



RESIDENTIAL **Status:** ACT **11/12/2009** **2:12:07 PM**
ML#: 9066407 **Area:** 237 **List Price:** \$299,900
Addr:94010 N RIVER RD **Unit#:** 2
City: Junction City **Zip:** 97448 **Condo Loc/Lvl:**
Map Coord: 27/A/1 **Zoning:** RR5
County:Lane **Tax ID:** 45409
Elem: LAUREL **Middle:** OAKLEA
High: JUNCTION CITY **PropType:** RES-MFG
Nhood/Bldg:
Legal: 16-04-04-00-00600

GENERAL INFORMATION

Lot Size: 1-2.99AC **# Acres:** 2.41 **Lot Dimensions:** 251 x 581
Waterfront: **View:** TREES, VALLEY **Lot Desc:** LEVEL, TREES, WOODED
River/Lake: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** county **#Bdrms:** 4 **# Bth:** 2 **#Lvl:** 1 **Year Blt:** 1984 / REMOD
Main SQFT: 1680 **TotUp/Mn:**1680 **Style:** DBL-WDE, RANCH **Green:** /
Lower SQFT: 0 **Parking:** DRIVWAY **#Garage:** 1 / **#Fireplaces:** 1/ STOVE, WOOD
Total SQFT: 1680 **Roof:** COMP **Exterior:** LAP, WOOD **Bsmt/Fnd:** CRAWLSP, SLAB
Home Wrnty: **55+ w/Affidavit Y/N:**

REMARKS

XSt/Dir: Corner of River Rd and Love Lake Rd. Lg curve W/ 2 homes.
Public: sm part of orchard is lower, fence across back and so. side.2nd home has been up-datednew elec panel and heaters,new roof & floor coverings & paint inside and outside.Garage and large storage area. next to Dble wide manufactured home is very nice. +shop & sheds.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 14 X 16 / WOODSTV, WW-CARP	Mstr Bd: M / 12 X 16 / BATH, BLT-INS	Baths - Full.Part
Kitchen: M / 11 X 10 / BI-RANG, DISHWAS	2nd Bd: M / 10 X 11 / WW-CARP, DBL-CLO	Upper Lvl: 0.0
Dining: M / 11 X 11 / EATAREA, FORMAL	3rd Bd: M / 10 X 13 / WW-CARP, DBL-CLO	Main Lvl: 2.0
Family: M / 13 X 13 / BAYWIND, WW-CARP	4TH-BD M / 14 X 13 / WW-CARP, DBL-CLO	Lower Lvl: 0.0
UTILITY M / 10 X 4 / BLT-INS, PANTRY	/ /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, ISLAND, PANTRY, FS-RANG
Interior: CEILFAN, HARDWOD, LAUNDRY, WW-CARP, LAM-FL, SOAKTUB, WOODFLR
Exterior: GARDEN, PORCH, RV-PARK, SEC-LIT, SHOP, TL-SHED, 2ND-RES, GRAVLDR, YARD
Accessibility: 1LEVEL
Cool: WINDOW **Hot Water:** ELECT **Heat:** FOR-AIR, WALL **Fuel:** ELECT, WOOD
Water: WELL **Sewer:** SEPTIC **Insul:** BLOWNIN, CEILING

FINANCIAL

PTax/Yr: 939.56 **Rent, If Rented:** **Short Sale:** N **Bank Owned:** N
HOA Dues: 0 **Other Dues:** 0

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.