



**Presented By:** Jim Hale  
action agents.net

**Client Full**

**RESIDENTIAL**      **Status:** SLD    **2/11/2009**      **7:10:06 AM**  
**ML#:** 8010509      **Area:** 249    **List Price:** \$235,000  
**Addr:** 1363 32ND ST      **Unit#:**  
**City:** Springfield      **Zip:** 97478      **Condo Loc/Lvl:**  
**Map Coord:** 1/A/1      **Zoning:**  
**County:** Lane      **Tax ID:** 1005436  
**Elem:** BRATTAIN      **Middle:**  
**High:** THURSTON      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 17 02 3034 tax lot 5401

**GENERAL INFORMATION**

**Lot Size:** 7K-9,999SF      **# Acres:**      **Lot Dimensions:** 75 x 120  
**Waterfront:**      **View:** SEASONL      **Lot Desc:** LEVEL  
**River/Lake:**      **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 0      **SFSrc:** approx      **#Bdrms:** 4      **# Bth:** 2      **#Lvl:** 1      **Year Blt:** 2004 /  
**Main SQFT:** 2080      **TotUp/Mn:** 2080      **Style:** RANCH, MANUFHS      **Green:**  
**Lower SQFT:** 0      **Parking:** DRIVWAY      **#Garage:** 2 / DETACHD      **#Fireplaces:** 1/ GAS  
**Total SQFT:** 2080      **Roof:** SHINGLE      **Exterior:** LAP, OTHER      **Bsmt/Fnd:** CONCRET, MFHBLOK  
**Home Wrnty:** N      **55+ w/Affidavit Y/N:**

**REMARKS**

**XSt/Dir:** 126 to 42nd South to Olympic right to 32nd left to home  
**Public:** More home for the money. The home is like new. To many extras to list. THIS IS A MUST SEE. Lots of parking, RV and all your toys can fit. Large shop's with roll-up doors covered car port and 10'x10' shed. Blueberry patch and raised garden. Completly fenced. Close to everything schools, shopping, frwy's. cALL GARY LINDBERG with questions 206-3110

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> L / 20 X 13 /	<b>Mstr Bd:</b> L / 14 X 13 /	<b>Baths - Full.Part</b>
<b>Kitchen:</b> L / 19 X 13 /	<b>2nd Bd:</b> L / 11 X 19 /	<b>Upper Lvl:</b> 0.0
<b>Dining:</b> L / 11 X 13 /	<b>3rd Bd:</b> L / 12 X 10 /	<b>Main Lvl:</b> 2.0
<b>Family:</b> L / 19 X 16 /	<b>4TH-BD</b> L / 13 X 11 /	<b>Lower Lvl:</b> 0.0
<b>DEN/OFF</b> L / 11 X 13 /	<b>UTILITY</b> L / 9 X 7 /	<b>Total Bth:</b> 2.0

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, DISHWAS, GASAPPL, ISLAND, FS-RANG  
**Interior:** CEILFAN, LAUNDRY, SOUNSYS, TILE-FL, WW-CARP, LAM-FL  
**Exterior:** FENCED, GARDEN, RV-PARK, SHOP, 2ND-GAR, YARD  
**Accessibility:** 1LEVEL, PARKING, STAIRAS  
**Cool:** CENTAIR      **Hot Water:** GAS      **Heat:** FOR-AIR, OTHER      **Fuel:** ELECT, GAS  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:** CEILING, FLOOR, WALL

**FINANCIAL**

**PTax/Yr:** 1340.11      **Rent, If Rented:**  
**HOA Dues:**      **Other Dues:**  
**HOA Incl:**

**COMPARABLE INFORMATION**

**Pend:** 4/4/2008      **DOM:** 64      **Sold:** 5/14/2008      **Terms:** VA      **O/Price:** \$235,000      **Sold:** \$229,500

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