



Presented By: Bill Judd  
Challe Real Estate Inc

Client Full

**RESIDENTIAL**      **Status:** ACT      **11/13/2009**      **11:18:35 AM**  
**ML#:** 9053660      **Area:** 245      **List Price:** \$319,900  
**Addr:** 938 ALMADEN ST      **Unit#:**  
**City:** Eugene      **Zip:** 97402      **Condo Loc/Lvl:**  
**Map Coord:** 0/0/0      **Zoning:** R2  
**County:** Lane      **Tax ID:** 1422599  
**Elem:** CESAR CHAVEZ      **Middle:** JEFFERSON  
**High:** CHURCHILL      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 1743608401

**GENERAL INFORMATION**

**Lot Size:** 7K-9,999SF  
**Waterfront:**  
**River/Lake:**

**# Acres:**  
**View:**  
**Seller Disc:** DSCLOSUR

**Lot Dimensions:**  
**Lot Desc:** LEVEL

**RESIDENCE INFORMATION**

**Upper SQFT:** 455      **SFSrc:** county      **#Bdrms:** 4      **# Bth:** 2  
**Main SQFT:** 989      **TotUp/Mn:** 1444      **Style:** 2STORY  
**Lower SQFT:** 0      **Parking:**      **#Garage:** 0 /  
**Total SQFT:** 1444      **Roof:** COMP      **Exterior:** WOOD  
**Home Wrnty:** N      **55+ w/Affidavit Y/N:**

**#Lvl:** 2      **Year Blt:** 1946 / APPROX  
**Green:** /  
**#Fireplaces:** 1 / WOOD  
**Bsmt/Fnd:**

**REMARKS**

**XSt/Dir:** Almaden Between Broadway & 10th.  
**Public:** Includes (2) homes 938 & 938 1/2 Almaden. Main home is 4Bed/2Bath, with smaller home being 1 Bed/1 Bath. Great investment opportunity. Call IA for showing possibilities.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 15 X 19 / FIREPL	<b>Mstr Bd:</b> M / 12 X 15 /	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 8 X 9 / FS-RANG, FS-REFR	<b>2nd Bd:</b> M / 9 X 11 /	<b>Upper Lvl:</b> 1.0
<b>Dining:</b> M / 9 X 9 /	<b>3rd Bd:</b> U / 13 X 15 /	<b>Main Lvl:</b> 1.0
<b>Family:</b> / /	<b>4TH-BD</b> U / 14 X 16 /	<b>Lower Lvl:</b> 0.0
<b>UTILITY</b> M / 6 X 8 /	/ /	<b>Total Bth:</b> 2.0

**FEATURES AND UTILITIES**

**Kitchen:** FS-RANG, FS-REFR  
**Interior:**  
**Exterior:** FENCED, GARDEN, OUTBULD, YARD  
**Accessibility:**  
**Cool:**      **Hot Water:** ELECT      **Heat:** BASEBRD      **Fuel:** ELECT  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:** UNKNOWN

**FINANCIAL**

**PTax/Yr:** 2294.08      **Rent, If Rented:**      **Short Sale:**      **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.