



Presented By: Jim Hale  
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RESIDENTIAL Status: ACT 3/17/2013 5:10:33 PM  
ML#: 13155517 Area: 248 List Price: \$266,500  
Addr: 1284 ALDERBROOK LN Unit#:   
City: Eugene Zip: 97404 Condo Loc:   
Map Coord: 0/A/0 Zoning:   
County: Lane Tax ID: 1585379  
Elem: Irving Middle: Shasta  
High: Willamette PropType: DETACHD  
Nhoo/Bldg: CC&Rs:   
Legal: Plat: RYAN MEADOWS 4TH ADDITION LT 219 TL 01300, R

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**GENERAL INFORMATION**


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Lot Size: 7K-9,999SF # Acres: 0.19 Lot Dimensions:   
Waterfront: View: Lot Desc: LEVEL  
Body Water: Seller Disc: DSCLOSUR

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: #Bdrms: 3 # Bth: 2 #Lvl: 1 Year Blt: 1997 / REMOD  
Main SQFT: 1842 TotUp/Mn: 1842 Style: 1STORY, CONTEMP Green: /  
Lower SQFT: 0 Parking: DRIVWAY #Garage: 3 / ATTACHD #Fireplaces: 1/ GAS  
Total SQFT: 1842 Roof: COMP Exterior: LAP Bsmt/Fnd: CRAWLSP  
Home Wrnty: N 55+ w/Affidavit Y/N: N

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**REMARKS**


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XSt/Dir: River RD to Irving to Arrowhead to Alderbrook  
Public: Fantastic single level home in desirable Ryan Meadows. Freshly painted interior features open floor plan with vaulted and covered ceilings, custom kitchen, and stunning hardwood floors. Exterior features covered patio, power awning with remote, tool shed, large fenced backyard. A true must see.

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**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**


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Living: M / 15 X 14 / WW-CARP, VAULTED, FIREPL	Mstr Bd: M / 14 X 12 / COVED, WI-CLOS, DBL-CLO	Bths - Full.Part
Kitchen: L / 15 X 11 / PANTRY, EAT-BAR, HARDWOD	2nd Bd: M / 11 X 10 / WW-CARP	Upper Lvl: 0.0
Dining: M / 12 X 8 / COVED	3rd Bd: M / 11 X 10 / WW-CARP	Main Lvl: 2.0
Family: M / 13 X 13 /	UTILITY: M / 7 X 5 /	Lower Lvl: 0.0
:	:	Total Bth: 2.0

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**FEATURES AND UTILITIES**


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Kitchen: BI-MICO, COOK-IS, DISHWAS, DISPOS, PANTRY, ISLAND, PLB-ICE, FS-RANG  
Interior: HARDWOD, LAUNDRY, GAR-OPN, BI-VACM, WW-CARP, TILE-FL  
Exterior: FENCED, COVPATI, WTRFEAT, YARD, PATIO, PORCH, SPRNKLR, TL-SHED  
Accessibility: 1LEVEL  
Energy Eff: HT-PUMP  
Water: PUBLIC Sewer: PUBLIC Hot Water: GAS Cool: CENTAIR Heat: FOR-AIR  
Fuel: GAS

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**FINANCIAL**


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PTax/Yr: \$3,418.58 Rent, If Rented: Short Sale: N Bank Owned/REO: N  
HOADues: Other Dues:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.