

Listing # 2475492 23738 Carlson Place , Mount Vernon 98274 STAT: Active LP: \$1,450,000  
County: Skagit LT: 6 BLK: CMTY: Lake McMurray PRJ: Lakeside Estates



Type: Residential CDOM: 264  
AR: 835 TAX: 96074 OLP: \$1,450,000  
MAP: GRD: Internet: Yes  
DD: From Conway, head East on Hwy 534 to Hwy 9 in Lake McMurray, head North for less than 1m to Carlson Place.  
FIN: LD: 02/01/2026  
XD: OMD:

LAG: Seth Pike (75991) PH: (360) 941-7384  
FAX: (888) 413-8854 PH Type: Cellular  
LO: Pike Real Estate (6489) PH: (360) 474-2014  
BBC: 2% Cmnts:  
CLA: PH:  
CLO: PTO: Yes F17: Provided  
OTVP: Owner OCC: Martin & Amber  
OWN: Martin A Dunn OPH: (360) 424-9037  
KEY: Appointment, MLS Keybox, See Remarks, ShowingTime  
PTS: (360) 941-7384 OAD: Mount Vernon, WA  
POS: Closing  
TRM: Cash Out, Conventional, VA  
HOD: \$620  
TX\$: \$9,181 TXY: 2025 SNR: No MOR:

SFF: 4,272 SFU:  
ASF: 4,272 SFS: Realist  
Community Feat: CCRs, Gated Entry

SPA: SAA: AFH:

Right of First Refusal:

BR: 3 BDA: 3 BTH: 3.75 FBT: 3 QBT: 1 HBT: 0 FP: 1 TOF:

G L M U U2 U3 U4 ACR: 2.610 LSF: 113,692  
BR: 0 1 0 2 0 0 VEW: Lake, Mountain, Territorial LSZ: 221 X 476  
FUL: 0 1 2 0 0 0 WFT: WFG:  
3/4: 0 0 0 0 1 0 0 LTV: Fruit Trees, Garden Space, Partial Slope, Sloped, Terraces, Wooded  
1/2: 0 0 0 0 0 0 0 LDE: Dead End Street, Paved Street, Secluded POL:  
FP: 1 SIT: Cable TV, Deck, Fenced-Partially, Gated Entry, High Speed Internet, Propane, RV  
Parking, Shop

Bonus Room Upper (2nd Floor)  
Den/Office Main  
Dining Room Main  
Entry Main  
Extra Fin Rm Lower  
Family Room Lower  
Great Room Main  
Kit w Eat Spc Main  
Living Room Main  
Primary Bedroom Main  
Rec Room Lower  
Studio Lower  
Utility Room Lower

GR: Garage-Attached GAR: 3 STY: 17 - 1 1/2 Stry w/B:  
BLD: YBT: 2002 NC: FND: Poured Concrete  
BDI: Built On Lot ARC: Craftsman  
BDC: Very Good RF: Composition  
EXT: Stone, Wood BSM: Fully Finished  
MHM: MHS: MHN:  
ENS: Electric, Propane, Wood HTC:  
WHT: Tankless high-eficc LSD: Propane tank FLS: Ceramic Tile, Hardwood, Laminate, Slate, W  
FEA: Bath Off Primary, Built-In Vacuum, Dbl Pane/Storm Windw, Dining Room, French Doors,  
High Tech Cabling, Jetted Tub, Skylights, Vaulted Ceilings, Walk-in Closet, Wet Bar,  
Wine Cellar, Wired for Generator  
APS: Dishwasher(s), Garbage Disposal, Microwave(s), Refrigerator(s), Stove(s)/Range(s)

WAS: Community, Shared Well WAC: Lakeside Estates SD: Conway EL: Conway Sch  
SWC: Septic POC: PSE JH: Buyer To Verify SH: Buyer To Verify  
Green Cert: BUS: BUS RTE:  
Zoning Jur.: County Zoning Code: 3rd Party Aprvl Req: None Bank/REO Owned Y/N: No  
Built Green: HERS Score: EPS Score: LEED:  
NWMLS Cert: Cnstrct Mthds:

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Agent Only Remarks: **Home built as 3-bed for Septic permitting, but in actuality this is a 5-bed+ home! Please schedule showings 1+ day ahead, only on Tues, Fri, Sat, or Sun thru Showing-Time, or call if another day is needed. Call for gate code to access the shared lakefront lot on Willabella Place. Please cover or remove shoes. Lakeside Estates HOA dues include all water utility!**

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Marketing Remarks: **Custom built 4,272sf estate overlooking Lake McMurray. This home is functionally 5 bedrooms! Plus, it has an office, exercise room, and home theatre as well (shows as 3-bed on county plan for septic permit). Perched above tranquil Lake McMurray you will feel like you are in a different world away from it all, yet still only 10 mins from I-5 exit at Conway and just 1hr from both Seattle & Vancouver, BC. Lower-level has a kitchenette and could be easily converted to an independent MIL living quarters for multi-generational living. No expense spared here with high-efficiency heat pump / AC, furnace, and high-capacity tankless hot-water heater that are all only 4yrs young. The entire home is wired for sound inside-out with 42 speakers. Includes propane powered back-up generator. Oversized 3 car garage is 950sf, plus there is a ton of well-designed storage throughout the rest of the home. You will also have deeded community lakefront access for enjoying the water year-round. From sunrise on, you'll lose yourself in the views here all day! Shared water system and HOA dues include water usage.**

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

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**Total privacy and peace, yet just 10 mins to I-5 in Conway**



**oversized 3 car garage & covered entry**



**can't beat this spacious living area that opens up to covered deck and incredible views!**

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**walk out french doors to this view every day**



**sunrise views while having coffee on your main-level deck**



**covered deck with panoramic views of lake mcmurray and the mountains**



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**breakfast nook in kitchen**



**dining room framed by windows**



**master bedroom**



**not too many tubs have this view while soaking**



**master bath**

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**Loft area leading to upper-level bedrooms**



**bedroom 2**



**bedroom 3**



**bonus room / bedroom 4**



**upper-level bathroom**



**main-level guest bathroom**



**daylight basement (with lots of daylight), has 2 rooms, kitchenette and theatre room**



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**bedroom 5 in lower-level**



**lower-level bathroom**



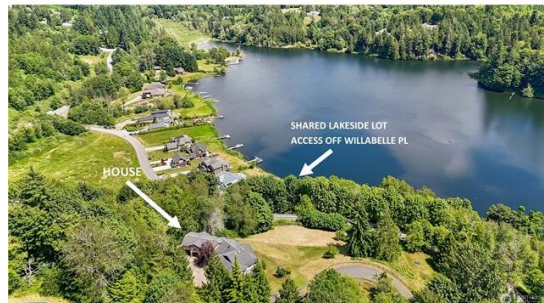
**home-gym exercise room or bedroom**



**media room**



**highlighting craftsmanship and well-designed spaces**



**shared lake access property just down the road**



**shared lakefront lot with dock**



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**fall colors with cascade peaks in the background**



**changing views are beautiful in every season**



**you've found the end of the rainbow here at Lake McMurray**

