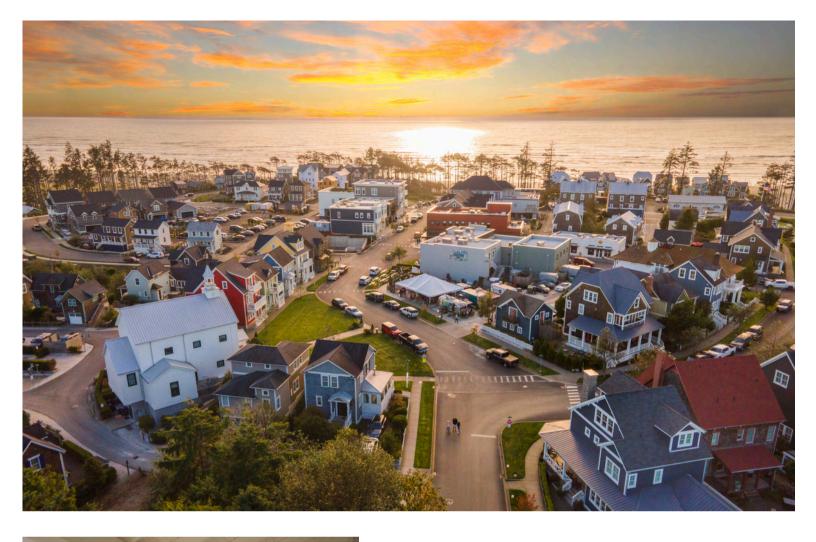






FOR THOSE WHO WANT
TO BE CONNECTED TO
THE OUTDOORS WHILE
ENJOYING THE LUXURIES
OF COASTAL LIVING





Seabrook Started 20 Years Ago with a Love of the Washington Coast and the Dream to Bring Back the Art of Town Building

The town of Seabrook was first founded in 2004 by Casey and Laura Roloff and has affectionately become known as Washington's Beach Town by locals and visitors alike. Inspired by Seaside, Florida, Seabrook was built with a foundation of new urbanism design where homes, shops, and restaurants are now seamlessly woven into a scenic bluff overlooking the Pacific Ocean.

Casey and Laura first met in high school and quickly realized they had one major thing in common: they loved the beach!









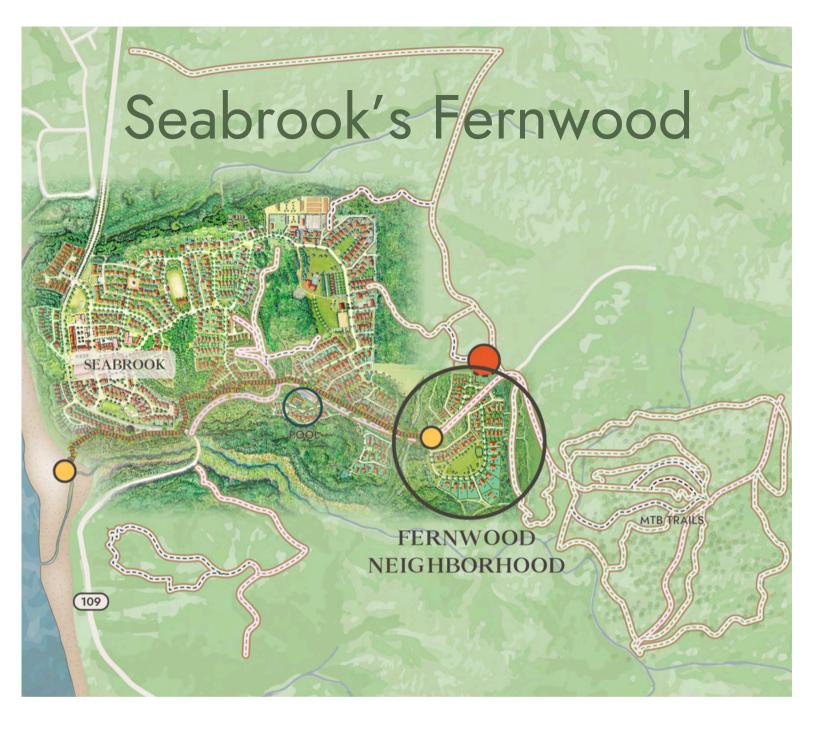
After graduating college, they married and moved to the Oregon coast, where they started their very first business painting houses. As the Roloffs became more involved in the local community, they studied the local and national real estate markets and recognized an opportunity to build custom vacation homes, second homes, and primary residences that had architectural character and uncommon attention to detail.

Using new urbanist design principles and inspiration from the internationally recognized town of Seaside, Florida, they set out to build their first beach community, Bella Beach, on the Oregon Coast.

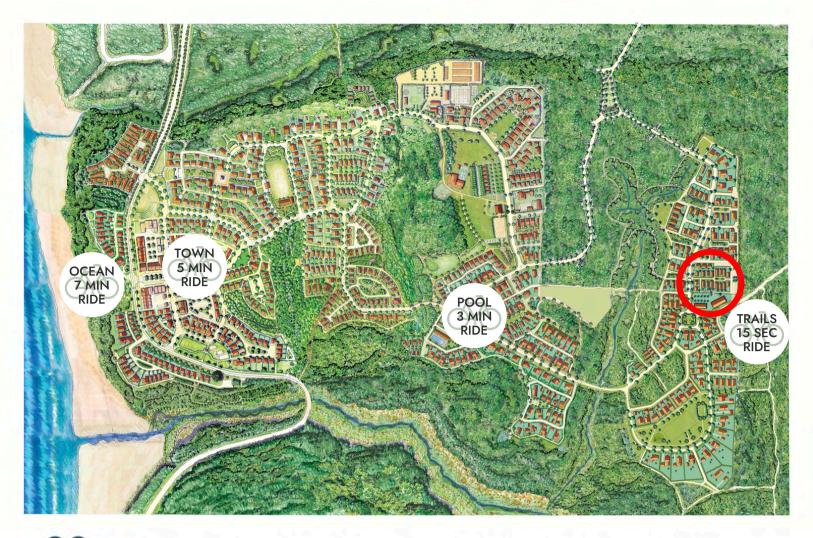
Finding great success with Bella, they



eventually looked northward towards Washington State for a similar opportunity. This led them to Grays Harbor County, where, in 2004, they, along with their innovative design team, worked collaboratively to curate and develop Washington's most celebrated beach town.



Situated to the east of the South Farm neighborhood, new homes have been released in Seabrook's new neighborhood, Fernwood! Where adventure begins with bike trails, Growler's Alley hub with food and drinks, outdoor games, and new parks. As Seabrook's gateway to outdoor recreation, over 24 miles of biking and walking trail networks start at its front door. Fernwood offers natural surroundings while being close to the beach, the pools, and the town center. This new neighborhood features a wide variety of homes and lot sizes, including small cottages and garden lots.



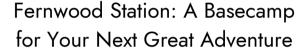
People are really prioritizing quality of life, having the connection to nature, to their neighbors, having places to go with their friends and family to create really special traditions. That is what Seabrook is all about and this new neighborhood really epitomizes that by having all this natural space around the community, but also access to our growing town center and these beautiful beaches.

- Casey Roloff, CEO & Town Co-Founder





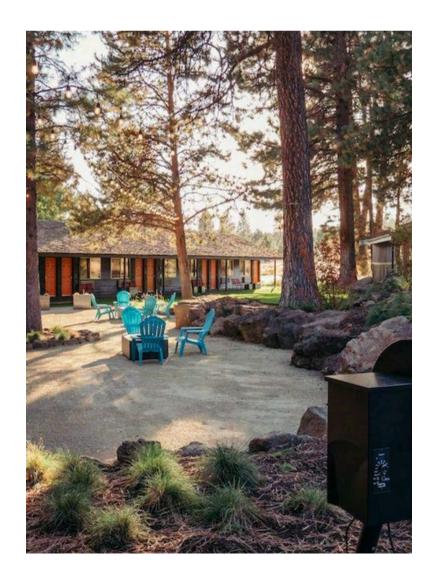




Fernwood Station is the latest addition to the Fernwood neighborhood, inspired by the nostalgic charm of woodland beach cottages. This new neighborhood serves as a vibrant hub on the east side of town. Designed for those who feel at home among the cedars and the sprawling trails, Fernwood Station is more than just a place to live — it's a gateway to the outdoors.

Here, life is about balance — the comfort of high-quality living combined with the allure of recreation on the Washington coast. It's a place where the day starts on the miles of hiking and biking trails and ends gathered around a fire pit, engaged in a friendly game of bocce, or enjoying a casual picnic in the park.

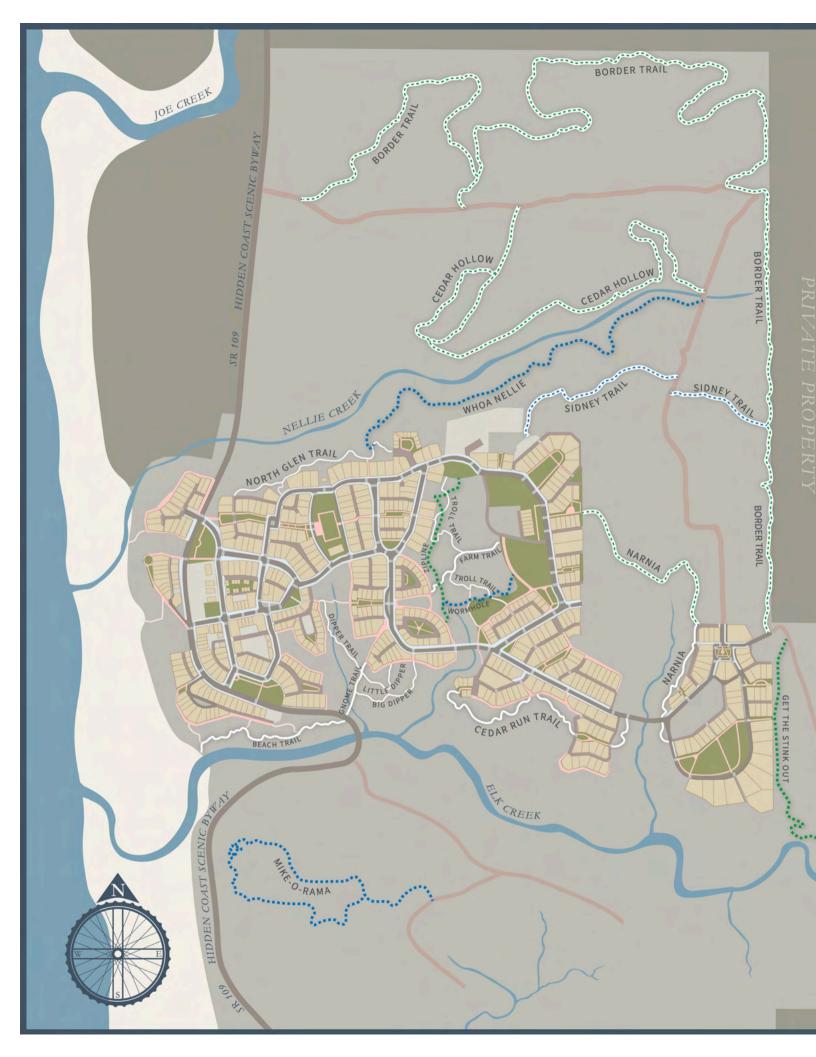




FERNWOOD STATION MAP

A Basecamp for Your Next Great Adventure





HIKING & MIXED USE TRAILS

NORTH GLEN TRAIL

MODERATE TERAIN . . . 31 MILES

DIPPER TRAIL

CHALLENGING TERRAIN . . 4 MILES

GNOME TRAIL

EASY TERRAIN . . 13 MILES

BEACH TRAIL

MODERATE TERRAIN . . . 26 MILES

FARM TRAIL

EASY TERRAIN . . 14 MILES

TROLL TRAIL

CHALLENGING TERRAIN . .35 MILES

CEDAR RUN TRAIL

EASY TERRAIN . .35 MILES

MIXED USE HIKING & BIKING TRAILS

BORDER TRAIL

EASY TERRAIN . 2.3 MILES

NARNIA

EASY TERRAIN . .47 MILES

SIDNEY TRAIL

MODERATE TERRAIN . .42 MILES

CEDAR HOLLOW

FASY TERRAIN . .82 MILES

MOUNTAIN BIKING TRAILS

ZIPLINE

EASY TERAIN . . 23 MILES

WORMHOLE

MODERATE TERRAIN . . 12 MILES

BUCK LAKE

EASY TERRAIN • 1.7 MILES

GET THE STINK OUT

EASY TERRAIN . .45 MILES

SUNBURNT

EASY TERRAIN . .34 MILES

HIGHWAY 1-o-FUN

EASY TERRAIN . .23 MILES

TSUNAMI

EASY TERRAIN . . . 21 MILES

POSEIDON

EASY TERRAIN . . . 29 MILES

MIKE-O-RAMA

MODERATE TERRAIN . .55 MILES

WHOA NELLIE

MODERATE TERRAIN . . . 66 MILES

RIPTIDE

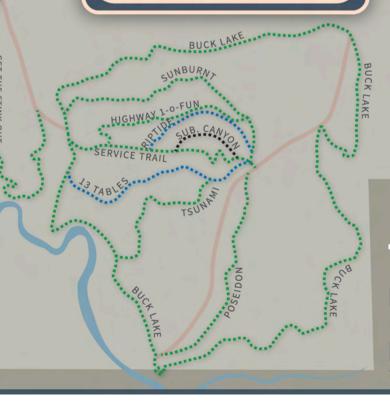
MODERATE TERRAIN . . 17 MILES

13 TABLES

MODERATE TERRAIN . . 28 MILES

SUBMARINE CANYON

CHALLENGING TERRAIN . . 1 MILES

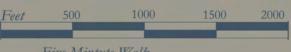




HIKING MOUNTAIN BIKING TRAIL TRAIL

PATH

SERVICE ROAD



Five Mintute Walk





YARROW COTTAGES



LOT 725	LOT 726	LOT 727
Yarrow	yarrow	Yarrow
2 BR 1 BA	2 BR 1 BA	2 BR 1 BA
612 SQ FT	612 SQ FT	612 SQ FT
Not Released	\$569,000	SOLD





YARROW COTTAGES



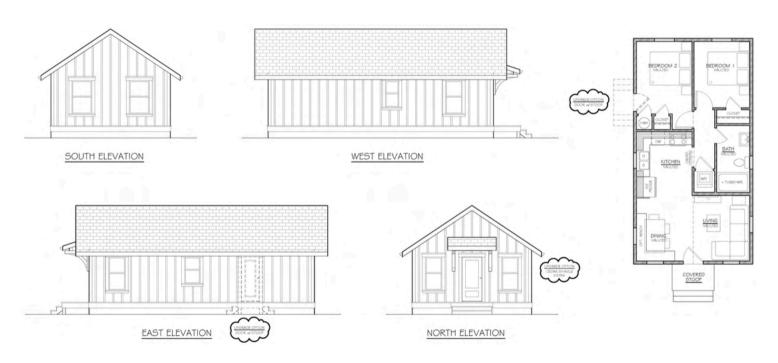


2 BED 1 BATH 612 sq ft

\$574,000



FLOOR PLANS AND ELEVATIONS



FLOOR PLANS AND
ELEVATIONS
WITH THE PORCH
UPGRADE OPTION
PRICE VARIES

DETAILS AND PRICING SUBJECT TO CHANGE







YARROW COTTAGES





FLOOR PLANS AND ELEVATIONS









YARROW COTTAGES



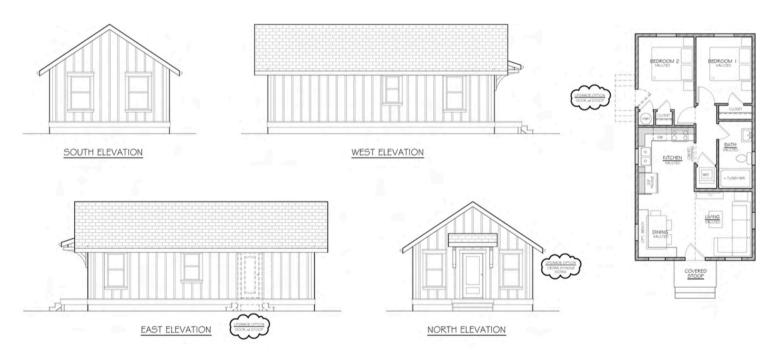


2 BED 1 BATH 612 SQ FT

\$579,000

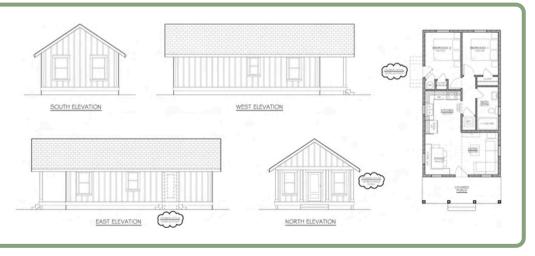


FLOOR PLANS AND ELEVATIONS



FLOOR PLANS AND
ELEVATIONS
WITH THE PORCH
UPGRADE OPTION
PRICE VARIES

DETAILS AND PRICING SUBJECT TO CHANGE









LOT 736

1 BR 1 BA 416 SQ FT

Not Released

LOT 737
BLUEBELL

1 BR 1 BA 416 SQ FT

\$469,000

LOT 738
BLUEBELL

1 BR 1 BA 416 SQ FT

SOLD







THE BLUEBELL LOT 736

416 1 BED 1 BATH SQ FT



FLOOR PLANS AND ELEVATIONS









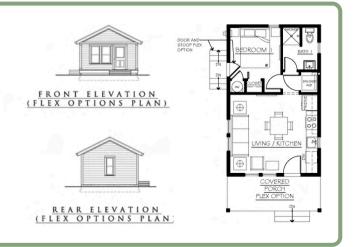




FLOOR PLANS AND **ELEVATIONS** WITH THE PORCH **UPGRADE OPTION PRICE VARIES**

RIGHT SIDE ELEVATION (FLEX OPTIONS PLAN) DETAILS AND PRICING SUBJECT TO CHANGE

LEFT SIDE ELEVATION (FLEX OPTIONS PLAN)









THE BLUEBELL LOT 737

1 BED 416 1 BATH SQ FT



FLOOR PLANS AND ELEVATIONS











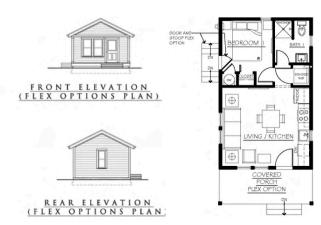


FLOOR PLANS AND
ELEVATIONS
WITH THE PORCH
UPGRADE OPTION
PRICE VARIES

DETAILS AND PRICING SUBJECT TO CHANGE













THE BLUEBELL LOT 738

1 BED 416 1 BATH SQ FT



FLOOR PLANS AND ELEVATIONS





RIGHT SIDE ELEVATION
(BASE PLAN)





REAR ELEVATION
(BASE PLAN)

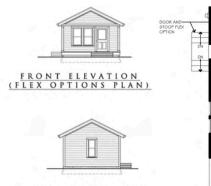


FLOOR PLANS AND
ELEVATIONS
WITH THE PORCH
UPGRADE OPTION
PRICE VARIES

DETAILS AND PRICING SUBJECT TO CHANGE















LOT 728

1 BR +BUNK 1 BA 504 SQ FT

SOLD

LOT 729 CLOVER

1 BR +BUNK 1 BA 504 SQ FT

Not Released

LOT 730 CLOVER

1 BR +BUNK 1 BA 504 SQ FT

\$499,000







THE CLOVER LOT 728

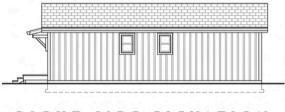
 $1 \text{ BED} + B \overline{\text{UNK}} = 504$ 1 BATH SQ FT



FLOOR PLANS AND ELEVATIONS



LEFT SIDE ELEVATION (BASE PLAN)



RIGHT SIDE ELEVATION (BASE PLAN)



FRONT ELEVATION (BASE PLAN)



REAR ELEVATION (BASE PLAN)



FLOOR PLANS AND **ELEVATIONS** WITH THE PORCH **UPGRADE OPTION PRICE VARIES**

DETAILS AND PRICING SUBJECT TO CHANGE



RIGHT SIDE ELEVATION (FLEX OPTIONS PLAN)



FRONT ELEVATION
(FLEX OPTIONS PLAN)











THE CLOVER LOT 729

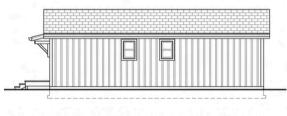
504 1 BED +BUNK 1 BATH SQ FT



FLOOR PLANS AND ELEVATIONS



LEFT SIDE ELEVATION (BASE PLAN)



RIGHT SIDE ELEVATION (BASE PLAN)



FRONT ELEVATION (BASE PLAN)



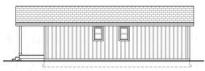
REAR ELEVATION (BASE PLAN)



FLOOR PLANS AND **ELEVATIONS** WITH THE PORCH **UPGRADE OPTION PRICE VARIES**

DETAILS AND PRICING SUBJECT TO CHANGE





RIGHT SIDE ELEVATION (FLEX OPTIONS PLAN)



FRONT ELEVATION
(FLEX OPTIONS PLAN)











THE CLOVER LOT 730

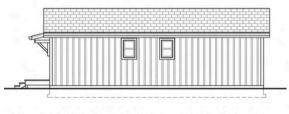
504 1 BED +BUNK 1 BATH SQ FT



FLOOR PLANS AND ELEVATIONS



LEFT SIDE ELEVATION (BASE PLAN)



RIGHT SIDE ELEVATION (BASE PLAN)



FRONT ELEVATION (BASE PLAN)



REAR ELEVATION (BASE PLAN)

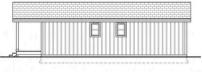


FLOOR PLANS AND **ELEVATIONS** WITH THE PORCH **UPGRADE OPTION PRICE VARIES**

DETAILS AND PRICING SUBJECT TO CHANGE



LEFT SIDE ELEVATION (FLEX OPTIONS PLAN)



RIGHT SIDE ELEVATION (FLEX OPTIONS PLAN)



FRONT ELEVATION
(FLEX OPTIONS PLAN)











LOT 733 CLOVER

1 BR +BUNK 1 BA 504 SQ FT

Not Released

LOT 734 CLOVER

1 BR +BUNK 1 BA 504 SQ FT

SOLD

LOT 735 CLOVER

1 BR +BUNK 1 BA 504 SQ FT

SOLD







THE CLOVER LOT 733

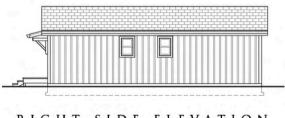
1 BED +BUNK 504 1 BATH SQ FT



FLOOR PLANS AND ELEVATIONS



LEFT SIDE ELEVATION (BASE PLAN)



RIGHT SIDE ELEVATION (BASE PLAN)



FRONT ELEVATION (BASE PLAN)



REAR ELEVATION (BASE PLAN)

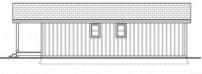


FLOOR PLANS AND **ELEVATIONS** WITH THE PORCH **UPGRADE OPTION PRICE VARIES**

DETAILS AND PRICING SUBJECT TO CHANGE



LEFT SIDE ELEVATION (FLEX OPTIONS PLAN)



RIGHT SIDE ELEVATION (FLEX OPTIONS PLAN)



FRONT ELEVATION
(FLEX OPTIONS PLAN)











THE CLOVER LOT 734

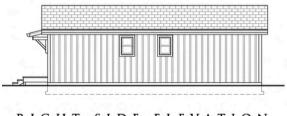
1 BED +BUNK 504 1 BATH SQ FT



FLOOR PLANS AND ELEVATIONS



LEFT SIDE ELEVATION (BASE PLAN)



RIGHT SIDE ELEVATION (BASE PLAN)



FRONT ELEVATION (BASE PLAN)



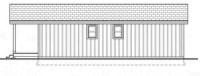
REAR ELEVATION (BASE PLAN)



FLOOR PLANS AND **ELEVATIONS** WITH THE PORCH **UPGRADE OPTION PRICE VARIES**

DETAILS AND PRICING SUBJECT TO CHANGE





RIGHT SIDE ELEVATION (FLEX OPTIONS PLAN)



FRONT ELEVATION
(FLEX OPTIONS PLAN)











THE CLOVER LOT 735

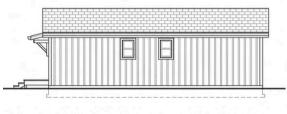
1 BED +BUNK 504 1 BATH SQ FT



FLOOR PLANS AND ELEVATIONS



LEFT SIDE ELEVATION (BASE PLAN)



RIGHT SIDE ELEVATION (BASE PLAN)



FRONT ELEVATION (BASE PLAN)



REAR ELEVATION (BASE PLAN)



FLOOR PLANS AND **ELEVATIONS** WITH THE PORCH **UPGRADE OPTION PRICE VARIES**

DETAILS AND PRICING SUBJECT TO CHANGE





RIGHT SIDE ELEVATION (FLEX OPTIONS PLAN)



FRONT ELEVATION
(FLEX OPTIONS PLAN)











LOT 723 FERN LILY

2 BR 1.5 BA 889 SQ FT

\$714,000

LOT 740 FERN LILY

2 BR 1.5 BA 889 SQ FT

Not Released

LOT 741 FERN LILY

2 BR 1.5 BA 889 SQ FT

Not Released







FLOOR PLANS AND ELEVATIONS



FIRST FLOOR







FLOOR PLANS AND ELEVATIONS



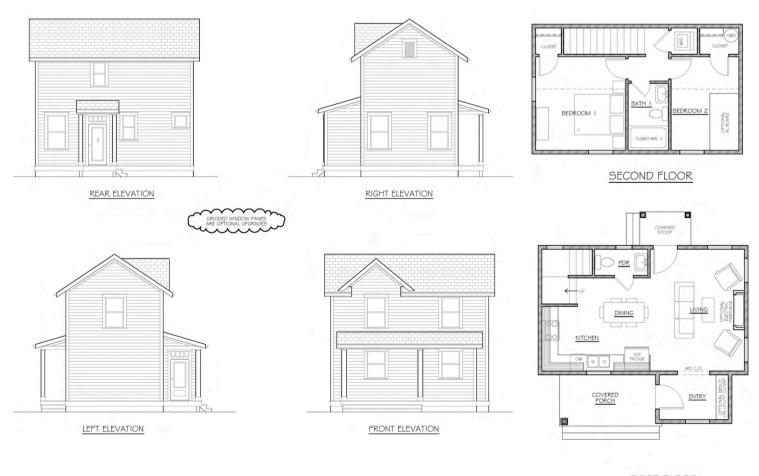
FIRST FLOOR







FLOOR PLANS AND ELEVATIONS



FIRST FLOOR





PACIFIC LILY COTTAGES



LOT 724
PACIFIC LILY

2 BR 1.5 BA 928 SQ FT

\$734,000

LOT 739
PACIFIC LILY

2 BR 1.5 BA 928 SQ FT

Not Released





PACIFIC LILY COTTAGES





928 2 BED 1.5 BATH



FLOOR PLANS AND ELEVATIONS



RIGHT SIDE ELEVATION



REAR ELEVATION



FIRST FLOOR PLAN







SECOND FLOOR PLAN





PACIFIC LILY COTTAGES





928 2 BED 1.5 BATH SQ FT



FLOOR PLANS AND ELEVATIONS









FIRST FLOOR PLAN



LEFT SIDE ELEVATION



FRONT ELEVATION



SECOND FLOOR PLAN





SHASTA DAISY COTTAGES



LOT 731 SHASTA DAISY

> 2 BR 1.5 BA 832 SQ FT

\$674,000

LOT 732 Shasta daisy

> 2 BR 1.5 BA 832 SQ FT

> > SOLD





SHASTA DAISY COTTAGES

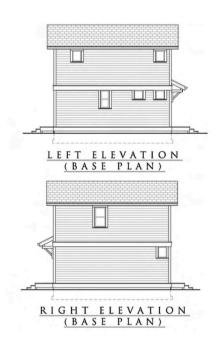


THE SHASTA DAISY

2 BED 832 1.5 BATH SQ FT



FLOOR PLANS AND ELEVATIONS









SECOND FLOOR PLAN
(BASE PLAN)

FLOOR PLANS AND
ELEVATIONS
WITH THE PORCH
UPGRADE OPTION
PRICE VARIES

DETAILS AND PRICING SUBJECT TO CHANGE











SHASTA DAISY COTTAGES

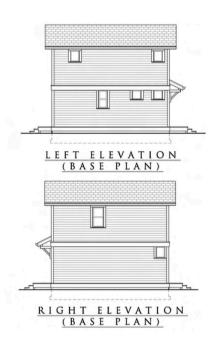


THE SHASTA DAISY

2 BED 832 1.5 BATH SQ FT



FLOOR PLANS AND ELEVATIONS









SECOND FLOOR PLAN
(BASE PLAN)

FLOOR PLANS AND
ELEVATIONS
WITH THE PORCH
UPGRADE OPTION
PRICE VARIES

DETAILS AND PRICING SUBJECT TO CHANGE











COAST LILY COTTAGES



LOT 742 COAST LILY

2 BR 1.5 BA 936 SQ FT

Not Released





COAST LILY COTTAGES



THE COAST LILY LOT 742

2 BED 936 1.5 BATH SQ FT



FLOOR PLANS AND ELEVATIONS













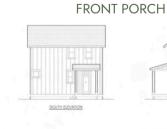
FLOOR PLANS AND
ELEVATIONS
WITH THE PORCH
UPGRADE OPTION
PRICE VARIES

DETAILS AND PRICING SUBJECT TO CHANGE

PAST RIVATOR













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