



Presented By: Bill Judd
Challe Real Estate Inc

Client Full

RESIDENTIAL Status: ACT 8/17/2007 9:22:41 AM
 ML#: 7072625 Area: 248 List Price: \$199,900
 Addr: 2348 BEAVER ST Unit#:
 City: Eugene Zip: 97404 Condo Loc/Lvl:
 Map Coord: 15/F/7 Zoning: res
 County: Lane Tax ID: 375277
 Elem: AWBREY PARK Middle: MADISON
 High: NORTH EUGENE PropType: DETACHD
 Nhood/Bldg:
 Legal: 17-04-12-40-01407

GENERAL INFORMATION

Lot Size: 7K-9,999SF # Acres: 0.19 Lot Dimensions:
 Waterfront: View: MNTAIN, SEASONL Lot Desc: BUSLINE, CULDSAC, LEVEL
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: county #Bdrms: 3 #Lvl: 1 Year Blt: 1965 / REMOD Green:
 Main SQFT: 1008 TotUp/Mn: 1008 Style: RANCH, 1STORY Home Wrnty: 55+ w/Affidavit Y/N:
 Lower SQFT: 0 Parking: DRIVWAY #Garage: 1 / ATTACHD #Fireplaces: / WOOD
 Total SQFT: 1008 Roof: COMP Exterior: LAP Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: River Rd. to Hunsacker to R/ on Beaver
 Public: Great 3 bedroom home in move in condition. Beautiful large lot with many extras. covered patio, garden, lg shed, dog kennel, sprinkler system. Private back yard, attic fan. well insulated. Wall air conditioner.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 17 X 14 / BOOKSVS, FIREPL	Mstr Bd:	M / 10 X 11 / REMOD, WOODFLR	Baths - Full.Part
Kitchen:	M / 11 X 9 / DISHWAS, DISPOSL	2nd Bd:	M / 10 X 11 / REMOD, WOODFLR	Upper Lvl: 0.0
Dining:	M / 9 X 9 / PATIO, SLIDER	3rd Bd:	M / 10 X 10 / REMOD, WOODFLR	Main Lvl: 1.0
Family:	/ /	UTILITY	M / 6 X 7 / PANTRY	Lower Lvl: 0.0
	/ /		/ /	Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOSL, FS-RANG
 Interior: CEILFAN, HARDWOD, LAUNDRY, WW-CARP
 Exterior: COVPATI, DOG-RUN, FENCED, GARDEN, PATIO, SEC-LIT, SPRNKLR, TL-SHED, X-FENCE
 Accessibility: 1LEVEL
 Cool: WALL Hot Water: ELECT Heat: CEILING Fuel: ELECT, WOOD
 Water: PUBLIC Sewer: PUBLIC Insul: CEILING, FLOOR, WALL

FINANCIAL

PTax/Yr: 1129.31 Rent, If Rented:
 HOA Dues: Other Dues:
 HOA Incl:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.