Additional Property Information

Annual Taxes: **\$4,933.00** Tax Year: **2025** Seller Disclosure Statement: **Provided**
 Preliminary Title Ordered: **Yes** Title Company: **Pacific NW Title**
 Prohibit Blogging: **Yes** Bank/RE Owned: **No** Auction: **No** Leased Land: **No**
 Right of First Refusal: **No** FIRPTA: **No**
 Common Interest Cmty: **No** Equitable Interest: **No**
 New Construction: **No** New Construction State:
 Possession: **Closing** Pool:
 3rd Party Approval Required: **None**

Utility Information

Cable/TV Provider: Internet Provider: **North Olympic Peninsula**
 Sewer: **Septic** Sewer Company: **Septic**
 Water Source: **Shared Well** Water Company: **View Point**
 Energy Source: **Electric** Power Company: **PSE**
 Water Heater Type/Location: **electric / basement**
 Heating: **Baseboard, Heat Pump, Stove/Free Standing**
 Cooling: **Ductless HP-Mini Split**

Selling Information

Recent: **05/13/2026 : New**

History

Listing History from MLS

MLS#: **2522287** **19748 NW Stavis Bay Rd, Seabeck, WA 98380** LB/LO: **70826 / 7008**
 Active Single Family/Residential | APN: 44460000070007



COMPENSATION	05/13/2026	02:36:00 PM	70826	2
PRICE	05/13/2026	02:36:00 PM	70826	\$995,000
STATUS	05/13/2026	02:36:00 PM	70826	A

MLS#: **1829908** **19748 NW Stavis Bay Rd, Seabeck, WA 98380** LB/LO: **124622 / 2708**
 Sold Single Family/Residential | APN: 44460000070007 BB/BO: **70826 / 7008**



STATUS	09/24/2021	12:33:40 PM	124622	P	S
STATUS	08/27/2021	04:38:24 PM	124622	A	P
COMPENSATION	08/26/2021	11:36:10 AM	124622	2.5	
PRICE	08/26/2021	11:36:10 AM	124622	\$620,000	
STATUS	08/26/2021	11:36:10 AM	124622	A	

MLS#: **22216260** **19748 NW Stavis Bay Rd, Seabeck, WA 98380** LB/LO: **28568 / 7274**
 Sold Single Family/Residential | APN: 44460000070007



STATUS	10/07/2002	07:18:22 PM	28568	A	P
PRICE	08/22/2002	01:38:57 PM	bkallay		\$195,000
STATUS	08/22/2002	01:38:57 PM	bkallay		A

Sale History from Public Records

Document #	Rec. Date	Document Type	Sale Price	Buyer Name(s)	Buyer Name(s) 2	Seller Name
20210924014609/24/2021		Warranty Deed	\$685,000	Titus Jillian		Rogers Vivian S
20170427011204/27/2017		Warranty Deed	\$375,506	Rogers Vivian S		Sidel & Howard Trust
20030905029709/05/2003		Warranty Deed		Sidel Alan Trust	Howald Beverly Trust	Sidel Alan I
20021030015010/30/2002		Warranty Deed	\$190,000	Sidel Alan I	Hawad Beverly A	Thomas Leo A & Joycelyn B

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Int Rate	Int Rate Type	Mortgage Code
09/24/2021	\$548,000	Sammamish Mtg	CONVENTIONAL			RESALE
11/23/2009	\$140,500	Cobalt Mtg Inc	CONVENTIONAL			REFI
10/30/2002	\$152,000	Washington Mutual Bk	CONVENTIONAL		FIXED RATE LOAN	RESALE

Tax

Owner Information

Owner Name (LN FN): **Titus Jillian** Mailing Address: **19748 NW Stavis Bay Rd**
 Tax Billing City & State: **Seabeck Wa** Tax Billing Zip: **98380**
 Tax Billing Zip+4: **9796** Owner Occupied: **Yes**

Location Information

Zip Code: **98380** Subdivision: **Point View 01**
 School District Name: **Central Kitsap** School District Code: **Central Kitsap**

Census Tract: **092000**
Carrier Route: **H077**
Location Influence: **WATERFRONT**
Map#: **18-A2**

Neighborhood Code: **HOLLY WF**
Zoning: **RR**
Range/Township/Section/Qtr: **2W-25N-34-NE**

Estimated Value

RealAVM™:	\$585,000	Estimated Value Range Low:	\$513,500
Estimated Value Range High:	\$656,600	Value As Of:	04/27/2026
Confidence Score:	73	Forecast Standard Deviation:	12

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Tax-ID:	4446-000-007-00-07	Alt. Tax-ID:	1655851
Parcel ID:	44460000070007	% Improved:	60
Tax Area:	6070	Legal Book/Page:	11-1

Legal Description:

LOT(S) 7, POINT OF VIEW NO. 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE(S) 1, 2 AND 3, RECORDS OF KITSAP COUNTY, WASHINGTON; TOGETHER WITH TIDELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO AND ABUTTING THEREON; TOGETHER WITH AN UNDIVIDED INTEREST IN LOT 11 OF SAID PLAT POINT VIEW NO. 1 AND TIDELANDS FRONTING THEREON, FOR COMMUNITY RECREATIONAL AND PARKING AREA. TOGETHER WITH AND SUBJECT TO EASEMENTS AS DEPICTED ON SAID SHORT PLAT.

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$521,660	\$521,660	\$418,160
Assessed Value - Land	\$208,490	\$208,490	\$191,410
Assessed Value - Improved	\$313,170	\$313,170	\$226,750
Market Value - Total	\$521,660	\$521,660	\$418,160
Market Value - Land	\$208,490	\$208,490	\$191,410
Market Value - Improved	\$313,170	\$313,170	\$226,750
YOY Assessed Change (\$)	\$	\$103,500	
YOY Assessed Change (%)	0%	25%	

Tax Year	2026	2025	2024
Total Tax	\$4,990.48	\$4,932.52	\$4,797.72
Change (\$)	\$58	\$135	
Change (%)	1%	3%	

Characteristics

Lot Frontage:	56	Lot Acres:	1.170
Lot Size:	50,965	Land Use:	Sfr
County Land Use:	Single Family Res	Yr Built:	1978
Total Living Sq Ft:	768	Above Gnd Sq Ft:	768
Gross Area:	1,536	Ground Floor Sq Ft:	768
Basement Sq Feet:	768	Unfinished Basement Area:	768
Basement Type:	Unfinished	Stories:	1.0
Beds:	2	Baths:	1
Full Baths:	1.000	Fireplaces:	1
Condition:	Good	Quality:	FAIR
Heat Type:	Heated	Patio Type:	Wood Deck
Patio/Deck 1 Area:	456	Parking Type:	Basement Garage
Garage Type:	Basement	Garage Capacity:	0
Attached Garage SF:	384	Roof Type:	L
Roof Frame:	METAL	Exterior:	Plywood
Topography:	HIGH		

Last Market Sale

Recording Date:	09/24/2021	Sale Date:	09/22/2021
Sale Price:	\$685,000	Price Per Square Feet:	\$891.93
Cash Down:	\$0	Auditor No:	202109240146
Deed Type:	Warranty Deed	Owner Name (LN FN):	Titus Jillian
Seller Name (LN FN):	Rogers Vivian S		