



Presented By: Jim Hale
ACTIONAGENTS.NET

Client Full

RESIDENTIAL **Status:** ACT **2/2/2010** **6:39:00 AM**
ML#: 10005298 **Area:** 246 **List Price:** \$228,000
Addr: 5284 SUGARPINE CIR **Unit#:**
City: Eugene **Zip:** 97402 **Condo Loc/Lvl:**
Map Coord: 14/F/5 **Zoning:**
County: Lane **Tax ID:** 1334349
Elem: CLEAR LAKE **Middle:** SHASTA
High: WILLAMETTE **PropType:** DETACHD
Nhood/Bldg: Danebo
Legal: To be provided with prelim title

GENERAL INFORMATION

Lot Size: 10K-14,999SF **# Acres:** 0.23 **Lot Dimensions:**
Waterfront: **View:** **Lot Desc:** LEVEL, SLOPED, GRNBELT
River/Lake: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 943 **SFSrc:** appraisal **#Bdrms:** 3 **# Bth:** 2.1 **#Lvl:** 2 **Year Blt:** 1989 /
Main SQFT: 792 **TotUp/Mn:** 1735 **Style:** CONTEMP, 2STORY **Green:** /
Lower SQFT: 0 **Parking:** DRIVWAY **#Garage:** 2 / OVRSIZE **#Fireplaces:** 0/
Total SQFT: 1735 **Roof:** COMP **Exterior:** BRICK, FIBRCEM **Bsmt/Fnd:** CRAWLSP
Home Wrnty: Y **55+ w/Affidavit Y/N:**

REMARKS

XSt/Dir: W. on Barger, N. on Terry, Left on Sugarpine Cir, take immediate right.
Public: Gracious living room with bay window. Spacious kitchen with pantry. Huge yard with no rear neighbors. New in the last two years: TRANE furnace/heat pump, exterior paint, hardwood flooring in kitchen and dining, carpeting throughout other rooms, mouldings on first level, electrical outlets upgraded/modernized, outside storage shed.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 17 X 14 /	Mstr Bd:	U / 17 X 15 /	Baths - Full.Part
Kitchen:	/ /	2nd Bd:	U / 15 X 13 /	Upper Lvl: 2.0
Dining:	M / /	3rd Bd:	M / /	Main Lvl: 0.1
Family:	M / /	ENTRY	/ /	Lower Lvl: 0.0
	/ /		/ /	Total Bth: 2.1

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-RANG, DISHWAS, DISPOSL, PANTRY, BI-OVEN, PLB-ICE
Interior: CEILFAN, GAR-OPN, WW-CARP
Exterior: COVPATI, FENCED, GAZEBO, RV-PARK, SPRNKLR, TL-SHED

Accessibility:

Cool: HT-PUMP **Hot Water:** ELECT **Heat:** HT-PUMP **Fuel:** ELECT
Water: PUBLIC **Sewer:** PUBLIC **Insul:** CEILING, FLOOR

FINANCIAL

PTax/Yr: 2757.01 **Rent, If Rented:** **Short Sale:** N **Bank Owned:** N
HOA Dues: **Other Dues:**
HOA Incl:

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