



Presented By: Bill Judd
Challe Real Estate Inc

Client Full

RESIDENTIAL Status: ACT 6/25/2008 8:32:21 AM
 ML#: 8058932 Area: 240 List Price: \$195,000
 Addr: 32785 E LINCOLN WAY Unit#:
 City: Coburg Zip: 97408 Condo Loc/Lvl:
 Map Coord: 6/C/11 Zoning:
 County: Lane Tax ID: 1021797
 Elem: COBURG Middle: CAL YOUNG
 High: SHELDON PropType: DETACHD
 Nhood/Bldg:
 Legal: 1603330000900

GENERAL INFORMATION

Lot Size: 5K-6,999SF # Acres: Lot Dimensions:
 Waterfront: View: Lot Desc: LEVEL
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: county #Bdrms: 2 #Lvl: 1 Year Blt: 1952 / REMOD Green:
 Main SQFT: 744 TotUp/Mn: 744 Style: 1STORY Home Wrnty: N 55+ w/Affidavit Y/N: N
 Lower SQFT: 0 Parking: DRIVWAY #Garage: 1 / DETACHD #Fireplaces: /
 Total SQFT: 744 Roof: COMP Exterior: WOOD Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: Coburg Rd To Coburg, E. on Pearl, N. on Miller, W. on Lincoln
 Public: Very cute, clean and updated 1950 ish cottage type home. The 2 year remodel includes: Roof, Inside & Outside Paint, Vinyl Windows, Interior Walls, Exterior Siding, Custom Kitchen Cabinets, Light Fixtures & More. Hardwood Floors in LR & Bedrooms. Awesome Grounds with Garden, Dog Kennel, Sprinklers & Manicured Landscaping. Detached Garage w/Storage.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 13 X 16 /	Mstr Bd:	M / 11 X 11 /	Baths - Full.Part
Kitchen:	M / 10 X 15 / GDN-WIN	2nd Bd:	M / 8 X 11 /	Upper Lvl:
Dining:	/ /	3rd Bd:	/ /	Main Lvl:
Family:	/ /	UTILITY	M / 11 X 5 /	Lower Lvl:
	/ /		/ /	Total Bth:

FEATURES AND UTILITIES

Kitchen: BI-MICO, FS-RANG
 Interior: LAUNDRY, WOODFLR
 Exterior: DOG-RUN, FENCED, GARDEN, OUTBULD, SPRNKLR, TL-SHED, PAVEDRD, YARD
 Accessibility: 1LEVEL
 Cool: NONE Hot Water: ELECT Heat: WALL Fuel: ELECT
 Water: PUBLIC, WELL Sewer: SEPTIC Insul: CEILING, WALL

FINANCIAL

PTax/Yr: 1146.88 Rent, If Rented:
 HOA Dues: Other Dues:
 HOA Incl:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.