

Presented By: Bill Judd
Challe Real Estate Inc

Client Full



RESIDENTIAL **Status:** ACT **2/25/2008** **12:20:02 PM**
ML#: 8011865 **Area:** 237 **List Price:** \$239,500
Addr: 641 W 6TH AVE **Unit#:**
City: Junction City **Zip:** 97448 **Condo Loc/Lvl:**
Map Coord: 0/0/0 **Zoning:**
County: Lane **Tax ID:** 14835
Elem: LAUREL **Middle:** OAKLEA
High: JUNCTION CITY **PropType:** DETACHD
Nhood/Bldg:
Legal: 1504323304100

GENERAL INFORMATION

Lot Size: 7K-9,999SF **# Acres:** 0.17 **Lot Dimensions:**
Waterfront: **View:** **Lot Desc:** CORNER, LEVEL
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 400 **SFSrc:** owner **#Bdrms:** 3 **#Lvl:** 2 **Year Blt:** 1900 / APPROX **Green:**
Main SQFT: 2232 **TotUp/Mn:** 2632 **Style:** 2STORY **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** STREET **#Garage:** 0 / **#Fireplaces:** /
Total SQFT: 2632 **Roof:** COMP **Exterior:** WOOD **Bsmt/Fnd:**

REMARKS

XSt/Dir: Hwy 99 (Ivy St) West on 6th. Addressed: 641 & 645 W 6th.
Public: Great older duplex on a corner lot, (6th & Kalmia). Smaller side has had some updating ie. newer paint, flooring, appliance plus more. Both units have 1 bedroom upstairs. Good location ... close to everything.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: / /	Mstr Bd: M / /	Baths - Full.Part
Kitchen: / /	2nd Bd: / /	Upper Lvl: 0.0
Dining: / /	3rd Bd: / /	Main Lvl: 2.0
Family: / /	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: BI-MICO, FS-RANG
Interior:
Exterior:
Accessibility:
Cool: **Hot Water:** ELECT **Heat:** WALL **Fuel:** ELECT
Water: PUBLIC **Sewer:** PUBLIC **Insul:** UNKNOWN

FINANCIAL

PTax/Yr: 1910 **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl: