



Presented By: Bill Judd
 Challe Real Estate Inc

RESIDENTIAL **Status:** ACT **11/25/2009** **10:58:48 AM**
ML#: 9063138 **Area:** 237 **List Price:** \$175,000
Addr: 909 W 1ST AVE **Unit#:**
City: Junction City **Zip:** 97448 **Condo Loc/Lvl:**
Map Coord: 24/H/4 **Zoning:** res
County: Lane **Tax ID:** 47744
Elem: LAUREL **Middle:** OAKLEA
High: JUNCTION CITY **PropType:** DETACHD
Nhood/Bldg:
Legal: 16-04-06-11-00700

GENERAL INFORMATION

Lot Size: 10K-14,999SF **# Acres:** 0.3 **Lot Dimensions:** 176X90
Waterfront: OTHER **View:** SEASONL **Lot Desc:** LEVEL, TREES
River/Lake: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** county **#Bdrms:** 2 **# Bth:** 1 **#Lvl:** 1 **Year Blt:** 1949 / REMOD
Main SQFT: 908 **TotUp/Mn:** 908 **Style:** COTTAGE, 1STORY **Green:** /
Lower SQFT: 0 **Parking:** DRIVWAY **#Garage:** 1 / CARPORT **#Fireplaces:** 1/ INSERT, WOOD
Total SQFT: 908 **Roof:** METAL **Exterior:** BLOCK **Bsmt/Fnd:** CONCRET, SLAB
Home Wrnty: 55+ w/Affidavit Y/N:

REMARKS

XSt/Dir: Hwy 99 Or River Rd to 1st Ave, 2 blocks on left.
Public: Great starter home, ready to move into. Private security system Craft stove insert in fireplace with tile flooring, also dining & kitchen. New carpet thru rest of home Huge yard with 2 shops + Laundry & craft building. 2 other shops + 2 patios. Lots of parking area. Completely fenced.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 9 X 24 / BLT-INS, WW-CARP	Mstr Bd: M / 10 X 15 / WW-CARP, DBL-CLO	Baths - Full.Part
Kitchen: M / 10 X 8 / FS-RANG, FS-REFR	2nd Bd: M / 12 X 10 / WI-CLOS, WW-CARP	Upper Lvl: 0.0
Dining: M / 8 X 7 / MARBLE	3rd Bd: / /	Main Lvl: 1.0
Family: / /	UTILITY M / 8 X 19 / BLT-INS, WASHDRY	Lower Lvl: 0.0
SHOP M / 10 X 32 / BLT-INS, STORAGE	SHOP M / 10 X 19 / BLT-INS, STORAGE	Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen: FS-RANG, FS-REFR
Interior: LAUNDRY, OWSECUR, WASHDRY, WW-CARP, SOAKTUB, MARBLE
Exterior: OUTBULD, PATIO, RV-PARK, SEC-LIT, SHOP, STMDOOR, TL-SHED, X-FENCE, PAVEDRD
Accessibility: 1LEVEL
Cool: NONE **Hot Water:** GAS **Heat:** FOR-AIR, WOODSTV **Fuel:** GAS, WOOD
Water: PUBLIC, SH-WELL **Sewer:** PUBLIC **Insul:** OTHER, UNKNOWN

FINANCIAL

PTax/Yr: 1415.01 **Rent, If Rented:** 0 **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.