



Presented By: Bill Judd
Challe Real Estate Inc

Client Full

RESIDENTIAL **Status:** ACT **11/12/2009** **2:09:08 PM**
ML#: 9001047 **Area:** 237 **List Price:** \$224,000
Addr: 488 W 6TH AVE **Unit#:**
City: Junction City **Zip:** 97448 **Condo Loc/Lvl:**
Map Coord: 0/0/0 **Zoning:** res
County: Lane **Tax ID:** 13357
Elem: LAUREL **Middle:** OAKLEA
High: JUNCTION CITY **PropType:** DETACHD
Nhood/Bldg:
Legal: 15-04-32-32-02600

GENERAL INFORMATION

Lot Size: 10K-14,999SF **# Acres:** 0.23 **Lot Dimensions:** 100x100
Waterfront: **View:** CITY, PARK **Lot Desc:** CORNER, LEVEL, TREES
River/Lake: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** county **#Bdrms:** 2 **# Bth:** 1.1 **#Lvl:** 1 **Year Blt:** 1912 / REMOD
Main SQFT: 1568 **TotUp/Mn:** 1568 **Style:** BUNGALO, 1STORY **Green:** /
Lower SQFT: 588 **Parking:** DRIVWAY **#Garage:** 2 / DETACHD **#Fireplaces:** 1 / GAS
Total SQFT: 2156 **Roof:** COMP **Exterior:** OTHER, MANMADE **Bsmt/Fnd:** CONCRET, PARTBAS
Home Wrnty: **55+ w/Affidavit Y/N:**

REMARKS

XSt/Dir: River Rd to Ivy then Left on 6th.
Public: Great R.V parking + dble garage + dble shops. Home has city water + well water for sprinkling system. Large dry basement W/ newer furnace & water heater. Older home with unique arches & windows & sitting areas. beautiful yard with flowers & fruit trees.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 21 X 18 / FIREPL, WW-CARP	Mstr Bd: M / 17 X 13 / BATH, DBL-CLO	Baths - Full.Part
Kitchen: M / 10 X 11 / BLT-INS, FS-RANG	2nd Bd: M / 17 X 15 / BATH, NOOK	Upper Lvl: 0.0
Dining: M / 21 X 18 / WW-CARP, HI-CEIL	3rd Bd: / /	Main Lvl: 1.1
Family: M / 11 X 12 / WW-CARP, HI-CEIL	ENTRY M / 5 X 7 / BLT-INS, WOODFLR	Lower Lvl: 0.0
BONUS L / 12 X 20 / STORAGE, SINK		Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen: BI-MICO, GASAPPL, PANTRY, FS-RANG, FS-REFR
Interior: CEILFAN, GAR-OPN, HARDWOD, LAUNDRY, WW-CARP, WOODFLR
Exterior: FENCED, GARDEN, OUTBULD, PORCH, SHOP, SPRNKLR, TL-SHED, PAVEDRD, YARD
Accessibility: 1LEVEL, WD-DOOR
Cool: **Hot Water:** GAS **Heat:** FOR-AIR, OTHER **Fuel:** GAS
Water: PUBLIC, SH-WELL **Sewer:** PUBLIC **Insul:** CEILING, FLOOR, PARTIAL

FINANCIAL

PTax/Yr: 1391.1 **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.