



Presented By: Jim Hale
ACTIONAGENTS.NET

Client Full

RESIDENTIAL **Status:** ACT **4/19/2009** **7:49:04 AM**
ML#: 9030148 **Area:** 235 **List Price:** \$359,000
Addr: 83057 HUNGRY HILL RD **Unit#:**
City: Creswell **Zip:** 97426-9795 **Condo Loc/Lvl:**
Map Coord: 91/E/10 **Zoning:** F2
County: Lane **Tax ID:** 839611
Elem: CRESLANE **Middle:** CRESWELL
High: CRESWELL **PropType:** DETACHD
Nhood/Bldg: Camas Swale
Legal: 10317002100

GENERAL INFORMATION

Lot Size: 10-19.99AC **# Acres:** 19.48 **Lot Dimensions:** 1321 X 655
Waterfront: **View:** CREEK, MNTAIN **Lot Desc:** PRIVATE, SLOPED, TREES
River/Lake: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** County **#Bdrms:** 2 **# Bth:** 1 **#Lvl:** 1 **Year Blt:** 1930 /
Main SQFT: 960 **TotUp/Mn:** 960 **Style:** COTTAGE, 1STORY **Green:** /
Lower SQFT: 0 **Parking:** OFF-STR **#Garage:** 0 / CARPORT **#Fireplaces:** 1/ PELLSTV
Total SQFT: 960 **Roof:** COMP **Exterior:** ALUM **Bsmt/Fnd:** CRAWLSP, PERIMTR
Home Wrnty: **55+ w/Affidavit Y/N:**

REMARKS

XSt/Dir: W of Creswell on Camas Swale RD 2.6 mi then L on Hungry Hill RD
Public: (14 mi to UO/17 mi to RiverBend) Comfortable home has been rebuilt from studs and fully insulated. Mostly open hillside = great horse pasture/riding potential. 5 acres nearest home are truly like park. 1100 sqft Shop with Metal, Paint & Wood areas + bonus storage. Possible hilltop (replacement-dwelling) building site with stunning views of Cascades and Spencer Butte. TrueBliss.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 15 X 13 / CEILFAN, PATIO	Mstr Bd: M / 14 X 13 / BATH, CEILFAN	Baths - Full.Part
Kitchen: M / 13 X 11 / BI-RANG, BI-OVEN	2nd Bd: M / 13 X 10 / CLO-ORG	Upper Lvl: 0.0
Dining: M / 13 X 10 / FORMAL, WOODSTV	3rd Bd: / /	Main Lvl: 1.0
Family: / /	UTILITY M / 11 X 5 /	Lower Lvl: 0.0
		Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen: BI-RANG, PANTRY, BI-OVEN
Interior: CEILFAN, LAUNDRY, WW-CARP
Exterior: OUTBULD, PATIO, SHOP, TL-SHED, PRIVRD, WTRFEAT
Accessibility: 1LEVEL
Cool: **Hot Water:** ELECT **Heat:** WALL, WOODSTV **Fuel:** ELECT, WOOD
Water: CISTERN, SPRING **Sewer:** SEPTIC **Insul:** FULLY

FINANCIAL

PTax/Yr: 1223.87 **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

© RMLS™ 2009. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.