



RESIDENTIAL **Status:** ACT **11/13/2009** **11:17:23 AM**
ML#: 9063844 **Area:** 248 **List Price:** \$190,000
Addr: 2342 BEAVER ST **Unit#:**
City: Eugene **Zip:** 97404 **Condo Loc/Lvl:**
Map Coord: 34/D/3 **Zoning:**
County: Lane **Tax ID:** 375269
Elem: AWBREY PARK **Middle:** MADISON
High: NORTH EUGENE **PropType:** DETACHD
Nhood/Bldg:
Legal: 1704124001406

GENERAL INFORMATION

Lot Size: 7K-9,999SF
Waterfront:
River/Lake:

Acres:
View:
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: CULDSAC, LEVEL

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** Owner **#Bdrms:** 4 **# Bth:** 2
Main SQFT: 2166 **TotUp/Mn:** 2166 **Style:** RANCH, 1STORY
Lower SQFT: 0 **Parking:** DRIVWAY **#Garage:** 2 / ATTACHD
Total SQFT: 2166 **Roof:** COMP **Exterior:** T-111
Home Wrnty: 55+ w/Affidavit Y/N:

#Lvl: 1 **Year Blt:** 1964 / APPROX
Green: /
#Fireplaces: 2/ WOOD
Bsmt/Fnd: CONCRET, CRAWLSP

REMARKS

XSt/Dir: River Rd to Division, East to Beaver, north to 2342
Public: MAKE OFFER NOW!! \$20K PRICE REDUCTION!!! Motivated sellers. Bring your imagination, paint, and elbow grease, to create your dream home with sweat equity. Cul de Sac limits traffic. Room for a large family. Four bedrooms and den!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 12 X 20 /	Mstr Bd: M / 11 X 15 /	Baths - Full.Part
Kitchen: M / 9 X 13 /	2nd Bd: M / 11 X 14 /	Upper Lvl: 0.0
Dining: / /	3rd Bd: M / 11 X 11 /	Main Lvl: 2.0
Family: M / 12 X 27 /	4TH-BD M / 9 X 10 /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: DISHWAS
Interior: HARDWOD
Exterior: COVPATI, FENCED, GRN-HSE, TL-SHED, YARD
Accessibility: 1LEVEL
Cool: NONE **Hot Water:** ELECT **Heat:** CEILING **Fuel:** ELECT, WOOD
Water: PUBLIC **Sewer:** PUBLIC **Insul:** CEILING, WALL

FINANCIAL

PTax/Yr: 1661.13 **Rent, If Rented:** **Short Sale:** Y **Bank Owned:** N
HOA Dues: **Other Dues:**

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.