



Presented By: Bill Judd
Challe Real Estate Inc

Client Full

RESIDENTIAL **Status:** ACT **12/2/2009** **8:11:05 AM**
ML#: 9084689 **Area:** 237 **List Price:** \$299,900
Addr: 27259 6TH ST **Unit#:**
City: Junction City **Zip:** 97448 **Condo Loc/Lvl:**
Map Coord: 80/H/7 **Zoning:** RR1/CAS
County: Lane **Tax ID:** 1551181
Elem: MEADOW VIEW **Middle:** MEADOW VIEW
High: WILLAMETTE **PropType:** RES-MFG
Nhood/Bldg:
Legal: 16-05-34-44-01113

GENERAL INFORMATION

Lot Size: 1-2.99AC **# Acres:** 1.23 **Lot Dimensions:** 110X178.9
Waterfront: **View:** TREES, TERRITR **Lot Desc:** LEVEL, PRIVATE, TREES
River/Lake: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** COUNTY **#Bdrms:** 3 **# Bth:** 2.2 **#Lvl:** 1 **Year Blt:** 1996 / REMOD
Main SQFT: 1782 **TotUp/Mn:** 1782 **Style:** DBL-WDE, MANUFHS **Green:** /
Lower SQFT: 0 **Parking:** DRIVWAY **#Garage:** 1 / ATTACHD **#Fireplaces:** /
Total SQFT: 1782 **Roof:** COMP **Exterior:** OTHER, WOOD **Bsmt/Fnd:** CRAWLSP, MFHBLOK
Home Wrnty: 55+ w/Affidavit Y/N:

REMARKS

XSt/Dir: 99 To Clearlake . R on Alvadore, left on 8th then R on B; left on 6th
Public: Beautiful property in Alvadore, 10 min. to Eugene. 1.3 acres are all fenced & has security entry gate. Home has 2 decks, small green house. Barn is 24 x 35 + R.V parking with hook ups & septic tank. Has fruit trees + many neat trees, shrubs & garden. Circle driveway. So many extras on this 1.3 acres.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 13 X 21 / WW-CARP, WDW-DBL	Mstr Bd: M / 15 X 15 / BATH, DBL-CLO	Baths - Full.Part
Kitchen: M / 12 X 12 / BLT-INS, EAT-BAR	2nd Bd: M / 12 X 11 / WW-CARP, DBL-CLO	Upper Lvl: 0.0
Dining: M / 12 X 13 / CEILFAN, FORMAL	3rd Bd: M / 10 X 12 / WW-CARP, DBL-CLO	Main Lvl: 2.2
Family: M / 24 X 13 / WW-CARP, HI-CEIL	UTILITY M / 8 X 8 / BLT-INS, PANTRY	Lower Lvl: 0.0
/ /	/ /	Total Bth: 2.2

FEATURES AND UTILITIES

Kitchen: BI-RANG, ISLAND, PANTRY, FS-REFR
Interior: CEILFAN, LAUNDRY, WW-CARP, WOODFLR
Exterior: DECK, FENCED, GARDEN, GRN-HSE, STMDOOR, TL-SHED, GRAVLRD, RV-HKUP, YARD
Accessibility: 1LEVEL
Cool: HT-PUMP **Hot Water:** ELECT **Heat:** FOR-AIR, HT-PUMP **Fuel:** ELECT
Water: WELL **Sewer:** SEPTIC **Insul:** CODE

FINANCIAL

PTax/Yr: 1115.52 **Rent, If Rented:** **Short Sale:** N **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.