

Discover Opportunity

The Preserve
AT



DISCOVERY BAY
GOLF CLUB

The Reserve at Discovery Bay Golf Club



Port Townsend, Washington

OFFERING PRICE: \$6,750,000.00

Discover The Reserve at Discovery Bay Golf Club – a premier 18-hole golf course development featuring a 48-homesite enclave nestled above the tranquil waters of Discovery Bay on Washington's Olympic Peninsula.

Property Highlights

- 18-hole championship golf course in full operation
- Spectacular views of Discovery Bay and the Olympic Mountain range
- 48 approved luxury homesites with active PUD (Planned Unit Development) approval
- ADUs (Accessory Dwelling Units) allowed per current zoning
- Just minutes from historic downtown Port Townsend
- Under 2 hours from Seattle, offering convenience and seclusion
- Ideal setting for a golf community development or resort vision



The Heart of The Reserve: Discovery Bay Golf Club

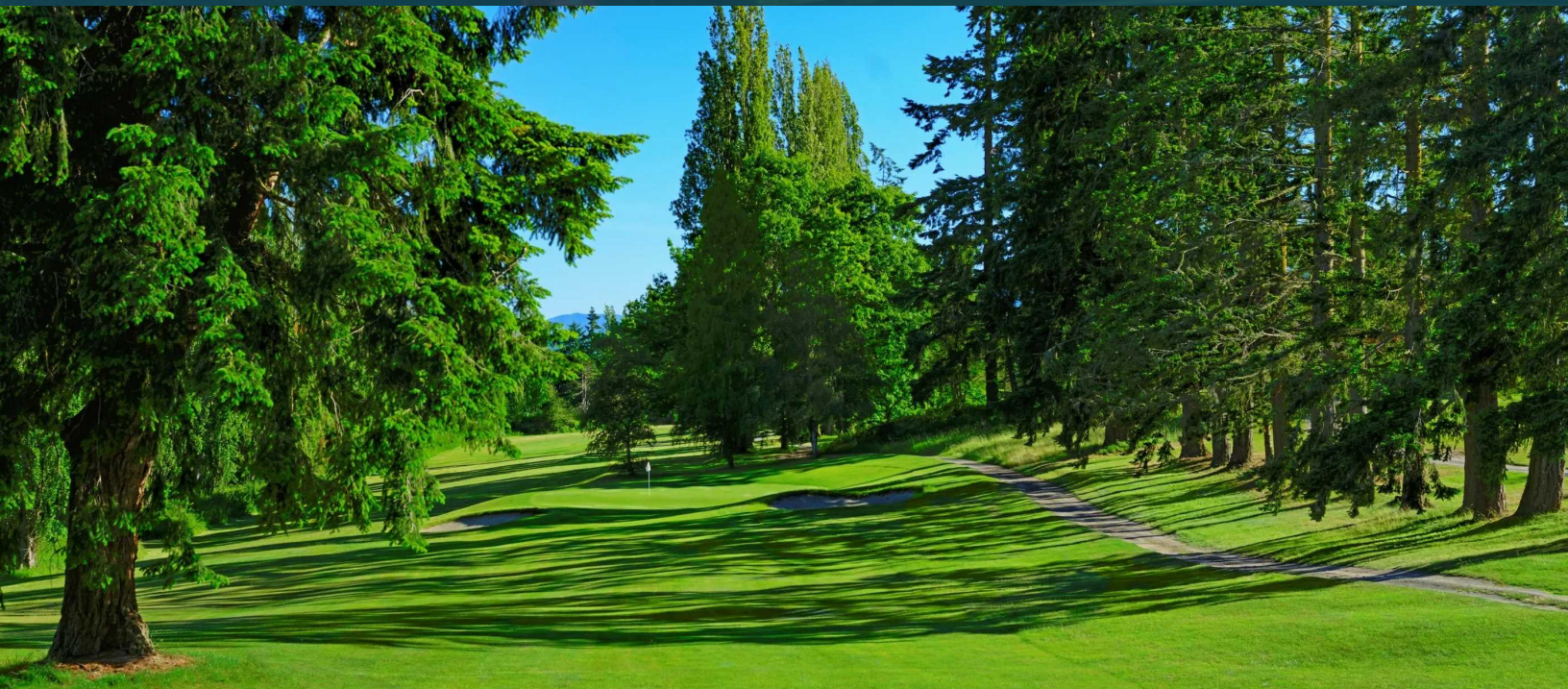


Historic fairways. Elevated living.

Dating back to 1925, the Discovery Bay Golf Club (formerly Chevy Chase Golf Club) is the oldest public golf course in Washington, offering classic links-style play designed by Vernon Macan and expanded in 1997 by architect Michael Asmundson.

Highlights

- Approved luxury residential subdivision within a golf course setting
- Expansive acreage allows for integrated community amenities
- Challenging yet welcoming course layout with elevation changes throughout
- Located in the “Olympic Rain Shadow” which sees annual rainfall well below the regional average; allowing for year-round playability

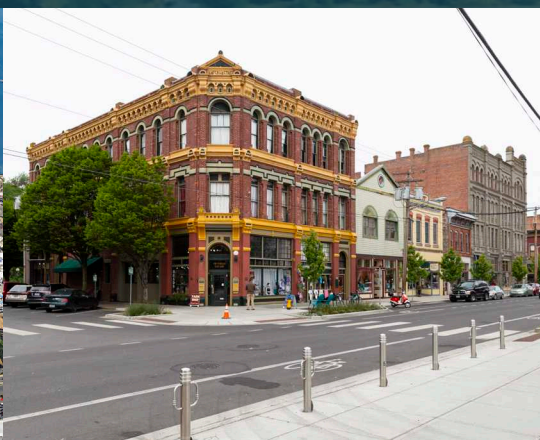


Port Townsend: Historic Charm Meets Coastal Living

Just minutes from The Reserve lies Port Townsend, a vibrant and storied waterfront town filled with arts, culture, and community. Bordered by the bay, the Strait of Juan de Fuca, and Admiralty Inlet, this destination is as scenic as it is soulful.

Highlights

- Victorian seaport town with a vibrant arts and culinary scene
- Award-winning restaurants, fine dining, wineries, and craft breweries
- Unique boutique shopping and antique markets in the historic district
- World-class marinas, sailing, and water views of the Salish Sea
- Cultural landmarks including Fort Worden, local museums, and music festivals
- A top destination for eco-tourism, kayaking, and birdwatching
- Top-rated high school with AP, tech, and vocational programs



Olympic Peninsula & Greater Access

The Olympic Peninsula isn't just a scenic backdrop – it's an active lifestyle and booming real estate region. With breathtaking outdoor access and growing buyer demand, it's a magnet for families, retirees, and remote professionals alike.

Highlights

- Gateway to Olympic National Park and protected coastal lands
- Quick access to Seattle via ferry or highway – under 2 hours
- Region is an emerging golf destination, blending wilderness and luxury
- Ideal for investors seeking natural beauty, recreation, and growth potential
- Surrounded by hiking, fishing, beaches, and outdoor adventure



The Reserve
AT



Offering Details

All inquiries, questions, and expressions of interest should be directed to the Listing Brokers listed below. The Seller will consider offers as they are received.

The Listing Brokers are available to provide additional due diligence materials, facilitate property tours, and coordinate buyer discussions as needed.

Allen Stockbridge, JD CCIM CEPA

Business Broker

Stockbridge Exit Planning Advisors | bXb Business Brokers | eXp Commercial

360-223-8346

allen@bxbbrokers.com

Ernest Peralta, MBA

Real Estate Broker - eXp Realty

206-661-1330

ernest.peralta@exprealty.com

Edward Weathers

Managing Broker - National Land Realty

803-928-6188

eweathers@nationalland.com

