



Presented By: Jim Hale **Agent Full**
 ACTIONAGENTS.NET
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RESIDENTIAL **Status:** ACT **3/17/2013** **5:13:13 PM**
ML#: 13290648 **Area:** 240 **List Price:** \$349,000
Addr: 91033 WATER ST **Unit#:**
City: Coburg **Zip:** 97408 **Condo Loc:**
Map Coord: 1/A/1 **Zoning:** R **List Type:** ER LR: N
County: Lane **Tax ID:** 1300472
Elem: Gilham **Middle:** Cal Young
High: Sheldon **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:**
Legal: 16-03-33-23-04100
Internet/Address/No Blog/No AVM: Y/ Y/ N/ N **Offer/Nego:** CALL-LA

GENERAL INFORMATION

Lot Size: 15K-19,999SF **# Acres:** 0.44 **Lot Dimensions:** 145 x 132
Wtfrnt: **View:** **Lot Desc:** CULDSAC, LEVEL, PRIVATE, TREES
Body Water: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 686 **SFSrc:** COUNTY **#Bdrms:** 5 **#Bth:** 3 **#Lvl:** 2 **Year Blt:** 1980 / REMOD **Green:**
Main SQFT: 2597 **TotUp/Mn:** 3283 **Style:** 2STORY **Home Wrnty:** Y **55+ w/Affidavit Y/N:** N
Lower SQFT: 0 **Parking:** RV-PARK **#Garage:** 2 / OVRSIZE **#Fireplaces:** 1/ GAS
Total SQFT: 3283 **Roof:** COMP **Exterior:** LAP **Bsmt/Fnd:**

REMARKS

XSt/Dir: Coburg RD to city center, W. on McKenzie, S. on Water, end of lane.
Private: Carpet allowance for buyer selected carpets (seller is a contactor and can get discount). Exclude metal cabinets in garage. See amenities list (coming soon). Coburg sewer info, access easement, bldg pmt (see encl coming soon). Pool has solar array. Submit pre-approval with offer.
Public: Quiet street. Turn around parking. RV parking. Great room. Two offices. Attached greenhouse + 5 4X20 raised beds. Wheelchair-accessible bedroom and bath with separate entrance/easy integration to family living. Storage everywhere, 2 unfinished rooms above garage/FRm (not in SF). Huge fenced yard with 24' above-ground pool with cover. Garden shed. Shade trees. Trampoline ready.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 18 X 16 / FIREPL	Mstr Bd: U / 14 X 12 / DBL-CLO, BATH, CEILFAN	Bths - Full.Part
Kitchen: M / 17 X 14 / EAT-BAR, SKYLITE, PANTRY	2nd Bd: U / 13 X 13 /	Upper Lvl: 1.0
Dining: M / 20 X 11 / SKYLITE, BLT-INS	3rd Bd: M / 12 X 12 /	Main Lvl: 2.0
Family: M / 16 X 15 / CEILFAN, SKYLITE, GREAT-R	4TH-BD: M / 12 X 10 /	Lower Lvl: 0.0
5TH-BD: M / 13 X 13 / BATH, SUITE	DEN/OFF: M / 15 X 10 / GDN-WIN	Total Bth: 3.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, BI-MICO
Interior: LAUNDRY, WW-CARP, CEILFAN, BI-VACM, GAR-OPN
Exterior: PATIO, POOL, PORCH, GRN-HSE, TL-SHED, SHOP, COVPATI, FENCED, GARDEN, YARD
Accessibility: 1LEVEL, PARKING, WALKSHR, GRNDLVL, RAMP
Energy Eff: PAS-SOL, TNKLESS, ZONAL
Water: PUBLIC **Sewer:** SEPTIC, PUB-AVL **Hot Water:** GAS, TNKLESS **Cool:** **Heat:** PAS-SOL, ZONAL
Fuel: ELECT

FINANCIAL

Property Tax/Yr: \$4,761.56 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 3.0
Terms: VA, CONV, FHA, CASH **Short Sale:** N **3rd Party:** N **Total Comm Differs:** Y
Escrow Pref: FATCO **Bank Owned/REO:** N
HOADues: **Other Dues:** **Rent, If Rented:**

BROKER / AGENT DATA

BRCD: 5AGT01 **Office:** ACTIONAGENTS.NET **Phone:** 541-484-0219 **Fax:** 866-365-6011
LPID: HALEJIM **Agent:** Jim Hale **Phone:** 541-484-0219 **Cell/Pgr:** 541-543-9991
Agent E-mail: jim@actionagents.net **Agent Ext:**
CoLPID: **CoAgent:** **CoPh:**
ShowHrs: **Tran:** 3/6/2013 **List:** 3/5/2013 **Exp:** 6/17/2013 **Occ:** OWNER **Poss:** CLOSING
LBHrs/Loc/Cmb: 8-10 **Owner:** Leon Pearson **FIRPTA:** N **Phone:** 541-520-9154
Show: CALLOWN, RMLSLBX, BWO-PET **Tenant/Other:** Small dog will make noise **Phone:**

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