



Presented By: Bill Judd
Challe Real Estate Inc

Agent Full

RESIDENTIAL Status: ACT 11/12/2009 2:13:37 PM
 ML#: 9065397 Area: 247 List Price: \$195,000
 Addr: 190 W IRVINGTON DR Unit#:
 City: Eugene Zip: 97404 Condo Loc/Lvl:
 Map Coord: 33/A/2 Zoning: List Type: ER LR: N
 County: Lane Tax ID: 1501749
 Elem: IRVING Middle: MADISON
 High: NORTH EUGENE PropType: RES-MFG
 Nhood/Bldg:
 Legal: 17-04-02-34-05200
 Internet/Address/No Blog/No AVM: Y/ Y/ / Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 10K-14,999SF # Acres: 0.24 Lot Dimensions: 98x90
 Waterfront: View: TREES, SEASONL Lot Desc: BUSLINE, LEVEL, PRIVATE
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc:county #Bdrms:3 #Bth:2 #Lvl:1 Year Blt: 2001 / REMOD Green:
 Main SQFT: 1554 TotUp/Mn:1554 Style: DBL-WDE, MANUFHS Home Wrnty: 55+ w/Affidavit Y/N:
 Lower SQFT: 0 Parking: DRIVWAY #Garage: 2 / ATTACHD #Fireplaces: /
 Total SQFT: 1554 Roof: COMP Exterior: LAP, WOOD Bsmt/Fnd: CRAWLSP, MFHBLOK

REMARKS

XSt/Dir: River Road to Irvington Dr,
Private: Beautiful up-dated double wide manufactured home on a private .24 acre lot. Built in 2001 and up-dated thru out. .Huge garage with wall of cabinets. 2 doors with remotes.Great floor plan;mst bedroom has separate office +gorgeous bathroom.
Public: Neat set up in a private .24 acre lot with lg double garage and neat landscaping and sprinkler system.Black top entry,to private home thats been very well maintained. Like new and ready to move into on closing.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 24 X 14 / VAULTED, WW-CARP	Mstr Bd: M / 13 X 13 / SOAKTUB, SH-BATH	Baths - Full.Part
Kitchen: M / 11 X 19 / BLT-INS, CEILFAN	2nd Bd: M / 9 X 12 / STORAGE, WW-CARP	Upper Lvl: 0.0
Dining: M / 12 X 12 / FORMAL, VAULTED	3rd Bd: M / 10 X 9 / STORAGE, WW-CARP	Main Lvl: 2.0
Family: M / 10 X 10 / BLT-INS, WW-CARP	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOSL, ISLAND, PANTRY, FS-RANG, FS-REFR
Interior: CEILFAN, GAR-OPN, LAUNDRY, WW-CARP, SOAKTUB
Exterior: FENCED, GARDEN, SATDISH, SPRNKLR, STMWIND, X-FENCE, PAVEDRD, VYW-DBL, YARD
Accessibility: 1LEVEL
Cool: HT-PUMP **Hot Water:** ELECT **Heat:** FOR-AIR, HT-PUMP **Fuel:** ELECT
Water: PUBLIC **Sewer:** PUBLIC **Insul:** CODE

FINANCIAL

Property Tax/Yr: \$1,805 **Spcl Asmt Balance:** \$0 **Tax Deferral:** N **BAC:** % 2.5
Terms: CASH, CONV, FHA, VA **Short Sale:** N **3rd Party:** N **Total Comm Differs:** N
Escrow Pref: Sellers choice **Short Sale Offer:** **Bank Owned:** N
HOA Dues: \$0 **Other Dues:** \$0 **Rent, If Rented:** \$0
HOA Incl:

BROKER / AGENT DATA

BRCD: 5CHL01 **Office:** Challe Real Estate Inc **Phone:** 541-688-7023 **Fax:** 541-688-6440
LPID: 766 **Agent:** Florence Challe **Phone:** 541-689-0962 **Cell/Pgr:** 541-228-0470
Agent E-mail: challe@challe.com **Agent Ext:**
CoLPID: **CoBRCD:** **CoAgent:**
ShowHrs: 9 to 9 **Tran:** 11/10/2009 **List:** 8/18/2009 **Exp:** **Occ:** VACANT **CoPh:**
LBHrs/Loc/Cmb: 9 to 9 frt door **Owner:** Andrew & Judy Jeffries **Poss:** CLOSING
Show: RMLSLBX, VACANT **Tenant/Other:** **Phone:** 541-688-7023

© RMLS™ 2009. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.