



Presented By: Jim Hale
action agents.net

Client Full

RESIDENTIAL **Status:** ACT **2/27/2009** **5:47:44 PM**
ML#: 9011743 **Area:** 235 **List Price:** \$140,000
Addr: 37824 ROW RIVER RD **Unit#:**
City: Culp Creek **Zip:** 97427 **Condo Loc/Lvl:**
Map Coord: 19/H/12 **Zoning:** RR5
County: Lane **Tax ID:** 930113
Elem: DORENA **Middle:** LINCOLN
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg: Culp Creek
Legal: 21-01-32-30-007010

GENERAL INFORMATION

Lot Size: 7K-9,999SF **# Acres:** 0.21 **Lot Dimensions:** irregular
Waterfront: RIVER **View:** RIVER, MNTAIN **Lot Desc:** SLOPED, TREES
River/Lake: Row River **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** county **#Bdrms:** 2 **# Bth:** 1 **#Lvl:** 1 **Year Blt:** 1935 /
Main SQFT: 792 **TotUp/Mn:** 792 **Style:** CABIN, 1STORY **Green:**
Lower SQFT: 0 **Parking:** OFF-STR **#Garage:** 0 / **#Fireplaces:** / STOVE, WOOD
Total SQFT: 792 **Roof:** COMP **Exterior:** WOOD **Bsmt/Fnd:**
Home Wrnty: 55+ w/Affidavit Y/N:

REMARKS

XSt/Dir: Row River Road 3.4 mi. beyond Dorena School (before Culp Creek)
Public: Wonderful Row River frontage. Private swimming hole. Great TROUT location. Carport at road level. Gated drive to house level. Covered view deck with fridge. Storage/wood shed. Satellite dish. Private swimming hole. Roof two years old. Outside water pump for fun. Jennaire range. Fridge included. Shower over tub. Bonus walk-in closet.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / /	Mstr Bd: M / /	Baths - Full.Part
Kitchen: M / /	2nd Bd: / /	Upper Lvl: 0.0
Dining: M / /	3rd Bd: / /	Main Lvl: 1.0
Family: / /	DEN/OFF M / /	Lower Lvl: 0.0
		Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen: BI-RANG, BI-OVEN, FS-REFR
Interior: LAUNDRY, WW-CARP, SOAKTUB
Exterior: GAZEBO, OUTBULD, PORCH, SATDISH, TL-SHED, YARD
Accessibility: 1LEVEL
Cool: WALL **Hot Water:** ELECT **Heat:** BASEBRD, WOODSTV **Fuel:** ELECT, WOOD
Water: WELL **Sewer:** SEPTIC **Insul:**

FINANCIAL

PTax/Yr: 550.14 **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.