



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:50 PM**
ML#: 19070196 **Area:** 141 **List Price:** \$499,900
Addr: 8816 N EDISON ST **Unit#:**
City: Portland **Zip:** 97203 **Condo Loc:**
Zoning: R1 **Tax ID:** R656150
County: Multnomah **Elem:** James John **Middle:**
High: Roosevelt **PropType:** ATTACHD
Nhood/Bldg: CATHEDRAL PARK **CC&Rs:**
Legal: BRIDGEVIEW TOWNHOMES, LOT 1, INC UND INT TRACT A
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 1

Wrnty: BUILDER 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:** 0.02 **Lot Dimensions:**
Wtfrnt: **View:** **Lot Desc:** CORNER
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 564 **SFSrc:** Plans **#Bdrms:** 3 **#Bath:** 3 / 1 **#Lvl:** 3 **Year Built:** 2019 / NEW
Main SQFT: 464 **TotUp/Mn:** 1028 **Roof:** COMP **Style:** TOWNHSE **Green Cert:** **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** / **Parking:** STREET **Exterior:** FIBRCM
Total SQFT: 1423 **Addl. SQFT:** Lower / 395 **#Gar:** 1/ATTACHD, , **Basement:** SEPLVQT
URM: **RV Desc:**
Foundation: **Rd Surface:**

REMARKS

XSt/Dir: Lombard SW on Baltimore toward River, Corner of Edison & Baltimore
Public: Incredible Corner Unit! Last one available in this new construction complex only one block to Cathedral Park & No HOA. Enjoy the bright setting with solid wood floors, stainless gas stove & convection oven, stone counters, Master with dual head shower and 2nd bedrm suite with tub/shower. Fully permitted ADU with exterior access. Great for dual living or live/work! Only a few blocks to the heart of St Johns or access to Willamette River.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ /	Mstr Bd: U/ /	Bths - Full/Part
Kitchen: M/ /	2nd Bd: U/ /	Upper Lvl: 2/0
Dining: M/ /	3rd Bed: L/ /	Main Lvl: 0/1
LAUNDRY: U/ /	2NDKIT: L/ /	Lower Lvl: 1/0
	LAUNDRY: L/ /	Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, CONVECT, DISHWAS, FSGASSTV, SSAPPL
Interior: LAM-FL, LAUNDRY, SEPLVQT, WOODFLR, WW-CARP
Exterior: ADU, DECK

Accessibility:

Security:

Internet:

Windows:

Cool: HT-PUMP

Heat: MINISPT, ZONAL

Water: PUBLICWTR

Sewer: PUBLICSWR

Hot Water: ELECT

Fuel: ELECT

FINANCIAL

PTax/Yr: \$471.78 / 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV, FHA, VA
List Date: 8/16/2019

COMPARABLE INFORMATION

O/Price: \$499,900

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:50 PM**
ML#: 19162068 **Area:** 141 **List Price:** \$724,950
Addr: 3477 N GANTENBEIN AVE **Unit#:**
City: Portland **Zip:** 97227 **Condo Loc:**
Zoning: R1
County: Multnomah **Tax ID:** R589724
Elem: Boise-Eliot **Middle:** Boise-Eliot
High: Grant ... **PropType:** ATTACHD
Nhood/Bldg: BOISE-ELIOT **CC&Rs:** N
Legal: PARTITION PLAT 2006-114, LOT 1
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 2

Wrnty: BUILDER 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF
Wtfrnt:
Body Water:

Acres: 0.05
View:

Lot Dimensions: 27x79
Lot Desc: LEVEL

Seller Disc: EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 814 **SFSrc:** Plans **#Bdrms:** 4 **#Bath:** 4 / 1 **#Lvl:** 3 **Year Built:** 2019 / NEW
Main SQFT: 804 **TotUp/Mn:** 1618 **Roof:** COMP **Style:** CONTEMP, CUSTOM **Green Cert:** **Energy Eff.:**
Lower SQFT: 550 **#Fireplaces:** 1 / GAS **Parking:** OFF-STR, STREET **Exterior:** WOODCOM, OTHER
Total SQFT: 2733 **Addl. SQFT:** Main / 565 **#Gar:** 1/ATTACHD, **Basement:** CRAWLSP, SEPLVQT
URM: **RV Desc:**
Foundation: PIR&PST **Rd Surface:**

REMARKS

XSt/Dir: Head one block west on N Fremont passed N Vancouver to Gantenbein - Home on corner of Fremont & GANT
Public: Check out the newest addition to the Boise-Eliot neighborhood. This impeccably designed modern home is just steps to all that Williams & Vancouver has to offer. Featuring a main home that has 3bedrooms, 3.5 baths, tall windows that welcome natural light in to its open floor plan highlighting its chefs kitchen, hardwoods stunning master suite. This home offers wonderful income possibilities with its 565sqft detached two story ADU.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 13 X 16 / FIREPL, HARDWOD	Mstr Bd: U/ 14 X 13 / SUITE, WI-CLOS, WW-CARP	Bths - Full/Part
Kitchen: M/ 12 X 15 / HARDWOD, QUARTZ	2nd Bd: U/ 14 X 10 / SUITE, WW-CARP	Upper Lvl: 2/0
Dining: M/ 13 X 16 / HARDWOD	3rd Bed: L/ 11 X 16 / EXTENTRY, SUITE, WW-CARP	Main Lvl: 1/1
	GSTQTR: M/ / HARDWOD, SUITE	Lower Lvl: 1/0
		Total Bth: 4/1

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, FS-RANG, GASAPPL, QUARTZ, TILE
Interior: 3RDFLR, HI-CEIL, QUARTZ, TILE-FL, WOODFLR, WW-CARP
Exterior: ADU, PATIO
Accessibility: MNBDBTH
Security:
Internet:
Windows:

Cool: ACREADY
Water: PUBLICWTR

Heat: FOR-AIR
Sewer: PUBLICSWR

Hot Water: GAS

Fuel: GAS

FINANCIAL

PTax/Yr: \$1,698.91 / 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CALL-SA, CASH, CONV
List Date: 10/28/2019

COMPARABLE INFORMATION

O/Price: \$724,950

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

GREEN / ENERGY SUPPLEMENT						
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

NEW CONSTRUCTION SUPPLEMENT						
Permit Number: 2016-283406-000-00-R					Builders Required Addendums: N	
Construction Contractors Board (CCB) Type: RES					Builders Warranty: Y	
Oregon CCB Notices Attached: N						
Certificate of Occupancy Obtained: Y					Occupancy Certificate Date: 2019-10-24	
Early Release of Earnest Money: N						
Early Issue Title Insurance - Paid By: BUYER				Desc:		
Public:						

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:50 PM**
ML#: 19449599 **Area:** 141 **List Price:** \$749,950
Addr: 3455 N GANTENBEIN AVE **Unit#:**
City: Portland **Zip:** 97227 **Condo Loc:**
Zoning: R1
County: Multnomah **Tax ID:** R589725
Elem: Boise-Eliot **Middle:** Boise-Eliot
High: Grant ... **PropType:** ATTACHD
Nhood/Bldg: BOISE-ELIOT **CC&Rs:** Y
Legal: PARTITION PLAT 2006-114, LOT 2
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 3
[V Tour #1](#) **Wrnty:** BUILDER 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:** 0.05 **Lot Dimensions:** 27x79
Wtfrnt: **View:** **Lot Desc:** LEVEL
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 814 **SFSrc:** Plans **#Bdrms:** 4 **#Bath:** 4 / 1 **#Lvl:** 3 **Year Built:** 2019 / NEW
Main SQFT: 804 **TotUp/Mn:** 1618 **Roof:** COMP **Style:** CONTEMP, CUSTOM **Green Cert:** **Energy Eff.:**
Lower SQFT: 550 **#Fireplaces:** 0 / **Parking:** STREET **Exterior:** WOODCOM, OTHER
Total SQFT: 2733 **Addl. SQFT:** Main / 565 **#Gar:** 1/ATTACHD, , **Basement:** CRAWLSP, SEPLVQT
URM: **RV Desc:**
Foundation: PIR&PST **Rd Surface:**

REMARKS

XSt/Dir: Head one block west on N Fremont passed N Vancouver to Gantenbein - Home on corner of Fremont & GANT
Public: Check out the newest addition to the Boise-Eliot neighborhood. This impeccably designed modern home is just steps to all that Williams & Vancouver Ave have to offer. Featuring a main home that has 3bedrooms,3.5 baths, tall windows that welcome natural light in to its open floor plan highlighting its chefs kitchen, hardwoods stunning master suite. This home offers wonderful income possibilities with its 565sqft detached two story ADU.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 13 X 16 / FIREPL, HARDWOD **Mstr Bd:** U/ 14 X 13 / SUITE, WI-CLOS, WW-CARP **Bths - Full/Part**
Kitchen: M/ 12 X 15 / HARDWOD, QUARTZ **2nd Bd:** U/ 14 X 10 / SUITE, WW-CARP **Upper Lvl:** 2/0
Dining: M/ 13 X 16 / HARDWOD **3rd Bed:** L/ 11 X 16 / EXTENTRY, SUITE, WW-CARP **Main Lvl:** 1/1
GSTQTR: M/ / HARDWOD, SUITE **Lower Lvl:** 1/0
Total Bth: 4/1

FEATURES AND UTILITIES

Kitchen: DISHWAS, FS-RANG, GASAPPL, QUARTZ, TILE
Interior: 3RDFLR, HI-CEIL, QUARTZ, TILE-FL, WOODFLR, WW-CARP
Exterior: ADU, PATIO
Accessibility: MNBDBTH
Security:
Internet:
Windows:
Cool: ACREADY **Heat:** FOR-AIR
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** GAS **Fuel:** GAS

FINANCIAL

PTax/Yr: \$1,698.91 / 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CALL-SA, CASH, CONV
List Date: 10/30/2019

COMPARABLE INFORMATION

O/Price: \$749,950

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

GREEN / ENERGY SUPPLEMENT						
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

NEW CONSTRUCTION SUPPLEMENT	
Permit Number: 2016-283423-000-00-R	Builders Required Addendums: N
Construction Contractors Board (CCB) Type: RES	Builders Warranty: Y
Oregon CCB Notices Attached: N	
Certificate of Occupancy Obtained: Y	Occupancy Certificate Date:
Early Release of Earnest Money: N	
Early Issue Title Insurance - Paid By: BUYER	Desc:
Public:	

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT	
Parking Space #/ID:	Parking space Owned?:
Public:	

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



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Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:50 PM**
ML#: 19233543 **Area:** 141 **List Price:** \$819,900
Addr: 4430 N MICHIGAN AVE **Unit#:**
City: Portland **Zip:** 97217 **Condo Loc:**
Zoning:
County: Multnomah **Tax ID:** R666021
Elem: Boise-Eliot **Middle:** Harriet Tubman
High: Jefferson ... **PropType:** ATTACHD
Nhood/Bldg: **CC&Rs:** Y
Legal: JADEN COURT, LOT 4
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 1

Wrnty: HOME **55+ w/Affidavit Y/N:** N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:** 0.06 **Lot Dimensions:**
Wtfrnt: **View:** TERRITR **Lot Desc:** LEVEL
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 1394 **SFSrc:** Floorplan **#Bdrms:** 4 **#Bath:** 3 / 1 **#Lvl:** 3 **Year Built:** 2016 / APPROX
Main SQFT: 891 **TotUp/Mn:** 2285 **Roof:** COMP **Style:** CONTEMP, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** 1 / GAS **Parking:** OFF-STR, OTHER **Exterior:** FIBRCM, PANEL, TNG/GRV
Total SQFT: 2771 **Addl. SQFT:** Main / 486 **#Gar:** 1/DETACHD, **Basement:** CRAWLSP
URM: **RV Desc:**
Foundation: CONCPER **Rd Surface:**

REMARKS

XSt/Dir: W on Fremont St, N on Mississippi, W on Skidmore, N on Michigan Ave to 4430 N Michigan
Public: Exceptional Homes by Andre built modern, custom, energy-efficient townhome in the Mississippi Arts District. Gorgeous finishes: bamboo built-ins and cabinetry, Ann Sacks tile, quartz countertops, great kitchen island, stainless steel Viking appliances. Master suite with office nook, third-floor oversized bonus room with vaulted ceilings. Fantastic detached ADU with separate entrance above the garage offers \$1200/mo rental potential.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 16 X 19 / BLT-INS, FIREPL, HARDWOD	Mstr Bd: U/ 14 X 15 / NOOK, SUITE, WI-CLOS	Bths - Full/Part
Kitchen: M/ 13 X 14 / HARDWOD, ISLAND, QUARTZ	2nd Bd: U/ 12 X 12 / WW-CARP	Upper Lvl: 3/0
Dining: M/ 10 X 12 / EXTENTRY, HARDWOD	3rd Bed: U/ 15 X 19 / 3RDFLR, STORAGE, WI-CLOS	Main Lvl: 0/1
GSTQTR: M/ 15 X 15 / BATH, CLOSET	STORAGE: U/ 5 X 15 /	Lower Lvl: 0/0
	2NDKIT: M/ 0 X 0 /	Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-OVEN, BI-RANG, DISPOS, GASAPPL, ISLAND, PANTRY, QUARTZ, SSAPPL
Interior: GRANITE, HARDWOD, HI-CEIL, LAUNDRY, QUARTZ, SEPLVQT, TILE-FL, WW-CARP
Exterior: ADU, COVPATI, FENCED, GSTQTR
Accessibility: WALKSHR
Security:
Internet:
Windows:
Cool: CENTAIR **Heat:** FOR-95+
Water: PUBLICWTR **Sewer:** PUBLICSWR

FINANCIAL

PTax/Yr: \$10,061.53 / 2019 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV, FHA, VA
List Date: 11/8/2019

COMPARABLE INFORMATION

O/Price: \$819,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Score	Date
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7

Public:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Meadows Group Inc., Realtors
Phone: 503-449-5537 E-mail: jen@jenlundstrom.com
RESIDENTIAL Status: ACT 1/7/2020 5:13:50 PM
ML#: 19592692 Area: 141 List Price: \$879,900
Addr: 5180 N Amherst ST Unit#:
City: Portland Zip: 97203 Condo Loc:
Zoning:
County: Multnomah Tax ID: R292012
Elem: Astor Middle: Astor
High: Roosevelt PropType: DETACHD
Nhood/Bldg: UNIVERSITY PARK CC&Rs:
Legal: to follow
Open N Upcoming
House: N Open House:
Broker N Upcoming
Tour: N Broker Tour:
Supplements: 2

Wrnty: BUILDER 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 3K-4,999SF # Acres: Lot Dimensions:
Wtfrnt: View: Lot Desc: LEVEL
Body Water: Seller Disc: EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 1577 SFSrc: builder #Bdrms: 4 #Bath: 3 / 1 #Lvl: 3 Year Built: 2019 / NEW
Main SQFT: 712 TotUp/Mn: 2289 Roof: COMP Style: CONTEMP Green Cert: Energy Eff.:
Lower SQFT: 770 #Fireplaces: 1 / GAS Parking: DRIVWAY, OFF-STR Exterior: FIBRCM, WOODSID
Total SQFT: 3059 Addl. SQFT: #Gar: 1/ATTACHD, , Basement: CRAWLSP
URM: RV Desc:
Foundation: Rd Surface:

REMARKS

XSt/Dir: Willamette to Hodge to Amherst
Public: This is the opportunity everyone is looking for! Another incredible new home by Andre with a spacious two bedroom ADU, Stunning gourmet kitchen with huge island opens to living room with fireplace. Luxurious master suite with large walk-in closet. Large detached ADU with two bedrooms and private entrance. Perfect location blocks from UofP offers extraordinary investment opportunity. Rare opportunity by renowned builder.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M/	/ FIREPL, GREAT-R	Mstr Bd:	U/	/ SUITE, WI-CLOS	Bths - Full/Part
Kitchen:	M/	/ DISPOS, GOURMET, ISLAND	2nd Bd:	U/	/	Upper Lvl: 3/0
Dining:	M/	/	3rd Bed:	U/	/	Main Lvl: 0/1
UTILITY:	U/	/	4TH-BD:	U/	/	Lower Lvl: 0/0
						Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-RANG, DISHWAS, DISPOS, GASAPPL, GRANITE, ISLAND, SSAPPL, TILE
Interior: 3RDFLR, GAR-OPN, GRANITE, LAUNDRY, SEPLVQT, WOODFLR, WW-CARP
Exterior: ADU, COVPAT, GSTQTR, PATIO

Accessibility:

Security:

Internet:

Windows:

Cool: HT-PUMP

Heat: MINISPT, ZONAL

Water: PUBLICWTR

Sewer: PUBLICSWR

Hot Water: GAS, TNKLESS

Fuel: ELECT, GAS

FINANCIAL

PTax/Yr: \$2,509.31 / Rent, If Rented: Short Sale: N Bank Owned/REO: N
HOA: N Dues: Other Dues:
Assoc. Am:
Terms Considered: CASH, CONV
List Date 11/22/2019

COMPARABLE INFORMATION

O/Price: \$879,900

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

GREEN / ENERGY SUPPLEMENT

Green Verification Obtained Rating Year Version
 Type 1: HES
<https://rpt.greenbuildingregistry.com/hes/OR10182335>
 Type 2:
 Reach Code: Solar Panel:
 Energy Eff:
 Public:

Score Date
 7 12/31/2019

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 2019-128464-000-00-R
 Construction Contractors Board (CCB) Type: RES
 Oregon CCB Notices Attached: N
 Certificate of Occupancy Obtained: Y
 Early Release of Earnest Money: N
 Early Issue Title Insurance - Paid By: SELLER Desc:
 Public:

Builders Required Addendums: N
 Builders Warranty: Y
 Occupancy Certificate Date:

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 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:50 PM**
ML#: 19509979 **Area:** 142 **List Price:** \$399,900
Addr: 7070 NE 7TH PL **Unit#:**
City: Portland **Zip:** 97211 **Condo Loc:**
Zoning:
County: Multnomah **Tax ID:** R155289
Elem: Woodlawn **Middle:**
High: Jefferson **PropType:** DETACHD
Nhood/Bldg: WOODLAWN **CC&Rs:**
Legal: EL TOVAR, BLOCK 6, LOT 21, LOT 22 EXC SLY 5'
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 1
[V Tour #1](#) **Wrnty:** 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 5K-6,999SF **# Acres:** 0.13 **Lot Dimensions:**
Wtfrnt: **View:** **Lot Desc:** CORNER, LEVEL, TREES
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** Approx **#Bdrms:** 3 **#Bath:** 1 / 2 **#Lvl:** 1 **Year Built:** 1948 / RESALE
Main SQFT: 1000 **TotUp/Mn:** 1000 **Roof:** COMP **Style:** 1STORY, BUNGALO **Green Cert:** **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** 0 / **Parking:** DRIVWAY, STREET **Exterior:** WOODSID
Total SQFT: 1000 **Addl. SQFT:** **#Gar:** 2/DETACHD, **Basement:** CRAWLSP
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE Rosa Parks Way; NE Martin Luther King Jr. Blvd; NE Morgan St; NE 7th Pl. (Make sure 7th Place)
Public: **New Price** Dekum/Woodlawn area; Shopping, Parks, Dining, Farmers Market More! Recent updates include Roof, Gas Forced Furnace/AC, Water Htr., Dbl Pained Wndws, New Water Line. Spacious Fenced yard w/ room to play, large evergreens & lots of Flowers. HUGE potential in the Custom Hand Crafted Garage could be Separate Living/ADU/AIRBNB. Has W/D combo, Kitchenette, Murphy Bed, Half Bath, plumbed for shower & lots more room.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / HARDWOD, VYW-DBL	Mstr Bd: M/ / CLOSET, VYW-DBL, WW-CARP	Bths - Full/Part
Kitchen: M/ / FS-RANG, FS-REFR, HARDWOD	2nd Bd: M/ / CLOSET, VYW-DBL, WW-CARP	Upper Lvl: 0/0
	3rd Bd: M/ / VYW-DBL, WW-CARP	Main Lvl: 1/2
		Lower Lvl: 0/0
		Total Bth: 1/2

FEATURES AND UTILITIES

Kitchen: FS-RANG, FS-REFR
Interior: LAM-FL, LAUNDRY, WASHDRY, WOODFLR, WW-CARP
Exterior: ADU, DECK, FENCED, TL-SHED, VYW-DBL, YARD
Accessibility: 1LEVEL, MINSTEP
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: CENTAIR **Heat:** FOR-AIR
Water: PUBLICWTR **Sewer:** PUBLICSWR
Hot Water: ELECT **Fuel:** GAS

FINANCIAL

PTax/Yr: \$1,587.40 / 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV, FHA, VA
List Date: 9/4/2019

COMPARABLE INFORMATION

O/Price: \$439,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

GREEN / ENERGY SUPPLEMENT						
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

© 2019



Presented By:

Jennifer Lundstrom

Client Full

Meadows Group Inc., Realtors

Phone:

503-449-5537

E-mail:

jen@jenlundstrom.com

RESIDENTIAL

Status: ACT

1/7/2020

5:13:50 PM

ML#: 18037191

Area: 142

List Price: \$420,000

Addr: 4754 NE Going ST

Unit#:

City: Portland

Zip: 97218

Condo Loc:

Zoning: R3

County: Multnomah

Tax ID: R317991

R317837

R318046

Elem: Rigler

Middle:

Beaumont

High: Madison

PropType:

ATTACHD

Nhood/Bldg: CULLY

CC&Rs: N

Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES

Open Upcoming

House: N Open House:

Broker Upcoming

Tour: N Broker Tour:

Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF

Acres:

Lot Dimensions:

Wtfrnt: View: SEASONL, TREEWOOD

Lot Desc: LEVEL, TREES

Body Water: Seller Disc: EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 540 SFSrc: Developer #Bdrms: 2 #Bath: 1 / 1 #Lvl: 2 Year Built: 2020 / UNDRCON

Main SQFT: 452 TotUp/Mn: 992 Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y

Lower SQFT: 0 #Fireplaces: / Parking: DEEDED, OFF-STR Exterior: FIBRCM, MANMADE

Total SQFT: 1012 Addl. SQFT: #Gar: 0 / , Basement:

URM: RV Desc:

Foundation: SLAB Rd Surface:

REMARKS

XSt/Dir: NE 47th ave + NE Going St

Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ /	Mstr Bd: U/ /	Bths - Full/Part
Kitchen: M/ /	2nd Bd: U/ /	Upper Lvl: 1/0
Dining: M/ /	LAUNDRY: U/ /	Main Lvl: 0/1
		Lower Lvl: 0/0
		Total Bth: 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ
 Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
 Exterior: COVPATI, GARDEN, GSTQTR, RAISDBD, SAUNA, TL-SHED, WORKSHOP

Accessibility:

Security:

Internet:

Windows: DBLPANE, VYLFRAME

Cool: HT-PUMP

Heat: EN-STAR, FOR-90, MINISPT

Water: PUBLICWTR

Sewer: PUBLICSWR

Hot Water: ELECT, EN-STAR

Fuel: ELECT

FINANCIAL

PTax/Yr: \$0.00 /

Rent, If Rented:

Short Sale: N

Bank Owned/REO: N

HOA: Y Dues: \$136 /MO

Other Dues:

Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER

Terms Considered: CASH, CONV, FHA, VA

List Date 7/27/2018

COMPARABLE INFORMATION

O/Price: \$425,000 -
\$450,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	2	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCEM, MANMADE	COMP
					2020	FIBRCEM, MANMADE	COMP
Features:							
ADU	BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP						
	SAUNA, WOODFLR						
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	ESTARAP, FOR-90, HT-PUMP, MINISPT					
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number:	17-262355	Builders Required Addendums:	N
Construction Contractors Board (CCB) Type:	RES	Builders Warranty:	Y
Oregon CCB Notices Attached:	N	Occupancy Certificate Date:	
Certificate of Occupancy Obtained:	N		
Early Release of Earnest Money:	Y		
Early Issue Title Insurance - Paid By:	BUYER	Desc:	
Public:			

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

Parking Space #/ID:	Parking space Owned?:	Y
Public:		

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:51 PM**
ML#: 18197643 **Area:** 142 **List Price:** \$420,000
Addr: 4794 NE Going ST **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:** TOWNHSE
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** CONDO
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: **# Acres:** **Lot Dimensions:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Desc:** LEVEL, TREES
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 540 **SFSrc:** Developer **#Bdrms:** 2 **#Bath:** 1 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 452 **TotUp/Mn:** 992 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED, OFF-STR **Exterior:** FIBRCEM, MANMADE
Total SQFT: 1012 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th ave + NE Going St
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ /	Mstr Bd: U/ /	Bths - Full/Part
Kitchen: M/ /	2nd Bd: U/ /	Upper Lvl: 1/0
Dining: M/ /	LAUNDRY: U/ /	Main Lvl: 0/1
		Lower Lvl: 0/0
		Total Bth: 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP **Heat:** EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR **Sewer:** PUBLICSWR

Hot Water: ELECT, EN-STAR **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$136 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$425,000 -
 \$450,000

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	2	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCM, MANMADE	COMP
					2020	FIBRCM, MANMADE	COMP

Features:

ADU BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP
SAUNA, WOODFLR

Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

CONDO SUPPLEMENT

Condo Conversion:	Upper Condo Level:	Deck/Balcony Available:
# Units in complex: 23	Total Levels in Building:	Deck/Balcony SQFT:
Elevator Access:	Washer/Dryer Description:	Deck/Balcony Dim.:
Storage Available:	Flr Plan/Unit Type:	Yard:
Storage Unit #/ID:	1st Parking Space #/ID:	1st Deeded Parking Tax:
Tandem Parking:	2nd Parking Space #/ID:	2nd Deeded Parking Tax:
Deeded Storage Tax:	Garage Type:	
	Concierge Y/N:	

Condo Pet Policies:

Rent Cap:

Public:

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	ESTARAP, FOR-90, HT-PUMP, MINISPT					
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262313	Builders Required Addendums: N
Construction Contractors Board (CCB) Type: RES	Builders Warranty: Y
Oregon CCB Notices Attached: N	
Certificate of Occupancy Obtained: N	Occupancy Certificate Date:
Early Release of Earnest Money: Y	
Early Issue Title Insurance - Paid By: BUYER	Desc:
Public:	



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:51 PM**
ML#: 18316223 **Area:** 142 **List Price:** \$420,000
Addr: 4794 NE Going ST **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:**
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** ATTACHD
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Dimensions:**
Body Water: **Seller Disc:** EXEMPT **Lot Desc:** LEVEL, TREES

RESIDENCE INFORMATION

Upper SQFT: 540 **SFSrc:** Developer **#Bdrms:** 2 **#Bath:** 1 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 452 **TotUp/Mn:** 992 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED, OFF-STR **Exterior:** FIBRCEM, MANMADE
Total SQFT: 1012 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th ave + NE Going St
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ /	Mstr Bd: U/ /	Bths - Full/Part
Kitchen: M/ /	2nd Bd: U/ /	Upper Lvl: 1/0
Dining: M/ /	LAUNDRY: U/ /	Main Lvl: 0/1
		Lower Lvl: 0/0
		Total Bth: 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, RAISDBD, SAUNA, TL-SHED, WORKSHOP

Accessibility:

Security:

Internet:

Windows: DBLPANE, VYLFRAME

Cool: HT-PUMP

Heat: EN-STAR, FOR-90, MINISPT

Water: PUBLICWTR

Sewer: PUBLICSWR

Hot Water: ELECT, EN-STAR

Fuel: ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$136 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$425,000 -
 \$450,000

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	2	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCEM, MANMADE	COMP
					2020	FIBRCEM, MANMADE	COMP
Features:							
ADU	BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP						
	SAUNA, WOODFLR						
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	ESTARAP, FOR-90, HT-PUMP, MINISPT					
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number:	17-262313	Builders Required Addendums:	N
Construction Contractors Board (CCB) Type:	RES	Builders Warranty:	Y
Oregon CCB Notices Attached:	N	Occupancy Certificate Date:	
Certificate of Occupancy Obtained:	N		
Early Release of Earnest Money:	Y		
Early Issue Title Insurance - Paid By:	BUYER	Desc:	
Public:			

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

Parking Space #/ID:	Parking space Owned?:	Y
Public:		

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
Client Full: Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:51 PM**
ML#: 18321799 **Area:** 142 **List Price:** \$420,000
Addr: 4754 NE Going ST **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:** TOWNHSE
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** CONDO
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: **# Acres:** **Lot Dimensions:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Desc:** LEVEL, TREES
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 540 **SFSrc:** Developer **#Bdrms:** 2 **#Bath:** 1 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 452 **TotUp/Mn:** 992 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED, OFF-STR **Exterior:** FIBRCEM, MANMADE
Total SQFT: 1012 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th ave + NE Going St
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 1/0
Dining: M/ / **LAUNDRY:** U/ / **Main Lvl:** 0/1
Total Bth: 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, RAISDBD, SAUNA, TL-SHED, WORKSHOP

Accessibility:

Security:

Internet:

Windows: DBLPANE, VYLFRAME

Cool: HT-PUMP

Heat: EN-STAR, FOR-90, MINISPT

Water: PUBLICWTR

Sewer: PUBLICSWR

Hot Water: ELECT, EN-STAR

Fuel: ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$136 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$425,000 -
 \$450,000

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ADDITIONAL STRUCTURE(S) SUPPLEMENT

Structures: 2

Stalls:

Type: Dimensions: SQFT: # Bdrm: # Bath: Yr Built: Construction: Roof:

ADU 1515 2 1.5 2020 FIBRCM, MANMADE COMP

2020 FIBRCM, MANMADE COMP

Features:

ADU BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP

SAUNA, WOODFLR

Garage - Dim: SQFT: Lvl: # Att: # Det: RV-Park Dim:

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

CONDO SUPPLEMENT

Condo Conversion: Upper Condo Level: Deck/Balcony Available:

Units in complex: 23 Total Levels in Building: Deck/Balcony SQFT:

Elevator Access: Washer/Dryer Description: Deck/Balcony Dim.:

Storage Available: Flr Plan/Unit Type: Yard:

Storage Unit #/ID: 1st Parking Space #/ID: 1st Deeded Parking Tax:

Tandem Parking: 2nd Parking Space #/ID: 2nd Deeded Parking Tax:

Deeded Storage Tax: Garage Type:

Concierge Y/N:

Condo Pet Policies:

Rent Cap:

Public:

GREEN / ENERGY SUPPLEMENT

Green Verification Obtained Rating Year Version Score Date

Type 1:

Type 2:

Reach Code: Solar Panel:

Energy Eff: ESTARAP, FOR-90, HT-PUMP, MINISPT

Public:

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262355 Builders Required Addendums: N

Construction Contractors Board (CCB) Type: RES Builders Warranty: Y

Oregon CCB Notices Attached: N

Certificate of Occupancy Obtained: N Occupancy Certificate Date:

Early Release of Earnest Money: Y

Early Issue Title Insurance - Paid By: BUYER Desc:

Public:



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:51 PM**
ML#: 18009472 **Area:** 142 **List Price:** \$425,000
Addr: 4576 NE 47th AVE **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:**
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** ATTACHD
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Dimensions:**
Body Water: **Seller Disc:** EXEMPT **Lot Desc:** LEVEL, TREES

RESIDENCE INFORMATION

Upper SQFT: 550 **SFSrc:** Developer **#Bdrms:** 2 **#Bath:** 1 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 520 **TotUp/Mn:** 1070 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED, OFF-STR **Exterior:** FIBRCM, MANMADE
Total SQFT: 1040 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th ave + NE Going St
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ /	Mstr Bd: U/ /	Bths - Full/Part
Kitchen: M/ /	2nd Bd: U/ /	Upper Lvl: 1/0
Dining: M/ /	LAUNDRY: U/ /	Main Lvl: 0/1
		Lower Lvl: 0/0
		Total Bth: 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, PORCH, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP **Heat:** EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT, EN-STAR **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$139 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$400,000 -
 \$425,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ADDITIONAL STRUCTURE(S) SUPPLEMENT

Structures: 2

Stalls:

Type: Dimensions: SQFT: # Bdrm: # Bath: Yr Built: Construction: Roof:

ADU 1515 2 1.5 2020 FIBRCEM, MANMADE COMP

2020 FIBRCEM, MANMADE COMP

Features:

ADU BATH, HEATED, KITCHEN, POWER, SAUNA, VYW-DBL, WOODFLR, WORKSHOP

SAUNA, WOODFLR

Garage - Dim: SQFT: Lvl: # Att: # Det: RV-Park Dim:

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

GREEN / ENERGY SUPPLEMENT

Green Verification

Obtained

Rating

Year

Version

Score

Date

Type 1:

Type 2:

Reach Code:

Solar Panel:

Energy Eff: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT

Public:

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262340

Construction Contractors Board (CCB) Type: RES

Oregon CCB Notices Attached: N

Certificate of Occupancy Obtained: N

Early Release of Earnest Money: Y

Early Issue Title Insurance - Paid By: BUYER

Desc:

Public:

Builders Required Addendums: N

Builders Warranty: Y

Occupancy Certificate Date:

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

Parking Space #/ID:

Parking space Owned?: Y

Public:



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:51 PM**
ML#: 18014108 **Area:** 142 **List Price:** \$425,000
Addr: 4746 NE Going ST **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:**
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** ATTACHD
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Dimensions:**
Body Water: **Seller Disc:** EXEMPT **Lot Desc:** LEVEL, TREES

RESIDENCE INFORMATION

Upper SQFT: 530 **SFSrc:** Develpoer **#Bdrms:** 2 **#Bath:** 1 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 462 **TotUp/Mn:** 992 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED **Exterior:** FIBRCM, MANMADE
Total SQFT: 992 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th Ave + NE Going St.
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 1/0
Dining: M/ / **LAUNDRY:** U/ / **Main Lvl:** 0/1
Total Bth: 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, PORCH, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP **Heat:** EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT, EN-STAR **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$135 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$425,000 -
 \$450,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	2	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCEM, MANMADE	COMP
					2020	FIBRCEM, MANMADE	COMP
Features:							
ADU	BATH, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, VYW-TRP, WOODFLR, WORKSHOP						
	SAUNA, WOODFLR						
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT					
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number:	17-262359	Builders Required Addendums:	N
Construction Contractors Board (CCB) Type:	RES	Builders Warranty:	Y
Oregon CCB Notices Attached:	N	Occupancy Certificate Date:	
Certificate of Occupancy Obtained:	N		
Early Release of Earnest Money:	Y		
Early Issue Title Insurance - Paid By:	BUYER	Desc:	
Public:			

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

Parking Space #/ID:	Parking space Owned?:	Y
Public:		



Presented By: Jennifer Lundstrom
Client Full: Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:51 PM**
ML#: 18023351 **Area:** 142 **List Price:** \$425,000
Addr: 4746 NE Going ST **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:** TOWNHSE
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** CONDO
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: **# Acres:** **Lot Dimensions:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Desc:** LEVEL, TREES
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 530 **SFSrc:** Develpoer **#Bdrms:** 2 **#Bath:** 1 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 462 **TotUp/Mn:** 992 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED **Exterior:** FIBRCM, MANMADE
Total SQFT: 992 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th Ave + NE Going St.
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 1/0
Dining: M/ / **LAUNDRY:** U/ / **Main Lvl:** 0/1
Total Bth: 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, PORCH, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP **Heat:** EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT, EN-STAR **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$135 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$425,000 -
 \$450,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ADDITIONAL STRUCTURE(S) SUPPLEMENT

Structures: 2

Type: ADU

Stalls:

SQFT: 1515

Bdrm: 2

Bath: 1.5

Yr Built: 2020

2020

Construction: FIBRCM, MANMADE

FIBRCM, MANMADE

Roof: COMP

COMP

Features:

ADU

BATH, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, VYW-TRP, WOODFLR, WORKSHOP

SAUNA, WOODFLR

Garage - Dim:

SQFT:

Lvl:

Att:

Det:

RV-Park Dim:

Public:

Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

CONDO SUPPLEMENT

Condo Conversion:

Units in complex: 23

Elevator Access:

Storage Available:

Storage Unit #/ID:

Tandem Parking:

Deeded Storage Tax:

Upper Condo Level:

Total Levels in Building:

Washer/Dryer Description:

Flr Plan/Unit Type:

1st Parking Space #/ID:

2nd Parking Space #/ID:

Garage Type:

Concierge Y/N:

Deck/Balcony Available:

Deck/Balcony SQFT:

Deck/Balcony Dim.:

Yard:

1st Deeded Parking Tax:

2nd Deeded Parking Tax:

Condo Pet Policies:

Rent Cap:

Public:

GREEN / ENERGY SUPPLEMENT

Green Verification

Obtained

Rating

Year

Version

Score

Date

Type 1:

Type 2:

Reach Code:

Solar Panel:

Energy Eff: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT

Public:

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262359

Construction Contractors Board (CCB) Type: RES

Oregon CCB Notices Attached: N

Certificate of Occupancy Obtained: N

Early Release of Earnest Money: Y

Early Issue Title Insurance - Paid By: BUYER

Public:

Builders Required Addendums: N

Builders Warranty: Y

Occupancy Certificate Date:

Desc:



Presented By: Jennifer Lundstrom
Client Full: Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:52 PM**
ML#: 18075249 **Area:** 142 **List Price:** \$425,000
Addr: 4588 NE 47th AVE **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:** TOWNHSE
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** CONDO
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: **# Acres:** **Lot Dimensions:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Desc:** LEVEL, TREES
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 530 **SFSrc:** Develpoer **#Bdrms:** 2 **#Bath:** 1 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 462 **TotUp/Mn:** 992 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED **Exterior:** FIBRCM, MANMADE
Total SQFT: 992 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th Ave + NE Going St.
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 1/0
Dining: M/ / **LAUNDRY:** U/ / **Main Lvl:** 0/1
Total Bth: 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, PORCH, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP **Heat:** EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT, EN-STAR **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$135 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$425,000 -
 \$450,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	2	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCEM, MANMADE	COMP
					2020	FIBRCEM, MANMADE	COMP

Features:

ADU BATH, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, VYW-TRP, WOODFLR, WORKSHOP
SAUNA, WOODFLR

Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

CONDO SUPPLEMENT

Condo Conversion:	Upper Condo Level:	Deck/Balcony Available:
# Units in complex: 23	Total Levels in Building:	Deck/Balcony SQFT:
Elevator Access:	Washer/Dryer Description:	Deck/Balcony Dim.:
Storage Available:	Fir Plan/Unit Type:	Yard:
Storage Unit #/ID:	1st Parking Space #/ID:	1st Deeded Parking Tax:
Tandem Parking:	2nd Parking Space #/ID:	2nd Deeded Parking Tax:
Deeded Storage Tax:	Garage Type:	
	Concierge Y/N:	

Condo Pet Policies:

Rent Cap:

Public:

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT					
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262352	Builders Required Addendums: N
Construction Contractors Board (CCB) Type: RES	Builders Warranty: Y
Oregon CCB Notices Attached: N	
Certificate of Occupancy Obtained: N	Occupancy Certificate Date:
Early Release of Earnest Money: Y	
Early Issue Title Insurance - Paid By: BUYER	Desc:
Public:	



Presented By: Jennifer Lundstrom
Meadows Group Inc., Realtors
Phone: 503-449-5537 E-mail: jen@jenlundstrom.com
RESIDENTIAL Status: ACT 1/7/2020 5:13:52 PM
ML#: 18339046 Area: 142 List Price: \$425,000
Addr: 4576 NE 47th AVE Unit#: TOWNHSE
City: Portland Zip: 97218 Condo Loc:
Zoning: R3
County: Multnomah Tax ID: R317991 R317837 R318046
Elem: Rigler Middle: Beaumont
High: Madison PropType: CONDO
Nhood/Bldg: CULLY CC&Rs: N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open Upcoming
House: N Open House:
Broker Upcoming
Tour: N Broker Tour:
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: # Acres: Lot Dimensions:
Wtfrnt: View: SEASONL, TREEWOOD Lot Desc: LEVEL, TREES
Body Water: Seller Disc: EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 550 SFSrc: Developer #Bdrms: 2 #Bath: 1 / 1 #Lvl: 2 Year Built: 2020 / UNDRCON
Main SQFT: 520 TotUp/Mn: 1070 Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y
Lower SQFT: 0 #Fireplaces: / Parking: DEEDED, OFF-STR Exterior: FIBRCM, MANMADE
Total SQFT: 1040 Addl. SQFT: #Gar: 0 / , Basement:
URM: RV Desc:
Foundation: SLAB Rd Surface:

REMARKS

XSt/Dir: NE 47th ave + NE Going St
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M/	/	Mstr Bd:	U/	/	Bths - Full/Part
Kitchen:	M/	/	2nd Bd:	U/	/	Upper Lvl: 1/0
Dining:	M/	/	LAUNDRY:	U/	/	Main Lvl: 0/1
						Lower Lvl: 0/0
						Total Bth: 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, PORCH, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP Heat: EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: ELECT, EN-STAR Fuel: ELECT

FINANCIAL

PTax/Yr: \$0.00 / Rent, If Rented: Short Sale: N Bank Owned/REO: N
HOA: Y Dues: \$139 /MO Other Dues:
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date 7/27/2018

COMPARABLE INFORMATION

O/Price: \$400,000 -
\$425,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ADDITIONAL STRUCTURE(S) SUPPLEMENT

Structures: 2

Type: ADU

Stalls:

SQFT: 1515

Bdrm: 2

Bath: 1.5

Yr Built: 2020

2020

Construction: FIBRCEM, MANMADE

FIBRCEM, MANMADE

Roof: COMP

COMP

Features:

ADU

BATH, HEATED, KITCHEN, POWER, SAUNA, VYW-DBL, WOODFLR, WORKSHOP
SAUNA, WOODFLR

Garage - Dim:

SQFT:

Lvl:

Att:

Det:

RV-Park Dim:

Public:

Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

CONDO SUPPLEMENT

Condo Conversion:

Units in complex: 23

Elevator Access:

Storage Available:

Storage Unit #/ID:

Tandem Parking:

Deeded Storage Tax:

Upper Condo Level:

Total Levels in Building:

Washer/Dryer Description:

Fir Plan/Unit Type:

1st Parking Space #/ID:

2nd Parking Space #/ID:

Garage Type:

Concierge Y/N:

Deck/Balcony Available:

Deck/Balcony SQFT:

Deck/Balcony Dim.:

Yard:

1st Deeded Parking Tax:

2nd Deeded Parking Tax:

Condo Pet Policies:

Rent Cap:

Public:

GREEN / ENERGY SUPPLEMENT

Green Verification

Obtained

Rating

Year

Version

Score

Date

Type 1:

Type 2:

Reach Code:

Solar Panel:

Energy Eff: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT

Public:

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262340

Construction Contractors Board (CCB) Type: RES

Oregon CCB Notices Attached: N

Certificate of Occupancy Obtained: N

Early Release of Earnest Money: Y

Early Issue Title Insurance - Paid By: BUYER

Public:

Builders Required Addendums: N

Builders Warranty: Y

Occupancy Certificate Date:

Desc:



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:52 PM**
ML#: 18456706 **Area:** 142 **List Price:** \$425,000
Addr: 4588 NE 47th AVE **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:**
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** ATTACHD
Nhood/Bldg: **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Dimensions:**
Body Water: **Seller Disc:** EXEMPT **Lot Desc:** LEVEL, TREES

RESIDENCE INFORMATION

Upper SQFT: 530 **SFSrc:** Develpoer **#Bdrms:** 2 **#Bath:** 1 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 462 **TotUp/Mn:** 992 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED **Exterior:** FIBRCEM, MANMADE
Total SQFT: 992 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th Ave + NE Going St.
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 1/0
Dining: M/ / **LAUNDRY:** U/ / **Main Lvl:** 0/1
Total Bth: 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, PORCH, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP **Heat:** EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT, EN-STAR **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** Y
HOA: Y **Dues:** \$135 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$425,000 -
 \$450,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	2	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCEM, MANMADE	COMP
					2020	FIBRCEM, MANMADE	COMP
Features:							
ADU	BATH, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, VYW-TRP, WOODFLR, WORKSHOP						
	SAUNA, WOODFLR						
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs.Â,Â Two sets of washers/dryers. Sauna house on site, too!

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT					
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number:	17-262352	Builders Required Addendums:	N
Construction Contractors Board (CCB) Type:	RES	Builders Warranty:	Y
Oregon CCB Notices Attached:	N		
Certificate of Occupancy Obtained:	N	Occupancy Certificate Date:	
Early Release of Earnest Money:	Y		
Early Issue Title Insurance - Paid By:	BUYER	Desc:	
Public:			

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

Parking Space #/ID:	Parking space Owned?:	Y
Public:		

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:52 PM**
ML#: 18492492 **Area:** 142 **List Price:** \$425,000
Addr: 4572 NE 47th AVE **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:**
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** ATTACHD
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Dimensions:**
Body Water: **Seller Disc:** EXEMPT **Lot Desc:** LEVEL, TREES

RESIDENCE INFORMATION

Upper SQFT: 550 **SFSrc:** Developer **#Bdrms:** 2 **#Bath:** 1 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 520 **TotUp/Mn:** 1070 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED, OFF-STR **Exterior:** FIBRCEM, MANMADE
Total SQFT: 1040 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th ave + NE Going St
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 1/0
Dining: M/ / **LAUNDRY:** U/ / **Main Lvl:** 0/1
Total Bth: 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, PORCH, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP **Heat:** EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT, EN-STAR **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$139 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$425,000 -
 \$450,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	2	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCM, MANMADE	COMP
					2020	FIBRCM, MANMADE	COMP

Features:
ADU BATH, HEATED, KITCHEN, POWER, SAUNA, VYW-DBL, WOODFLR, WORKSHOP
SAUNA, WOODFLR

Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:
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Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Å,Å Two sets of washers/dryers. Sauna house on site, too!

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
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Type 1:
Type 2:
Reach Code: Solar Panel:
Energy Eff: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT
Public:

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262340	Builders Required Addendums: N
Construction Contractors Board (CCB) Type: RES	Builders Warranty: Y
Oregon CCB Notices Attached: N	
Certificate of Occupancy Obtained: N	Occupancy Certificate Date:
Early Release of Earnest Money: Y	
Early Issue Title Insurance - Paid By: BUYER	Desc:
Public:	

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

Parking Space #/ID:	Parking space Owned?: Y
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Public:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:52 PM**
ML#: 18583776 **Area:** 142 **List Price:** \$425,000
Addr: 4572 NE 47th AVE **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:** TOWNHSE
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** CONDO
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: **# Acres:** **Lot Dimensions:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Desc:** LEVEL, TREES
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 550 **SFSrc:** Developer **#Bdrms:** 2 **#Bath:** 1 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 520 **TotUp/Mn:** 1070 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED, OFF-STR **Exterior:** FIBRCM, MANMADE
Total SQFT: 1040 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th ave + NE Going St
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 1/0
Dining: M/ / **LAUNDRY:** U/ / **Main Lvl:** 0/1
Total Bth: 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, PORCH, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP **Heat:** EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT, EN-STAR **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$139 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$400,000 -
 \$425,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ADDITIONAL STRUCTURE(S) SUPPLEMENT

Structures: 2

Type: ADU

Stalls:

SQFT: 1515

Bdrm: 2

Bath: 1.5

Yr Built: 2020

2020

Construction: FIBRCM, MANMADE

FIBRCM, MANMADE

Roof: COMP

COMP

Features:

ADU

BATH, HEATED, KITCHEN, POWER, SAUNA, VYW-DBL, WOODFLR, WORKSHOP
SAUNA, WOODFLR

Garage - Dim:

SQFT:

Lvl:

Att:

Det:

RV-Park Dim:

Public:

Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

CONDO SUPPLEMENT

Condo Conversion:

Units in complex: 23

Elevator Access:

Storage Available:

Storage Unit #/ID:

Tandem Parking:

Deeded Storage Tax:

Upper Condo Level:

Total Levels in Building:

Washer/Dryer Description:

Flr Plan/Unit Type:

1st Parking Space #/ID:

2nd Parking Space #/ID:

Garage Type:

Concierge Y/N:

Deck/Balcony Available:

Deck/Balcony SQFT:

Deck/Balcony Dim.:

Yard:

1st Deeded Parking Tax:

2nd Deeded Parking Tax:

Condo Pet Policies:

Rent Cap:

Public:

GREEN / ENERGY SUPPLEMENT

Green Verification

Obtained

Rating

Year

Version

Score

Date

Type 1:

Type 2:

Reach Code:

Solar Panel:

Energy Eff: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT

Public:

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262340

Construction Contractors Board (CCB) Type: RES

Oregon CCB Notices Attached: N

Certificate of Occupancy Obtained: N

Early Release of Earnest Money: Y

Early Issue Title Insurance - Paid By: BUYER

Public:

Builders Required Addendums: N

Builders Warranty: Y

Occupancy Certificate Date:

Desc:



Presented By: Jennifer Lundstrom
Client Full: Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:53 PM**
ML#: 18166305 **Area:** 142 **List Price:** \$495,000
Addr: 4548 NE 47th AVE **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:**
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** ATTACHD
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Dimensions:**
Body Water: **Seller Disc:** EXEMPT **Lot Desc:** LEVEL, TREES

RESIDENCE INFORMATION

Upper SQFT: 680 **SFSrc:** Develpoer **#Bdrms:** 3 **#Bath:** 2 / 0 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 713 **TotUp/Mn:** 1393 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED **Exterior:** FIBRCEM, MANMADE
Total SQFT: 1393 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th Ave + NE Going St.
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 1/0
Dining: M/ / **3rd Bed:** U/ / **Main Lvl:** 1/0
LAUNDRY: U/ / **Lower Lvl:** 0/0
Total Bth: 2/0

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, PORCH, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP **Heat:** EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT, EN-STAR **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$168 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$475,000 -
 \$500,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	2	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCEM, MANMADE	COMP
					2020	FIBRCEM, MANMADE	COMP
Features:							
ADU	BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP						
	SAUNA, WOODFLR						
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT					
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number:	17-262350	Builders Required Addendums:	N
Construction Contractors Board (CCB) Type:	RES	Builders Warranty:	Y
Oregon CCB Notices Attached:	N	Occupancy Certificate Date:	
Certificate of Occupancy Obtained:	N		
Early Release of Earnest Money:	Y		
Early Issue Title Insurance - Paid By:	BUYER	Desc:	
Public:			

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

Parking Space #/ID:	Parking space Owned?:	Y
Public:		

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
Meadows Group Inc., Realtors
Phone: 503-449-5537 E-mail: jen@jenlundstrom.com
RESIDENTIAL Status: ACT 1/7/2020 5:13:53 PM
ML#: 18231592 Area: 142 List Price: \$495,000
Addr: 4548 NE 47th AVE Unit#: TOWNHSE
City: Portland Zip: 97218 Condo Loc:
Zoning: R3
County: Multnomah Tax ID: R317991 R317837 R318046
Elem: Rigler Middle: Beaumont
High: Madison PropType: CONDO
Nhood/Bldg: CULLY CC&Rs: N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open Upcoming
House: N Open House:
Broker Upcoming
Tour: N Broker Tour:
Supplements: 4
Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: # Acres: Lot Dimensions:
Wtfrnt: View: SEASONL, TREEWOOD Lot Desc: LEVEL, TREES
Body Water: Seller Disc: EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 680 SFSrc: Develpoer #Bdrms: 3 #Bath: 2 / 0 #Lvl: 2 Year Built: 2020 / UNDRCON
Main SQFT: 713 TotUp/Mn: 1393 Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y
Lower SQFT: 0 #Fireplaces: / Parking: DEEDED Exterior: FIBRCM, MANMADE
Total SQFT: 1393 Addl. SQFT: #Gar: 0 / , Basement:
URM: RV Desc:
Foundation: SLAB Rd Surface:

REMARKS

XSt/Dir: NE 47th Ave + NE Going St.
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / Mstr Bd: U/ / Bths - Full/Part
Kitchen: M/ / 2nd Bd: U/ / Upper Lvl: 1/0
Dining: M/ / 3rd Bed: U/ / Main Lvl: 1/0
LAUNDRY: U/ / Lower Lvl: 0/0
Total Bth: 2/0

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, PORCH, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP Heat: EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: ELECT, EN-STAR Fuel: ELECT

FINANCIAL

PTax/Yr: \$0.00 / Rent, If Rented: Short Sale: N Bank Owned/REO: N
HOA: Y Dues: \$168 /MO Other Dues:
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date 7/27/2018

COMPARABLE INFORMATION

O/Price: \$475,000 -
\$500,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	2	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCEM, MANMADE	COMP
					2020	FIBRCEM, MANMADE	COMP

Features:

ADU BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP
SAUNA, WOODFLR

Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

CONDO SUPPLEMENT

Condo Conversion:	Upper Condo Level:	Deck/Balcony Available:
# Units in complex: 23	Total Levels in Building:	Deck/Balcony SQFT:
Elevator Access:	Washer/Dryer Description:	Deck/Balcony Dim.:
Storage Available:	Flr Plan/Unit Type:	Yard:
Storage Unit #/ID:	1st Parking Space #/ID:	1st Deeded Parking Tax:
Tandem Parking:	2nd Parking Space #/ID:	2nd Deeded Parking Tax:
Deeded Storage Tax:	Garage Type:	
	Concierge Y/N:	

Condo Pet Policies:

Rent Cap:

Public:

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT					
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262350	Builders Required Addendums: N
Construction Contractors Board (CCB) Type: RES	Builders Warranty: Y
Oregon CCB Notices Attached: N	
Certificate of Occupancy Obtained: N	Occupancy Certificate Date:
Early Release of Earnest Money: Y	
Early Issue Title Insurance - Paid By: BUYER	Desc:
Public:	



Presented By: Jennifer Lundstrom
Client Full: Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:53 PM**
ML#: 18184243 **Area:** 142 **List Price:** \$530,000
Addr: 4556 NE 47th AVE **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:** TOWNHSE
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** CONDO
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: **# Acres:** **Lot Dimensions:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Desc:** LEVEL, TREES
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 787 **SFSrc:** Develpoer **#Bdrms:** 4 **#Bath:** 2 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 787 **TotUp/Mn:** 1574 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED **Exterior:** FIBRCEM, MANMADE
Total SQFT: 1574 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th ave + NE Going St.
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 2/0
Dining: M/ / **3rd Bed:** U/ / **Main Lvl:** 0/1
4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR **Lower Lvl:** 0/0
Total Bth: 2/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, RAISDBD, SAUNA, TL-SHED, WORKSHOP

Accessibility:

Security:

Internet:

Windows: DBLPANE, VYLFRAME

Cool: HT-PUMP

Heat: EN-STAR, FOR-90, MINISPT

Water: PUBLICWTR

Sewer: PUBLICSWR

Hot Water: ELECT, EN-STAR

Fuel: ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$183 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$500,000 -
 \$525,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

Structures: 2

Type: ADU

Stalls:

SQFT: 1515

Bdrm: 2

Bath: 1.5

Yr Built: 2020

2020

Construction: FIBRCM, MANMADE

FIBRCM, MANMADE

Roof: COMP

COMP

Features:

ADU

BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP

SAUNA, WOODFLR

Garage - Dim:

SQFT:

Lvl:

Att:

Det:

RV-Park Dim:

Public:

Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

CONDO SUPPLEMENT

Condo Conversion:

Units in complex: 23

Elevator Access:

Storage Available:

Storage Unit #/ID:

Tandem Parking:

Deeded Storage Tax:

Upper Condo Level:

Total Levels in Building:

Washer/Dryer Description:

Flr Plan/Unit Type:

1st Parking Space #/ID:

2nd Parking Space #/ID:

Garage Type:

Concierge Y/N:

Deck/Balcony Available:

Deck/Balcony SQFT:

Deck/Balcony Dim.:

Yard:

1st Deeded Parking Tax:

2nd Deeded Parking Tax:

Condo Pet Policies:

Rent Cap:

Public:

GREEN / ENERGY SUPPLEMENT

Green Verification

Obtained

Rating

Year

Version

Score

Date

Type 1:

Type 2:

Reach Code:

Solar Panel:

Energy Eff: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT

Public:

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262344

Construction Contractors Board (CCB) Type: RES

Oregon CCB Notices Attached: N

Certificate of Occupancy Obtained: N

Early Release of Earnest Money: Y

Early Issue Title Insurance - Paid By: BUYER

Public:

Builders Required Addendums: N

Builders Warranty: Y

Occupancy Certificate Date:

Desc:



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:53 PM**
ML#: 18222586 **Area:** 142 **List Price:** \$530,000
Addr: 4798 NE Going ST **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:**
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** ATTACHD
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Dimensions:**
Body Water: **Seller Disc:** EXEMPT **Lot Desc:** LEVEL, TREES

RESIDENCE INFORMATION

Upper SQFT: 787 **SFSrc:** Develpoer **#Bdrms:** 4 **#Bath:** 2 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 787 **TotUp/Mn:** 1574 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED **Exterior:** FIBRCEM, MANMADE
Total SQFT: 1574 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th ave + NE Going St.

Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ /	Mstr Bd: U/ /	Bths - Full/Part
Kitchen: M/ /	2nd Bd: U/ /	Upper Lvl: 2/0
Dining: M/ /	3rd Bed: U/ /	Main Lvl: 0/1
	4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR	Lower Lvl: 0/0
		Total Bth: 2/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP **Heat:** EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT, EN-STAR **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$183 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$500,000 -
 \$525,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	2	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCEM, MANMADE	COMP
					2020	FIBRCEM, MANMADE	COMP
Features:							
ADU	BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP						
	SAUNA, WOODFLR						
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT					
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number:	17-262297	Builders Required Addendums:	N
Construction Contractors Board (CCB) Type:	RES	Builders Warranty:	Y
Oregon CCB Notices Attached:	N	Occupancy Certificate Date:	
Certificate of Occupancy Obtained:	N		
Early Release of Earnest Money:	Y		
Early Issue Title Insurance - Paid By:	BUYER	Desc:	
Public:			

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

Parking Space #/ID:	Parking space Owned?:	Y
Public:		

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



Presented By: Jennifer Lundstrom
Client Full: Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:53 PM**
ML#: 18362954 **Area:** 142 **List Price:** \$530,000
Addr: 4798 NE Going ST **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:** TOWNHSE
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** CONDO
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: **# Acres:** **Lot Dimensions:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Desc:** LEVEL, TREES
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 787 **SFSrc:** Develpoer **#Bdrms:** 4 **#Bath:** 2 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 787 **TotUp/Mn:** 1574 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED **Exterior:** FIBRCEM, MANMADE
Total SQFT: 1574 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th ave + NE Going St.
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 2/0
Dining: M/ / **3rd Bed:** U/ / **Main Lvl:** 0/1
4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR **Lower Lvl:** 0/0
Total Bth: 2/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, RAISDBD, SAUNA, TL-SHED, WORKSHOP

Accessibility:

Security:

Internet:

Windows: DBLPANE, VYLFRAME

Cool: HT-PUMP

Heat: EN-STAR, FOR-90, MINISPT

Water: PUBLICWTR

Sewer: PUBLICSWR

Hot Water: ELECT, EN-STAR

Fuel: ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$183 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$500,000 -
 \$525,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	2	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCM, MANMADE	COMP
					2020	FIBRCM, MANMADE	COMP
Features:							
ADU	BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP						
	SAUNA, WOODFLR						
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

CONDO SUPPLEMENT

Condo Conversion:	Upper Condo Level:	Deck/Balcony Available:
# Units in complex: 23	Total Levels in Building:	Deck/Balcony SQFT:
Elevator Access:	Washer/Dryer Description:	Deck/Balcony Dim.:
Storage Available:	Flr Plan/Unit Type:	Yard:
Storage Unit #/ID:	1st Parking Space #/ID:	1st Deeded Parking Tax:
Tandem Parking:	2nd Parking Space #/ID:	2nd Deeded Parking Tax:
Deeded Storage Tax:	Garage Type:	
	Concierge Y/N:	
Condo Pet Policies:		
Rent Cap:		
Public:		

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT					
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262297	Builders Required Addendums: N
Construction Contractors Board (CCB) Type: RES	Builders Warranty: Y
Oregon CCB Notices Attached: N	
Certificate of Occupancy Obtained: N	Occupancy Certificate Date:
Early Release of Earnest Money: Y	
Early Issue Title Insurance - Paid By: BUYER	Desc:
Public:	



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:53 PM**
ML#: 18460822 **Area:** 142 **List Price:** \$530,000
Addr: 4556 NE 47th AVE **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:**
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** ATTACHD
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Dimensions:**
Body Water: **Seller Disc:** EXEMPT **Lot Desc:** LEVEL, TREES

RESIDENCE INFORMATION

Upper SQFT: 787 **SFSrc:** Develpoer **#Bdrms:** 4 **#Bath:** 2 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 787 **TotUp/Mn:** 1574 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED **Exterior:** FIBRCEM, MANMADE
Total SQFT: 1574 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th ave + NE Going St.
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 2/0
Dining: M/ / **3rd Bed:** U/ / **Main Lvl:** 0/1
4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR **Lower Lvl:** 0/0
Total Bth: 2/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, RAISDBD, SAUNA, TL-SHED, WORKSHOP

Accessibility:

Security:

Internet:

Windows: DBLPANE, VYLFRAME

Cool: HT-PUMP

Heat: EN-STAR, FOR-90, MINISPT

Water: PUBLICWTR

Sewer: PUBLICSWR

Hot Water: ELECT, EN-STAR

Fuel: ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$183 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$500,000 -
 \$525,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	2	# Stalls:					
Type:		SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCM, MANMADE	COMP
					2020	FIBRCM, MANMADE	COMP

Features:
ADU BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP
SAUNA, WOODFLR

Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT					
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262344	Builders Required Addendums: N
Construction Contractors Board (CCB) Type: RES	Builders Warranty: Y
Oregon CCB Notices Attached: N	
Certificate of Occupancy Obtained: N	Occupancy Certificate Date:
Early Release of Earnest Money: Y	
Early Issue Title Insurance - Paid By: BUYER	Desc:
Public:	

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

Parking Space #/ID:	Parking space Owned?: Y
Public:	

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:54 PM**
ML#: 18611410 **Area:** 142 **List Price:** \$530,000
Addr: 4744 NE Going ST **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:**
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** ATTACHD
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Dimensions:**
Body Water: **Seller Disc:** EXEMPT **Lot Desc:** LEVEL, TREES

RESIDENCE INFORMATION

Upper SQFT: 787 **SFSrc:** Develpoer **#Bdrms:** 4 **#Bath:** 2 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 787 **TotUp/Mn:** 1574 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED **Exterior:** FIBRCEM, MANMADE
Total SQFT: 1574 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th ave + NE Going St.
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 2/0
Dining: M/ / **3rd Bed:** U/ / **Main Lvl:** 0/1
4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR **Lower Lvl:** 0/0
Total Bth: 2/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP **Heat:** EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT, EN-STAR **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$183 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$500,000 -
 \$525,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

Structures: 2

Stalls:

Type: Dimensions: SQFT: # Bdrm: # Bath: Yr Built: Construction: Roof:

ADU 1515 2 1.5 2020 FIBRCEM, MANMADE COMP

2020 FIBRCEM, MANMADE COMP

Features:

ADU BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP

SAUNA, WOODFLR

Garage - Dim: SQFT: Lvl: # Att: # Det: RV-Park Dim:

Public: Bonus shared common house with full kitchen and ample room for public and private gatherings.Â,Â Two guest bedrooms and bathroom upstairs.Â,Â Two sets of washers/dryers. Sauna house on site, too!

GREEN / ENERGY SUPPLEMENT

Green Verification

Obtained

Rating

Year

Version

Score

Date

Type 1:

Type 2:

Reach Code:

Solar Panel:

Energy Eff: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT

Public:

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262359

Construction Contractors Board (CCB) Type: RES

Oregon CCB Notices Attached: N

Certificate of Occupancy Obtained: N

Early Release of Earnest Money: Y

Early Issue Title Insurance - Paid By: BUYER

Desc:

Public:

Builders Required Addendums: N

Builders Warranty: Y

Occupancy Certificate Date:

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

Parking Space #/ID:

Parking space Owned?: Y

Public:



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:54 PM**
ML#: 18686304 **Area:** 142 **List Price:** \$530,000
Addr: 4744 NE Going ST **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:** TOWNHSE
Zoning: R3
County: Multnomah **Tax ID:** R317991 R317837 R318046
Elem: Rigler **Middle:** Beaumont
High: Madison **PropType:** CONDO
Nhood/Bldg: CULLY **CC&Rs:** N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: **# Acres:** **Lot Dimensions:**
Wtfrnt: **View:** SEASONL, TREEWOOD **Lot Desc:** LEVEL, TREES
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 787 **SFSrc:** Develpoer **#Bdrms:** 4 **#Bath:** 2 / 1 **#Lvl:** 2 **Year Built:** 2020 / UNDRCON
Main SQFT: 787 **TotUp/Mn:** 1574 **Roof:** COMP **Style:** CRAFTSM, TOWNHSE **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DEEDED **Exterior:** FIBRCM, MANMADE
Total SQFT: 1574 **Addl. SQFT:** **#Gar:** 0 / , **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: NE 47th ave + NE Going St.
Public: Live your values in a beautiful new community coming to Cully! The latest development by Eli Spevak of Orange Splot. These 2-4 bedroom, high-quality, energy smart homes w/in 1.4 acres w/ a shared garden + tree grove. Community house, guest rooms, sauna, solar-ready + bike barn. Heat pumps w/ AC! Homes are under construction; move-in early 2021. Early buyers choose from 4 interior finish packages, pick exterior colors, and get to meet one another. HOA docs at cullygreenpdx dot com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / **Mstr Bd:** U/ / **Bths - Full/Part**
Kitchen: M/ / **2nd Bd:** U/ / **Upper Lvl:** 2/0
Dining: M/ / **3rd Bed:** U/ / **Main Lvl:** 0/1
4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR **Lower Lvl:** 0/0
Total Bth: 2/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, RAISDBD, SAUNA, TL-SHED, WORKSHOP

Accessibility:

Security:

Internet:

Windows: DBLPANE, VYLFRAME

Cool: HT-PUMP

Heat: EN-STAR, FOR-90, MINISPT

Water: PUBLICWTR

Sewer: PUBLICSWR

Hot Water: ELECT, EN-STAR

Fuel: ELECT

FINANCIAL

PTax/Yr: \$0.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$183 /MO **Other Dues:**
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION

O/Price: \$500,000 -
 \$525,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures: 2	# Stalls:						
Type: ADU	Dimensions:	SQFT: 1515	# Bdrm: 2	# Bath: 1.5	Yr Built: 2020	Construction: FIBRCM, MANMADE	Roof: COMP
Features: ADU	BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP SAUNA, WOODFLR						
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Public:

CONDO SUPPLEMENT

Condo Conversion: N	Upper Condo Level:	Deck/Balcony Available:
# Units in complex: 23	Total Levels in Building:	Deck/Balcony SQFT:
Elevator Access:	Washer/Dryer Description:	Deck/Balcony Dim.:
Storage Available:	Flr Plan/Unit Type:	Yard:
Storage Unit #/ID:	1st Parking Space #/ID:	1st Deeded Parking Tax:
Tandem Parking:	2nd Parking Space #/ID:	2nd Deeded Parking Tax:
Deeded Storage Tax:	Garage Type:	
	Concierge Y/N:	

Condo Pet Policies:**Rent Cap:****Public:**

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT						
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 17-262359	Builders Required Addendums: N
Construction Contractors Board (CCB) Type: RES	Builders Warranty: Y
Oregon CCB Notices Attached: N	
Certificate of Occupancy Obtained: N	Occupancy Certificate Date:
Early Release of Earnest Money: Y	
Early Issue Title Insurance - Paid By: BUYER	Desc:
Public:	

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:54 PM**
ML#: 19609404 **Area:** 142 **List Price:** \$549,900
Addr: 1224 NE 81ST AVE **Unit#:**
City: Portland **Zip:** 97213 **Condo Loc:**
Zoning: CM2 **Tax ID:** R195076
County: Multnomah **Elem:** Vestal **Middle:** Roseway Heights
High: Madison **PropType:** DETACHD
Nhood/Bldg: MONTAVILLA **CC&Rs:** N
Legal: KATHARINE, BLOCK 22, LOT 11
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 2

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 3K-4,999SF **# Acres:** 0.11 **Lot Dimensions:** 50x100
Wtfrnt: **View:** **Lot Desc:** LEVEL
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** measure **#Bdrms:** 3 **#Bath:** 2 / 0 **#Lvl:** 2 **Year Built:** 1920 / RESALE
Main SQFT: 821 **TotUp/Mn:** 821 **Roof:** COMP **Style:** BUNGALO, LIV-WRK **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 748 **#Fireplaces:** / **Parking:** DRIVEWAY, OFF-STR **Exterior:** CEDAR, SHAKESID
Total SQFT: 1569 **Addl. SQFT:** **#Gar:** 1/DETACHD, **Basement:** FINISHD, FULLBAS
URM: **RV Desc:** RV-PRKNG
Foundation: CONCPER **Rd Surface:**

REMARKS

XSt/Dir: From Halsey South on 81st
Public: Fully permitted ADU in this PDX classic! Vintage charm & fresh paint throughout. Vacant & ready for your personal touches. Both units layout wonderfully & each have their own laundry hook-ups. Max & bus lines are a short distance away, so you can easily live the Portland dream with no need for a car. Head to businesses on Glisan & Stark for a coffee or a nice meal & finish with a movie at the historic Academy Theatre!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 17 X 11 /	Mstr Bd: M/ 11 X 11 / CLOSET, WI-CLOS, WW-CARP	Bths - Full/Part
Kitchen: M/ 11 X 9 /	2nd Bd: M/ 10 X 11 / CLOSET, HI-CEIL, WW-CARP	Upper Lvl: 0/0
Dining: M/ 10 X 9 / HI-CEIL, VNYL-FL, VYW-DBL	3rd Bed: L/ 13 X 15 / CLOSET, LAM-FL	Main Lvl: 1/0
GREAT-R: L/ 13 X 14 / LAM-FL, LR&DR	2NDKIT: L/ 6 X 12 /	Lower Lvl: 1/0
	UTILITY: L/ 10 X 13 / WASHDRY	Total Bth: 2/0

FEATURES AND UTILITIES

Kitchen: FS-RANG
Interior: LAM-FL, SEPLVQT, SOAKTUB, VNYL-FL, WW-CARP
Exterior: 2ND-RES, ADU, DECK, GSTQTR, PORCH, SEC-LIT, STMDOOR, STMWIND, VYW-DBL
Accessibility:
Security: SEC-OWND
Internet:
Windows: DBLPANE, STMWIND, VYLFRAME
Cool: **Heat:** BASEBRD, ZONAL
Water: PUBLICWTR **Sewer:** PUBLICSWR
Hot Water: ELECT **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$2,299.45 / 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV, FHA
List Date: 10/18/2019

COMPARABLE INFORMATION

O/Price: \$750,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

AMENITIES SUPPLEMENT					
Distance To:			Additional Rooms:		
Public Rail Stop:	0.25	Waterfront:	Shopping:	/	/
Bus Stop:	0.25	Ocean Beach:	Public Park:	/	/
School Bus Stop:		Beach Access:	Walk Score:	74	/
Bike Path:	0.25	Multi Use Path:			/
Public Horse Trail:		Dir. Home:			
Neighborhood Features:			Price:		
Home Warranty - Company:			Percent Ownership:		
Add.SQFT Desc:					
Public Room:					
Public:					

GREEN / ENERGY SUPPLEMENT						
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1: HES					2	10/15/2019
https://rpt.greenbuildingregistry.com/hes/OR10030407						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	INSU+CL, ZONAL					
Public:						

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
Client Full: Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:54 PM**
ML#: 19648284 **Area:** 142 **List Price:** \$699,900
Addr: 5614 NE 16th Ave **Unit#:** B
City: Portland **Zip:** 97211 **Condo Loc:** TOWNHSE
Zoning: **County:** Multnomah **Tax ID:** Not Found
Elem: Vernon **Middle:** Vernon
High: Jefferson ... **PropType:** CONDO
Nhood/Bldg: ALBERTA PARK **CC&Rs:** N
Legal: SOUTH UNIT, ALBERTA PARK CONDOMINIUM
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 2
Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size:	# Acres:	Lot Dimensions:
Wtfrnt:	View:	Lot Desc: LEVEL
Body Water:	Seller Disc: EXEMPT	

RESIDENCE INFORMATION

Upper SQFT: 944	SFSrc: Plans	#Bdrms: 4	#Bath: 4 / 0	#Lvl: 3	Year Built: 2018 / RESALE
Main SQFT: 955	TotUp/Mn: 1899	Roof: COMP	Style: NWCONT	Green Cert:	Energy Eff.:
Lower SQFT: 668	#Fireplaces: 1 / GAS	Parking: DRIVEWAY, STREET	Exterior: CEDAR, FIBRCGM, LAP	Basement: SEPLVQT	RV Desc:
Total SQFT: 2567	Addl. SQFT:	#Gar: 1/ATTACHD, ,			
URM:		Rd Surface:			
Foundation: CONCPER					

REMARKS

XSt/Dir: From Killingsworth, North on 16th
Public: Fabulous Alberta NW Contemporary Condo! Blocks to Alberta Street with gourmet coffee, craft beer & spirits, dining & shopping. Great room floor plan with hardwoods & gas fireplace. Spacious gourmet kitchen with slab counters & high-end appliances. Luxurious master suite with dual vanities, slab quartz counters, generous sized walk-in closet & balcony. Attached separate living quarters. Blocks to park. Great place to live!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Kitchen: M/ 11 X 10 / ISLAND, QUARTZ, WOODFLR	Mstr Bd: U/ 12 X 11 / SUITE, WI-CLOS	Bths - Full/Part
Dining: M/ 9 X 9 / GREAT-R, WOODFLR	2nd Bd: U/ 12 X 10 / CLOSET, WW-CARP	Upper Lvl: 2/0
GSTQTR: L/ 11 X 10 / CLOSET, WW-CARP	3rd Bed: U/ 12 X 9 / CLOSET, WW-CARP	Main Lvl: 1/0
	4TH-BD: M/ 11 X 11 / CLOSET, WW-CARP	Lower Lvl: 1/0
	BONUS: L/ 19 X 15 / WET-BAR, WOODFLR	Total Bth: 4/0

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-OVEN, DISHWAS, FSGASSTV, GASAPPL, ISLAND, PANTRY, QUARTZ, RNGHOOD, SSAPPL
Interior: GAR-OPN, HARDWOD, QUARTZ, SEPLVQT, TILE-FL, WOODFLR, WW-CARP
Exterior: ADU, FENCED, YARD
Accessibility: CAREQTR
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: ACREADY **Heat:** FOR-95+
Water: PUBLICWTR **Sewer:** PUBLICSWR
Hot Water: GAS **Fuel:** GAS

FINANCIAL

PTax/Yr: \$0.00 /	Rent, If Rented:	Short Sale: N	Bank Owned/REO: N
HOA: Y Dues:	Other Dues:		
Assoc. Am: COMMONS			
Terms Considered: CASH, CONV, FHA			
List Date: 10/11/2019			

COMPARABLE INFORMATION

O/Price: \$729,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

CONDO SUPPLEMENT

Condo Conversion:	Upper Condo Level:	Deck/Balcony Available:
# Units in complex:	Total Levels in Building:	Deck/Balcony SQFT:
Elevator Access:	Washer/Dryer Description:	Deck/Balcony Dim.:
Storage Available:	Flr Plan/Unit Type:	Yard:
Storage Unit #/ID:	1st Parking Space #/ID:	1st Deeded Parking Tax:
Tandem Parking:	2nd Parking Space #/ID:	2nd Deeded Parking Tax:
Deeded Storage Tax:	Garage Type:	
	Concierge Y/N:	
Condo Pet Policies:		
Rent Cap:		
Public:		

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:54 PM**
ML#: 19049722 **Area:** 142 **List Price:** \$725,000
Addr: 6045 NE FLANDERS ST **Unit#:**
City: Portland **Zip:** 97213 **Condo Loc:**
Zoning: R1 **Tax ID:** Not Found
County: Multnomah **Elem:** Glencoe **Middle:** Mt Tabor
High: Franklin **PropType:** ATTACHD
Nhood/Bldg: **CC&Rs:**
Legal: ORCHARD HOMES, BLOCK 1, LOT 10
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 2
[VTour #1](#) **Wrnty:** 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 3K-4,999SF **# Acres:** 0.11 **Lot Dimensions:** 50 X 100
Wtfrnt: **View:** **Lot Desc:** COMMONS, LEVEL, TREES
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 891 **SFSrc:** Builder **#Bdrms:** 2 **#Bath:** 4 / 0 **#Lvl:** 3 **Year Built:** 1915 / NEW
Main SQFT: 925 **TotUp/Mn:** 1816 **Roof:** COMP **Style:** TOWNHSE, TRAD **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 571 **#Fireplaces:** 1 / **Parking:** DRIVWAY, OFF-STR **Exterior:** FIBRCEM
Total SQFT: 2387 **Addl. SQFT:** **#Gar:** 1/ATTACHD, , **Basement:** DAYLITE, EXTENTRY, SEPLVQT
URM: **RV Desc:**
Foundation: **Rd Surface:**

REMARKS

XSt/Dir: Glisan to 60th to Flanders St
Public: Expertly crafted town-home, with ADU in North MT.Tabor. Light & Bright with quartz counter-tops, island and stainless steel appliances. Great rental potential for ADU or mother-in-law suite, that is ADA accessible. Private fenced yard to enjoy your own outdoor space and covered deck off living room. Close to Providence Portland Hospital, bicycle greenways and the MAX Line. Easy access to freeways and some of Portland's best parks.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 19 X 13 / **Mstr Bd:** U/ 13 X 13 / 3RDFLR, BATH **Bths - Full/Part**
Kitchen: M/ 14 X 11 / COOK-IS, DISHWAS **2nd Bd:** U/ 12 X 10 / 3RDFLR **Upper Lvl:** 2/0
3rd Bed: U/ 12 X 9 / 3RDFLR **Main Lvl:** 1/0
5TH-BD: L/ / **Lower Lvl:** 1/0
Total Bth: 4/0

FEATURES AND UTILITIES

Kitchen: BI-MICO, COOK-IS, DISHWAS, DISPOS, FS-RANG, FS-REFR, FSGASSTV, PANTRY, QUARTZ, SSAPPL
Interior: 3RDFLR, GAR-OPN, HDWDENG, LAUNDRY, QUARTZ, SEPLVQT, SPRNKLRL, TILE-FL
Exterior: 2ND-RES, ADU, DECK, FENCED, PATIO, PAVEDRD, PORCH, SEC-LIT, VYW-DBL, YARD
Accessibility: CAREQTR, MNBDBTH, PARKING
Security: SEC-LSD
Internet:
Windows: DBLPANE, VYLFRAME
Cool: CENTAIR **Heat:** FOR-90
Water: PUBLICWTR **Sewer:** PUBLICSWR

FINANCIAL

PTax/Yr: \$3,267.13 / 2018 **Rent, If Rented:** **Hot Water:** GAS, TNKLESS **Fuel:** ELECT, GAS
HOA: Y **Dues:** \$0 **Short Sale:** N **Bank Owned/REO:** N
Assoc. Am: COMMONS, SEWER, TRASH, WATER **Other Dues:**
Terms Considered: CASH, CONV, VA
List Date: 12/6/2019

COMPARABLE INFORMATION

O/Price: \$725,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

GREEN / ENERGY SUPPLEMENT						
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	FOR-90, MINISPT, TNKLESS					
Public:						
TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT						
Parking Space #/ID:						
Public:						
Parking space Owned?:						

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:54 PM**
ML#: 19302744 **Area:** 142 **List Price:** \$725,000
Addr: 31 NE 43RD AVE **Unit#:**
City: Portland **Zip:** 97213 **Condo Loc:**
Zoning: R5
County: Multnomah **Tax ID:** R204217
Elem: Laurelhurst **Middle:**
High: Grant **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:**
Legal: LAURELHURST, BLOCK 107, LOT 13
Open **Upcoming**
House: **Open House:**
Broker **Upcoming**
Tour: **Broker Tour:**
Supplements: 3

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 3K-4,999SF **# Acres:** 0.11
Wtfrnt: **View:**
Body Water:

Lot Dimensions:
Lot Desc:

BUSLINE, LEVEL

Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 600 **SFSrc:** Tax **#Bdrms:** 6 **#Bath:** 3 / 1 **#Lvl:** 2 **Year Built:** 1923 / RESALE
Main SQFT: 1288 **TotUp/Mn:** 1888 **Roof:** COMP **Style:** BUNGALO **Green Cert:** **Energy Eff.:**
Lower SQFT: 600 **#Fireplaces:** 1 / WOOD **Parking:** DRIVWAY **Exterior:** VINYL SID
Total SQFT: 3130 **Addl. SQFT:** Main / 642 **#Gar:** 0 / , **Basement:** FULLBAS, UNFIN
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: Burnside to 43rd and North
Public: Fantastic Laurelhurst Home w/ Detached ADU! One of the first ADU's built in Portland, this charmer has hardwood floors, gas appliances, vaulted ceilings, ADA accessibility, movable island and caregiver's quarters with vanity. The main house features an updated kitchen, hardwoods, original built-ins, new roof, sewer line, heat pump/AC and interior paint. Don't miss your chance to age in place or invest! Call today to schedule a showing!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / BLT-INS, FIREPL, HARDWOD	Mstr Bd: U/ / BOOKCASE, DBL-CLO, HARDWOD	Bths - Full/Part
Kitchen: M/ / DISHWAS, NOOK, REMOD	2nd Bd: U/ / DBL-CLO, HARDWOD	Upper Lvl: 1/1
Dining: M/ / BLT-INS, HARDWOD	3rd Bed: M/ / DBL-CLO, WOODFLR	Main Lvl: 2/0
Family: M/ / BAYWIND, HARDWOD, VAULTED	5TH-BD: M/ / BATH, DBL-CLO, HARDWOD	Lower Lvl: 0/0
2NDKIT: M/ / FS-REFR, GASAPPL, HARDWOD	6TH-BD: U/ / HARDWOD, SINK	Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: DISHWAS, FS-REFR, FSGASSTV, GASAPPL, ISLAND, PANTRY, RNGHOOD, SSAPPL
Interior: CEILFAN, HARDWOD, HI-CEIL, REC-MTR, SEPLVQT, TILE-FL, VAULTED, WASHDRY, WOODFLR
Exterior: ADU, GARDEN, GSTQTR, STMDOOR, STMWIND, TL-SHED, VYW-DBL, YARD
Accessibility: 1LEVEL, ACCRAMP, BATHSIZ, CAREQTR, KITCAB, MNBDBTH, ROLLSHR, UTLMAIN, WALKSHR, WD-DOOR
Security:
Internet:
Windows: DBLPANE, STMWIND, VYLFRAME
Cool: HT-PUMP **Heat:** BASEBRD, FOR-AIR, HT-PUMP
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** GAS **Fuel:** GAS

FINANCIAL

PTax/Yr: \$8,281.53 / 2018 **Rent, If Rented:** \$4,250 **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV, FHA, VA
List Date: 12/8/2019

COMPARABLE INFORMATION

O/Price: \$750,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	1	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		642	2	1	1998	VINYLSID, WOODFRM	COMP
Features:							
ADU	BATH, ELECMTR, HEATED, KITCHEN, PLUMBED, POWER, STMDOOR, VYW-DBL, WOODFLR						
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Public:

AMENITIES SUPPLEMENT

Distance To:			Additional Rooms:				
Public Rail Stop:	0.5	Waterfront:	Shopping:	/	/		
Bus Stop:	0.25	Ocean Beach:	Public Park:	0.75	/	/	
School Bus Stop:		Beach Access:	Walk Score:	/	/		
Bike Path:	0.25	Multi Use Path:					
Public Horse Trail:		Dir. Home:					
Neighborhood Features:							
Home Warranty - Company:			Price:				
Add.SQFT Desc:			Percent Ownership:				
Public Room:							
Public:							

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:55 PM**
ML#: 19663671 **Area:** 142 **List Price:** \$725,000
Addr: 6049 NE FLANDERS ST **Unit#:**
City: Portland **Zip:** 97213 **Condo Loc:**
Zoning: R1
County: Multnomah **Tax ID:** Not Found
Elem: Glencoe **Middle:** Mt Tabor
High: Franklin **PropType:** ATTACHD
Nhood/Bldg: NORTH MT TABOR **CC&Rs:**
Legal: ORCHARD HOMES, BLOCK 1, LOT 10
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 2
[VTour #1](#) **Wrnty:** 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 3K-4,999SF **# Acres:** **Lot Dimensions:** 50 X 100
Wtfrnt: **View:** **Lot Desc:** COMMONS, LEVEL, TREES
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 891 **SFSrc:** Builder **#Bdrms:** 5 **#Bath:** 4 / 0 **#Lvl:** 3 **Year Built:** 2019 / NEW
Main SQFT: 925 **TotUp/Mn:** 1816 **Roof:** COMP **Style:** TOWNHSE, TRAD **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 571 **#Fireplaces:** 1 / **Parking:** DRIVWAY, OFF-STR **Exterior:** FIBRCEM
Total SQFT: 2387 **Addl. SQFT:** **#Gar:** 1/ATTACHD, , **Basement:** DAYLITE, EXTENTRY, SEPLVQT
URM: **RV Desc:**
Foundation: **Rd Surface:**

REMARKS

XSt/Dir: Glisan to 60th to Flanders St
Public: Expertly crafted town-home, with ADU in North MT.Tabor. Light & Bright with quartz counter-tops, island and stainless steel appliances. Great rental potential for ADU or mother-in-law suite that is ADA accessible. Private fenced yard to enjoy your own outdoor space and covered deck off living room. Close to Providence Portland Hospital, bicycle greenways and the MAX Line. Easy access to freeways and some of Portland's best parks.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 19 X 13 / **Mstr Bd:** U/ 13 X 13 / 3RDFLR, BATH **Bths - Full/Part**
Kitchen: M/ 14 X 11 / COOK-IS, DISHWAS **2nd Bd:** U/ 12 X 10 / 3RDFLR **Upper Lvl:** 2/0
3rd Bed: U/ 12 X 9 / 3RDFLR **Main Lvl:** 1/0
5TH-BD: L/ / **Lower Lvl:** 1/0
Total Bth: 4/0

FEATURES AND UTILITIES

Kitchen: BI-MICO, COOK-IS, DISHWAS, DISPOS, FS-RANG, FS-REFR, FSGASSTV, PANTRY, QUARTZ, SSAPPL
Interior: 3RDFLR, GAR-OPN, HDWDENG, LAUNDRY, QUARTZ, SEPLVQT, SPRNKL, TILE-FL
Exterior: 2ND-RES, ADU, DECK, FENCED, PATIO, PAVEDRD, PORCH, SEC-LIT, VYW-DBL, YARD
Accessibility: CAREQTR, MNBDBTH, PARKING
Security: SEC-LSO
Internet:
Windows: DBLPANE, VYLFRAME
Cool: CENTAIR **Heat:** FOR-90
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** GAS, TNKLESS **Fuel:** ELECT, GAS

FINANCIAL

PTax/Yr: \$3,267.13 / 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$0 **Other Dues:**
Assoc. Am: COMMONS, SEWER, TRASH, WATER
Terms Considered: CASH, CONV, VA
List Date: 7/26/2019

COMPARABLE INFORMATION

O/Price: \$750,000

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

		GREEN / ENERGY SUPPLEMENT				
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:		Solar Panel:				
Energy Eff:	FOR-90, MINISPT, TNKLESS					
Public:						
		TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT				
Parking Space #/ID:		Parking space Owned?:				
Public:						

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



Presented By: Jennifer Lundstrom
Meadows Group Inc., Realtors
Phone: 503-449-5537 E-mail: jen@jenlundstrom.com
RESIDENTIAL Status: ACT 1/7/2020 5:13:55 PM
ML#: 19262379 Area: 142 List Price: \$739,000
Addr: 785 NE JESSUP ST Unit#:
City: Portland Zip: 97211 Condo Loc:
Zoning:
County: Multnomah Tax ID: R685091
Elem: MartinL King Jr Middle:
High: Jefferson PropType: ATTACHD
Nhood/Bldg: CC&Rs:
Legal: PARTITION PLAT 2017-29, LOT 1
Open Upcoming
House: N Open House:
Broker Upcoming
Tour: N Broker Tour:
Supplements: 1

Wrnty: BUILDER 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 3K-4,999SF # Acres: 0.08 Lot Dimensions:
Wtfrnt: View: Lot Desc: LEVEL
Body Water: Seller Disc: EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 1035 SFSrc: seller #Bdrms: 4 #Bath: 3 / 1 #Lvl: 3 Year Built: 2018 / NEW
Main SQFT: 1024 TotUp/Mn: 2059 Roof: COMP Style: CONTEMP Green Cert: Energy Eff.: Y
Lower SQFT: 608 #Fireplaces: / GAS Parking: DRIVWAY, OFF-STR Exterior: FIBRCM, MANMADE
Total SQFT: 2667 Addl. SQFT: Lower / 608 #Gar: 1/ATTACHD, , Basement: FINISHD, SEPLVQT
URM: RV Desc:
Foundation: Rd Surface:

REMARKS

XSt/Dir: MLK, east on Jessup
Public: Open living room/kitchen is great for entertaining with a wonderful family floor plan, 3 bedrooms and 2 full baths up, 1/2 bath on main level. With ADU a total of 4 bedrooms, 3.5 baths. Located in the heart of NE PDX! Bike to work downtown. NO HOA! Rent the 1-bedroom ADU as an Airbnb (similar Airbnb's are renting for \$100/night). Buy both units and have 4 rentals! ADU's are completely separate from main home.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ /	Mstr Bd: U/ /	Bths - Full/Part
Kitchen: M/ /	2nd Bd: U/ /	Upper Lvl: 2/0
Dining: M/ /	3rd Bed: U/ /	Main Lvl: 0/1
4TH-BD: L/ /	2NDKIT: L/ /	Lower Lvl: 1/0
		Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-RANG, DISHWAS, DISPOS, GASAPPL, GRANITE, INST-HW, ISLAND, PANTRY, RNGHOOD
Interior: 3RDFLR, HARDWOD, HI-CEIL, LAUNDRY, QUARTZ, SEPLVQT, WW-CARP
Exterior: ADU, COVDECK, FENCED, GSTQTR, PATIO, YARD
Accessibility: CAREQTR
Security:
Internet:
Windows:
Cool: ACREADY Heat: FOR-AIR
Water: PUBLICWTR Sewer: PUBLICSWR
Hot Water: GAS, TNKLESS Fuel: GAS

FINANCIAL

PTax/Yr: \$2,597.18 / 2018 Rent, If Rented: Short Sale: N Bank Owned/REO: N
HOA: N Dues: Other Dues:
Assoc. Am:
Terms Considered: CASH, CONV, FHA, VA
List Date 5/8/2019

COMPARABLE INFORMATION

O/Price: \$779,000

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

GREEN / ENERGY SUPPLEMENT						
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1: HES					9	11/28/2018
https://rpt.greenbuildingregistry.com/hes/OR10177066						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff: TNKLESS						
Public:						

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:55 PM**
ML#: 19519982 **Area:** 142 **List Price:** \$749,900
Addr: 16 NE 55TH AVE **Unit#:**
City: Portland **Zip:** 97215 **Condo Loc:**
Zoning: CM2
County: Multnomah **Tax ID:** R670107
Elem: Glencoe **Middle:** Mt Tabor
High: Franklin **PropType:** DETACHD
Nhood/Bldg: TABOR **CC&Rs:**
Legal: SUNSET PK & ADD 2, BLOCK 10, W 1/2 OF LOT 5&6
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 2
[VTour #1](#) [VTour #2](#) **Wrnty:** 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:** 0.06 **Lot Dimensions:**
Wtfrnt: **View:** CITY, TREEWOOD **Lot Desc:** GEN-SLP
Body Water: **Seller Disc:** DSCLOSUR
RESIDENCE INFORMATION
Upper SQFT: 1040 **SFSrc:** Measure **#Bdrms:** 4 **#Bath:** 3 / 1 **#Lvl:** 3 **Year Built:** 2017 / RESALE
Main SQFT: 1082 **TotUp/Mn:** 2122 **Roof:** COMP **Style:** CONTEMP **Green Cert:** **Energy Eff.:**
Lower SQFT: 600 **#Fireplaces:** 1 / GAS **Parking:** DRIVWAY **Exterior:** CEDAR, FIBRCEM
Total SQFT: 2722 **Addl. SQFT:** **#Gar:** 1/ATTACHD, **Basement:** FINISHD, SEPLVQT
URM: **RV Desc:**
Foundation: **Rd Surface:**

REMARKS

XSt/Dir: E Burnside to NE 55th.
Public: Like New home, plus ADU. Floor to ceiling windows, Quartz counters and gourmet kitchen. Great Room with cozy gas fireplace, Dining room and deck. Hunter Douglas shades. Huge master shower and bath. Work-Live Option, zoned mixed use commercial, home business or Airbnb. First Floor ADU has Ext entry, kitchen, and A/C, lots of options and income potential. A block to grocery, coffee, and restaurants. Walkscore 81, Bike 95.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 17 X 15 / FIREPL, HARDWOD **Mstr Bd:** U/ 15 X 14 / SUITE, WI-CLOS **Bths - Full/Part**
Kitchen: M/ 15 X 11 / HARDWOD, ISLAND **2nd Bd:** U/ 12 X 10 / **Upper Lvl:** 2/0
Dining: M/ 11 X 11 / HARDWOD, SLIDER **3rd Bd:** U/ 10 X 9 / **Main Lvl:** 0/1
DEN: M/ 14 X 10 / HARDWOD **GSTQTR:** L/ 15 X 22 / BATH, EXTENTRY, KITCHEN **Lower Lvl:** 1/0
LAUNDRY: U/ 7 X 5 / **Total Bth:** 3/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-RANG, DISHWAS, DISPOS, FS-REFR, GASAPPL, ISLAND, QUARTZ, RNGHOOD, SSAPPL
Interior: GAR-OPN, HDWDENG, WW-CARP
Exterior: ADU, VYW-DBL
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: CENTAIR **Heat:** FOR-95+, MINISPT
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** GAS, TNKLESS **Fuel:** GAS

FINANCIAL

PTax/Yr: \$8,011.00 / 2019 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV
List Date: 4/25/2019

COMPARABLE INFORMATION

O/Price: \$800,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	1	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
2ND-RES	ADU	625	1	1	2017		OTHER
Features:							
2ND-RES							
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Public: ADU on lower lever, above grade, separate entrance and patio. Full kitchen, 1 Bedroom, full bath, Washer and Dryer included.Excellent rental and income potential.

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:55 PM**
ML#: 19444477 **Area:** 142 **List Price:** \$799,000
Addr: 6609 NE RODNEY AVE **Unit#:**
City: Portland **Zip:** 97211 **Condo Loc:**
Zoning:
County: Multnomah **Tax ID:** R593812
Elem: Chief Joseph **Middle:** Ockley Green
High: Roosevelt **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:**
Legal: BEVERLY, BLOCK 4, LOT 6 TL 17801
Open **Upcoming**
House: **N** **Open House:**
Broker **Upcoming**
Tour: **N** **Broker Tour:**
Supplements: 1

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 3K-4,999SF **# Acres:** 0.11 **Lot Dimensions:**
Wtfrnt: **View:** **Lot Desc:** LEVEL
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 1298 **SFSrc:** 2919 **#Bdrms:** 3 **#Bath:** 2 / 1 **#Lvl:** 2 **Year Built:** 2017 / APPROX
Main SQFT: 1208 **TotUp/Mn:** 2506 **Roof:** COMP **Style:** CRAFTSM **Green Cert:** **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** 2 / GAS **Parking:** DRIVWAY, STREET **Exterior:** WOODSID
Total SQFT: 2914 **Addl. SQFT:** Upper / 408 **#Gar:** 2/DETACHD, **Basement:**
URM: **RV Desc:**
Foundation: **Rd Surface:**

REMARKS

XSt/Dir: Rosa park to Rodney
Public: Stunning 3 bed / 2.5 bath with extensive mill work and cabinetry. Beautiful box beam ceilings. Enjoy built-ins for the living room, slab counter-tops, covered front and rear porch with rear porch gas fireplace. Study / open room upstairs. Additional Dwelling unit above garage with full kitchen, W/D hookups and full bath.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 18 X 24 / FIREPL	Mstr Bd: U/ 14 X 15 / BATH, WI-CLOS	Bths - Full/Part
Kitchen: M/ 15 X 14 / GASAPPL, ISLAND, NOOK	2nd Bd: U/ 15 X 12 / WI-CLOS	Upper Lvl: 2/0
Dining: M/ 15 X 16 /	3rd Bed: U/ 11 X 12 / BATH	Main Lvl: 0/1
	MEDIA: U/ 12 X 12 /	Lower Lvl: 0/0
		Total Bth: 2/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-OVEN, CONVECT, DISHWAS, DISPOSAL, ISLAND, RNGHOOD, SSAPPL
Interior: LAUNDRY, SEPLVQT
Exterior: ADU, COVDECK, DOG-RUN, FENCED, GASHKUP, GSTQTR, PORCH
Accessibility:
Security:
Internet:
Windows:
Cool: **Heat:** FOR-90
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** GAS **Fuel:** GAS

FINANCIAL

PTax/Yr: \$9,552.77 / 2017 **Rent, If Rented:** \$3,500 **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV
List Date: 3/12/2019

COMPARABLE INFORMATION

O/Price: \$829,000

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:55 PM**
ML#: 19274390 **Area:** 142 **List Price:** \$1,049,000
Addr: 2107 NE 14TH AVE **Unit#:**
City: Portland **Zip:** 97212 **Condo Loc:**
Zoning: R1
County: Multnomah **Tax ID:** R301154
Elem: Irvington ... **Middle:** Irvington
High: Jefferson ... **PropType:** DETACHD
Nhood/Bldg: Irvington Community Assoc **CC&Rs:**
Legal: WEST IRVINGTON, BLOCK 77, LOT 10
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 1
[V Tour #1](#) **Wrnty:** 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 5K-6,999SF **# Acres:** 0.11 **Lot Dimensions:** 50x100
Wtfrnt: **View:** CITY **Lot Desc:** TREES
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 970 **SFSrc:** Seller **#Bdrms:** 5 **#Bath:** 2 / 1 **#Lvl:** 2 **Year Built:** 1900 / REMOD
Main SQFT: 1270 **TotUp/Mn:** 2240 **Roof:** COMP **Style:** CRAFTSM, VICT **Green Cert:** **Energy Eff.:**
Lower SQFT: 970 **#Fireplaces:** 1 / WOOD **Parking:** OFF-STR, STREET **Exterior:** WOODSID
Total SQFT: 3850 **Addl. SQFT:** Main / 640 **#Gar:** 1/DETACHD, **Basement:** FULLBAS, PARTFIN
URM: **RV Desc:**
Foundation: **Rd Surface:**

REMARKS

XSt/Dir: NE Thompson St and NE Tillamook St
Public: Breathtaking Period Excellence 1900 built Irvington Historic Homes Tour corner lot w/ detached garage/studio space. Carriage house \$\$ generating B&B. Private backyard oasis w/cedar sauna. Main house boasts new exterior paint. Original hand restored woodwork finishes, fixtures, fireplace. New kitchen, appliances, cabinets. S.facing covered Sun Porch. E.facing upstairs Master Balcony. Updated plumbing, electrical. Bike/Walk Score 99/89.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 25 X 14 / FIREPL, HARDWOD	Mstr Bd: U/ 13 X 14 / BALCONY, BATH, HARDWOD	Bths - Full/Part
Kitchen: M/ 13 X 14 / BLT-INS, ISLAND, PANTRY	2nd Bd: U/ 14 X 11 / HARDWOD	Upper Lvl: 1/0
Dining: M/ 13 X 16 / DECK, HARDWOD, WAINSCO	3rd Bed: U/ 10 X 14 / HARDWOD	Main Lvl: 0/1
5TH-BD: M/ 19 X 15 / HARDWOD	4TH-BD: U/ 10 X 11 / HARDWOD	Lower Lvl: 1/0
		Total Bth: 2/1

FEATURES AND UTILITIES

Kitchen: BI-RANG, BI-REFR, ISLAND, PANTRY, QUARTZ, RNGHOOD, TILE
Interior: HARDWOD, HISPEED, LAUNDRY, WAINSCO, WASHDRY
Exterior: ADU, COVDECK, COVPATI, FENCED, GARDEN, PATIO, PORCH, SAUNA, X-FENCE, YARD
Accessibility:
Security:
Internet:
Windows:
Cool: CENTAIR **Heat:** FOR-AIR
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** GAS **Fuel:** GAS

FINANCIAL

PTax/Yr: \$8,007.15 / 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV
List Date: 9/12/2019

COMPARABLE INFORMATION

O/Price: \$1,049,000

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

GREEN / ENERGY SUPPLEMENT						
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1: HES					4	9/12/2019
https://rpt.greenbuildingregistry.com/hes/OR10155794						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:55 PM**
ML#: 19386412 **Area:** 143 **List Price:** \$329,900
Addr: 1111 SE 144TH AVE **Unit#:**
City: Portland **Zip:** 97233 **Condo Loc:**
Zoning:
County: Multnomah **Tax ID:** R225463
Elem: Harold Oliver **Middle:** Alice Ott
High: Centennial **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:**
Legal: NEWHURST PK, E 1/2 OF S 60' OF N 220' OF LOT 13
Open **Upcoming**
House: **Open House:**
Broker **Upcoming**
Tour: **Broker Tour:**
Supplements: 1

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 10K-14,999SF **# Acres:** 0.23 **Lot Dimensions:**
Wtfrnt: **View:** **Lot Desc:** LEVEL, POND, PRIVATE
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** RMLS **#Bdrms:** 4 **#Bath:** 2 / 0 **#Lvl:** 1 **Year Built:** 1950 / REMOD
Main SQFT: 860 **TotUp/Mn:** 860 **Roof:** COMP **Style:** 1STORY, CAPECOD **Green Cert:** **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** / **Parking:** DRIVWAY, RVACCPRK **Exterior:** METALSID
Total SQFT: 1796 **Addl. SQFT:** Main / 936 **#Gar:** 1/CARPORT, **Basement:** CRAWLSP
URM: **RV Desc:** RV-PRKNG
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: SE Main St, East to 144th Ave
Public: Detached Auxiliary Dwelling Unit (ADU) Perfect for Artists/ Investors/ Live-in Landlords/ Multi-Generational/Creative communities. RV Parking, with 2 sewer cleanouts & elec. One of the units has kitchen with granite countertops, laminate floors through out, washer and dryer inside. Beautiful pond, landscaping & covered deck make for lovely shared outdoor space. Buyer to verify all information.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / LAM-FL	Mstr Bd: M/ / CLOSET, LAM-FL	Bths - Full/Part
Kitchen: M/ / LAM-FL	2nd Bd: M/ / LAM-FL	Upper Lvl: 0/0
Dining: M/ / LAM-FL	3rd Bed: M/ / LAM-FL	Main Lvl: 2/0
4TH-BD: M/ / LAM-FL		Lower Lvl: 0/0
		Total Bth: 2/0

FEATURES AND UTILITIES

Kitchen: FS-RANG, GASAPPL
Interior: CEILFAN, LAUNDRY, WASHDRY
Exterior: 2ND-RES, ADU, COVDECK, GSTQTR, OUTBULD, RV-HKUP, TL-SHED, VYW-DBL, YARD
Accessibility: 1LEVEL, CAREQTR, GRNDLVL, MINSTEP, NATLITE, PATHWAY, UTLMAIN, WD-DOOR
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: **Heat:** ZONAL
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT, GAS **Fuel:** ELECT, GAS

FINANCIAL

PTax/Yr: \$3,481.80 / 2018 **Rent, If Rented:** \$2,400 **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV, FHA, VA
List Date: 5/24/2019

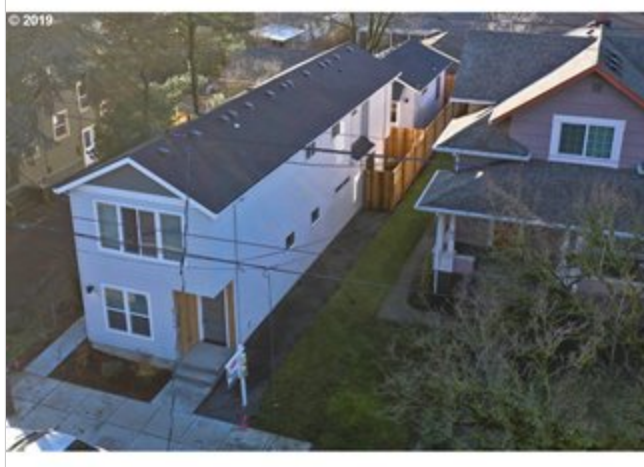
COMPARABLE INFORMATION

O/Price: \$345,000

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

GREEN / ENERGY SUPPLEMENT						
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

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



Presented By: Jennifer Lundstrom
Meadows Group Inc., Realtors
Phone: 503-449-5537 E-mail: jen@jenlundstrom.com
RESIDENTIAL Status: ACT 1/7/2020 5:13:56 PM
ML#: 19089058 Area: 143 List Price: \$529,800
Addr: 6317 SE 92 AVE Unit#:
City: Portland Zip: 97266 Condo Loc:
Zoning:
County: Multnomah Tax ID: Not Found
Elem: Kelly Middle: Lane
High: Franklin PropType: DETACHD
Nhood/Bldg: CC&Rs: N
Legal: North one-half of lot 3, Block 1, Brock Addition
Open Upcoming
House: N Open House:
Broker Upcoming
Tour: N Broker Tour:
Supplements: 3

Wrnty: BUILDER 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF # Acres: 0.07 Lot Dimensions: 25x114
Wtfrnt: View: Lot Desc:
Body Water: Seller Disc: EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 819 SFSrc: plans #Bdrms: 3 #Bath: 2 / 1 #Lvl: 2 Year Built: 2019 / NEW
Main SQFT: 815 TotUp/Mn: 1634 Roof: COMP Style: 2STORY, CONTEMP Green Cert: Energy Eff.:
Lower SQFT: 0 #Fireplaces: 1 / ELECTRIC Parking: OFF-STR, STREET Exterior: FIBRCM
Total SQFT: 1634 Addl. SQFT: #Gar: 0 / , Basement: CRAWLSP
URM: RV Desc:
Foundation: Rd Surface:

REMARKS

XSt/Dir: N on SE 92nd Ave Property on Left before Foster
Public: Preferred Lender Credit \$2,000 2 HOMES for the PRICE of One!. Detached TINY HOME in rear of property, 1 bed 1 bath fully equipped kitchen QUARTZ counters OPEN CONCEPT w/storage & SEPARATE METER! 2nd HOME has 3 beds 2.5 bath w/ ample living space, open concept kitchen, MASTER w/ EN SUITE BATH. QUARTZ counters, designer finishes & COVERED patio. 2 homes in this thriving community... bikers paradise, gym, Taxes TBD

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Kitchen: M/ 14 X 10 /	Mstr Bd: U/ 13 X 15 /	Bths - Full/Part
Dining: M/ 15 X 12 /	2nd Bd: U/ 10 X 10 /	Upper Lvl: 2/0
Family: M/ 21 X 15 /	3rd Bed: U/ 15 X 12 /	Main Lvl: 0/1
	GSTQTR: M/ / KIT&DR, TUB-SHW, WASHDRY	Lower Lvl: 0/0
		Total Bth: 2/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-OVEN, DISHWAS, DISPOSAL, ISLAND, PANTRY, QUARTZ, SSAPPL, TILE
Interior: CEILFAN, LAM-FL, LAUNDRY, QUARTZ, SEPLVQT, SOAKTUB, TILE-FL, WW-CARP
Exterior: COVPATI, FENCED, GSTQTR, TL-SHED, YARD
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: Heat: ZONAL
Water: PUBLICWTR Sewer: PUBLICSWR

Hot Water: ELECT Fuel: ELECT

FINANCIAL

PTax/Yr: \$0.00 / Rent, If Rented: Short Sale: N Bank Owned/REO: N
HOA: N Dues: Other Dues:
Assoc. Am:
Terms Considered: CASH, CONV, FHA, VA
List Date 7/26/2019

COMPARABLE INFORMATION

O/Price: \$569,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	1	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		390	1	1	2019	FIBRCM	COMP
Features:							
ADU	BATH, CLOSET, ELECMTR, HEATED, KITCHEN, POWER, STORAGE, VYW-DBL, WTRMTR						
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Public: 1 bed 1 bath fully functioning ADU. Open concept kitchen high ceiling plenty of light. Tastefully placed storage area. Amazing opportunity to own 2 homes for the price of 1.

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1: HES					5	8/7/2019
https://rpt.greenbuildingregistry.com/hes/OR10181616						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

NEW CONSTRUCTION SUPPLEMENT

Permit Number: 18-244705-rs	Builders Required Addendums: N
Construction Contractors Board (CCB) Type: RES	Builders Warranty: Y
Oregon CCB Notices Attached: N	
Certificate of Occupancy Obtained: Y	Occupancy Certificate Date:
Early Release of Earnest Money: N	
Early Issue Title Insurance - Paid By: BUYER	Desc:
Public: ADU permit # 18-244756-rs Buyer will receive required CCB notices, builders home warranty prior to writing offer	

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:56 PM**
ML#: 19501082 **Area:** 143 **List Price:** \$674,900
Addr: 3908 SE NEHALEM ST **Unit#:**
City: Portland **Zip:** 97202 **Condo Loc:**
Zoning:
County: Multnomah **Tax ID:** R115367
Elem: Duniway **Middle:** Sellwood
High: Cleveland **PropType:** DETACHD
Nhood/Bldg: Berkeley **CC&Rs:** N
Legal: BERKELEY, BLOCK 36, N 53' OF LOT 13&14 EXC PT IN ST
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 1
Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:** 0.06 **Lot Dimensions:**
Wtfrnt: **View:** **Lot Desc:** CORNER, LEVEL
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 900 **SFSrc:** Plans **#Bdrms:** 4 **#Bath:** 3 / 1 **#Lvl:** 3 **Year Built:** 2017 / RESALE
Main SQFT: 900 **TotUp/Mn:** 1800 **Roof:** COMP **Style:** CRAFTSM **Green Cert:** **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** 1 / GAS **Parking:** DRIVWAY, STREET **Exterior:** FIBRCM, LAP
Total SQFT: 2353 **Addl. SQFT:** Lower / 553 **#Gar:** 1/ATTACHD, TUCKUNDR, **Basement:** FINISHD, SEPLVQT
URM: **RV Desc:**
Foundation: CONCPER **Rd Surface:**

REMARKS

XSt/Dir: SE Cesar Chavez E on Nehalem
Public: Great room layout flooded with natural light in this newer Craftsman near Eastmoreland! Energy Star construction with gourmet kitchen featuring slab quartz counters & high end stainless appliances. Fantastic master suite with dual-vanities, spa like shower & spacious walk-in closet. Studio ADU with exterior entrance presents great opportunity for extra income. Bike score of 83 and on the neighborhood bike path to Springwater Corridor!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 17 X 15 / BLT-INS, FIREPL, HARDWOD	Mstr Bd: U/ 15 X 15 / SUITE, WI-CLOS, WW-CARP	Bths - Full/Part
Kitchen: M/ 11 X 15 / GOURMET, PANTRY, QUARTZ	2nd Bd: U/ 11 X 10 / CLOSET, WW-CARP	Upper Lvl: 2/0
Dining: M/ 12 X 10 / FORMAL, HARDWOD	3rd Bed: U/ 12 X 10 / CLOSET, WW-CARP	Main Lvl: 0/1
	GSTQTR: L/ 20 X 15 / BATH, KIT&DR, WOODFLR	Lower Lvl: 1/0
		Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: BI-RANG, DISHWAS, DISPOS, ESTARAP, FSGASSTV, GASAPPL, QUARTZ, RNGHOOD, SSAPPL, TILE
Interior: GAR-OPN, HARDWOD, QUARTZ, SEPLVQT, WOODFLR, WW-CARP
Exterior: ADU, PORCH, YARD
Accessibility:
Security:
Internet:
Windows: DBLPANE, VYLFRAME
Cool: ACREADY **Heat:** FOR-90
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** GAS **Fuel:** ELECT, GAS

FINANCIAL

PTax/Yr: \$7,406.65 / 2018 **Rent, If Rented:** \$0 **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV, VA
List Date: 10/11/2019

COMPARABLE INFORMATION

O/Price: \$699,900

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

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:56 PM**
ML#: 19151867 **Area:** 143 **List Price:** \$734,950
Addr: 1723 SE HARNEY ST **Unit#:**
City: Portland **Zip:** 97202 **Condo Loc:**
Zoning: R2
County: Multnomah **Tax ID:** R267762
Elem: Duniway **Middle:** Sellwood
High: Cleveland **PropType:** DETACHD
Nhood/Bldg: SELLWOOD **CC&Rs:** N
Legal: SELLWOOD, BLOCK 87, LOT 9
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 1

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 3K-4,999SF **# Acres:** 0.11 **Lot Dimensions:** 50x100
Wtfrnt: **View:** **Lot Desc:** LEVEL, PRIVATE
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 665 **SFSrc:** plans **#Bdrms:** 5 **#Bath:** 3 / 1 **#Lvl:** 2 **Year Built:** 1910 / REMOD
Main SQFT: 1025 **TotUp/Mn:** 1690 **Roof:** COMP **Style:** 2STORY, BUNGALO **Green Cert:** **Energy Eff.:**
Lower SQFT: 1075 **#Fireplaces:** 0 / **Parking:** **Exterior:** WOODSID, OTHER
Total SQFT: 2765 **Addl. SQFT:** **#Gar:** 0 / , **Basement:** FINISHD, FULLBAS, SEPLVQT
URM: **RV Desc:** RV-PRKNG
Foundation: **Rd Surface:**

REMARKS

XSt/Dir: 3 Blocks South on SE 17th Ave past Tacoma - Left on Harney St - Home on the left
Public: Renovated & Revived! This Stunning 1910 Bungalow located in the heart of Sellwood has been tastefully & thoughtfully brought back to life. This home features period accents, tall ceilings, custom cabinets, designer hardware, custom tile work, hardwoods, main-level master suite, large backyard. You could pay half your mortgage with the large 2bd/1bth basement ADU, rents range from \$1400-\$1700 per month (RentOmeter.com). Just a few blocks to nearby schools, parks, shops & restaurants. Listing agent is owner.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 15 X 15 / HARDWOD	Mstr Bd: M/ 11 X 15 / SUITE, WI-CLOS, WW-CARP	Bths - Full/Part
Kitchen: M/ 16 X 11 / GOURMET, HARDWOD, PANTRY	2nd Bd: U/ 11 X 16 / WW-CARP	Upper Lvl: 1/0
Dining: M/ 12 X 11 / HARDWOD	3rd Bd: U/ 11 X 11 / WW-CARP	Main Lvl: 1/1
4TH-BD: L/ 11 X 13 / WW-CARP	2NDKIT: L/ 16 X 11 / EXTENTRY, TILE-FL	Lower Lvl: 1/0
	5TH-BD: L/ 11 X 12 / WW-CARP	Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, FS-RANG, FS-REFR, GASAPPL, PANTRY, QUARTZ, RNGHOOD, SSAPPL, TILE
Interior: HDWDENG, QUARTZ, REC-MTR, TILE-FL, WW-CARP
Exterior: ADU, COVDECK, PATIO, RV-PRKNG, YARD
Accessibility: MNBDBTH
Security:
Internet:
Windows:
Cool: NONE **Heat:** FOR-AIR
Water: PUBLICWTR **Sewer:** PUBLICSWR
Hot Water: GAS, TNKLESS **Fuel:** GAS

FINANCIAL

PTax/Yr: \$4,208.92 / 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV, VA
List Date: 12/11/2019

COMPARABLE INFORMATION

O/Price: \$734,950

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

GREEN / ENERGY SUPPLEMENT						
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:56 PM**
ML#: 19114800 **Area:** 143 **List Price:** \$749,890
Addr: 1030 SE 60th AVE **Unit#:**
City: Portland **Zip:** 97215 **Condo Loc:**
Zoning: R5 **Tax ID:** Not Found
County: Multnomah **Elem:** Glencoe **Middle:** Mt Tabor
High: Franklin **PropType:** DETACHD
Nhood/Bldg: Mt Tabor **CC&Rs:**
Legal: TBD
Open House: N **Upcoming Open House:**
Broker Tour: N **Upcoming Broker Tour:**
Supplements: 2

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:**
Wtfrnt: **View:** TERRITR **Lot Dimensions:**
Body Water: **Seller Disc:** EXEMPT **Lot Desc:** LEVEL

RESIDENCE INFORMATION

Upper SQFT: 920 **SFSrc:** measured **#Bdrms:** 5 **#Bath:** 3 / 1 **#Lvl:** 3 **Year Built:** 2019 / NEW
Main SQFT: 840 **TotUp/Mn:** 1760 **Roof:** COMP **Style:** FOURSQ **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 575 **#Fireplaces:** 1 / GAS, INSERT **Parking:** **Exterior:** FIBRCM
Total SQFT: 2335 **Addl. SQFT:** **#Gar:** 1/ATTACHD, TUCKUNDR, **Basement:**
URM: **RV Desc:**
Foundation: SLAB **Rd Surface:**

REMARKS

XSt/Dir: SE Belmont, South on 60th Ave to home on East side of 60th Ave
Public: Brilliant NEW 5 bedrm home in Mt Tabor area equipped w/ an ADU (additional dwelling unit) at lower level w/ separate entrance; ADU has beautiful 12"X 24" tiled flr throughout. Home has a main level bedrm/office! Lovely kitchen; arrayed w/ brushed SS-hardware, QUARTZ, & stainless steel frigidaire stove & micro. Master bedrm reders a gorgeous tiled shower! High-end finishes here! Hardwd stair-treads! Location is very bikable; 71 score!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 22 X 14 / BOOKCASE, FPL-INS, HARDWOD	Mstr Bd: U/ 14 X 12 / SOAKTUB, SUITE, WI-CLOS	Bths - Full/Part
Kitchen: M/ 12 X 11 / FS-RANG, ISLAND, QUARTZ	2nd Bd: M/ 10 X 12 / HARDWOD	Upper Lvl: 2/0
Dining: M/ 17 X 11 / HARDWOD	3rd Bed: U/ 13 X 13 /	Main Lvl: 0/1
2NDKIT: L/ 9 X 7 / FS-RANG, TILE-FL	4TH-BD: U/ 10 X 10 /	Lower Lvl: 1/0
	GSTQTR: L/ 16 X 14 / TILE-FL	Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, FSGASSTV, ISLAND, PANTRY, QUARTZ, SSAPPL, TILE
Interior: CEILFAN, HARDWOD, LAUNDRY, QUARTZ, SOAKTUB, TILE-FL, WW-CARP

Exterior:
Accessibility:
Security:
Internet:
Windows:

Cool: ACREADY **Heat:** FOR-95+ **Hot Water:** ELECT **Fuel:** ELECT, GAS
Water: PUBLICWTR **Sewer:** PUBLICSWR

FINANCIAL

PTax/Yr: \$1,774.00 / **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV, FHA
List Date: 9/14/2019

COMPARABLE INFORMATION

O/Price: \$759,999

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	1	# Stalls:							
Type:		Dimensions:		SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		lower level		575	1	1	2019	CONCRET, FIBRCEM	COMP
Features:	BATH, CLOSET, HEATED, KITCHEN, PLUMBED, POWER, STORAGE, VYW-DBL								
ADU									
Garage - Dim:		SQFT:	Lvl:		# Att:	# Det:		RV-Park Dim:	

Public:

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1: HES					6	7/18/2019
https://rpt.greenbuildingregistry.com/hes/OR10177277						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:	FOR-95+, INSU+CL, VYW-DBL					
Public:						

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:56 PM**
ML#: 19464605 **Area:** 143 **List Price:** \$750,000
Addr: 3553 SE LONG ST **Unit#:**
City: Portland **Zip:** 97202 **Condo Loc:**
Zoning: R5
County: Multnomah **Tax ID:** R153357
Elem: Grout **Middle:** Hosford
High: Cleveland **PropType:** DETACHD
Nhood/Bldg: REED **CC&Rs:** N
Legal: EASTREED CREST, BLOCK 2, W 41.75' OF LOT 1&3, E 15.5' OF LOT 4
Open House: N **Upcoming Open House:**
Broker Tour: N **Upcoming Broker Tour:**
Supplements: 3

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 5K-6,999SF **# Acres:** 0.14
Wtfrnt: **View:**
Body Water: **Seller Disc:** DSCLOSUR
Lot Dimensions: 109.22 x 41.75
Lot Desc: GEN-SLP

RESIDENCE INFORMATION

Upper SQFT: 474 **SFSrc:** Tax Rec. **#Bdrms:** 4 **#Bath:** 3 / 1 **#Lvl:** 3 **Year Built:** 1945 / RESTORD
Main SQFT: 1152 **TotUp/Mn:** 1626 **Roof:** COMP **Style:** CAPECOD **Green Cert:** **Energy Eff.:**
Lower SQFT: 800 **#Fireplaces:** 1 / GAS **Parking:** DRIVWAY **Exterior:** LAP
Total SQFT: 2860 **Addl. SQFT:** Upper / 434 **#Gar:** 1/DETACHD, EXTDEEP, OVRSIZE **Basement:** FULLBAS
URM: N **RV Desc:**
Foundation: CONCPER **Rd Surface:** CONCSRF

REMARKS

XSt/Dir: Cesar Chavez W on Schiller N on 36th Ave. to W on Long
Public: WORK PERMITTED! Fully separate cottage style ADU 100% on own utilities with 1 bed/1 bath + substantial garage (434 ADU/434 sq. ft. garage) included in sq. ft. bed/bath count! Save mortgage \$ because your ADU helps pay the bill and gets you in to good schools! Attractive to Air BNB or rental for REED College parents! Fresh landscape w/covered Trex deck, new paint in/out, hardwoods, gas fireplace & heat, vinyl windows, A/C, new sewer! Walkscore: 73 Bikescore: 98! Family Rm has ingress/egress too!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 12 X 17 / FIREPL, HARDWOD, REMOD	Mstr Bd: M/ 10 X 20 / CEILFAN, DBL-CLO, HARDWOD, REMOD, SHOWER, SUITE	Bths - Full/Part
Kitchen: M/ 15 X 19 / AMNFORM, EATAREA, GASAPPL, KIT&DR, LAM-FL, REMOD	2nd Bd: M/ 10 X 13 / CEILFAN, HARDWOD, REMOD	Upper Lvl: 1/0
Dining: M/ / AMNFORM, DECK, KIT&DR, LAM-FL, PENNSLA, REMOD	3rd Bed: U/ 13 X 11 / BLT-INS, LAM-FL, REMOD	Main Lvl: 2/0
Family: L/ / BATH, TILE-FL	DEN: U/ 10 X 10 / BEAMS, BLT-INS, LAM-FL	Lower Lvl: 0/1
4TH-BD: U/ / CLOSET, LAM-FL, WASHDRY	LAUNDRY: L/ / WAINSCO, WASHDRY	Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, FS-REFR, FSGASSTV, GASAPPL, PLB-ICE, QUARTZ, RNGHOOD, SSAPPL
Interior: ADU, CEILFAN, GAR-OPN, HARDWOD, LAM-FL, LAUNDRY, SEPLVQT, SMRTTEMP, TILE-FL, WAINSCO, WASHDRY
Exterior: 2ND-RES, ADU, COVDECK, FENCED, GASHKUP, PORCH, RAISDBD, YARD
Accessibility: GRGMAIN, MNBDBTH, NATLITE, WALKSHR
Security:
Internet: INTCABL
Windows: DBLPANE, VYLFRAME
Cool: CENTAIR **Heat:** FOR-90
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** GAS **Fuel:** GAS

FINANCIAL

PTax/Yr: \$7,733.99 / 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV
List Date: 12/29/2019

COMPARABLE INFORMATION

O/Price: \$750,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:		# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU						FIBRCM, WOODFRM	
Features:							
ADU	BATH, CNCTFLR, ELECMTR, KITCHEN, PLUMBED, POWER, VYW-DBL						
Garage - Dim:	12.5' x 29'	SQFT: 434	Lvl: MAIN	# Att:	# Det: 1	RV-Park Dim:	

Public: Garage dimensions are 12.5' wide, 8' high door, 29' deep.

AMENITIES SUPPLEMENT

Distance To:				Additional Rooms:	
Public Rail Stop:	0.25	Waterfront:	Shopping: 0.25	/	/
Bus Stop:	0.25	Ocean Beach:	Public Park: 0.1	/	/
School Bus Stop:		Beach Access:	Walk Score: 73	/	/
Bike Path:	Multi Use Path:				
Public Horse Trail:	Dir. Home:				

Neighborhood Features: Park, Trader Joes, Walkable, Bikable

Home Warranty - Company: Price:

Add.SQFT Desc: Accessory Dwelling Unit Percent Ownership:

Public Room: A completely separate apartment built in 2018 along with the new garage built same year. The apartment is a 1/1 with a living/kitchen combo. Impeccable interior and 100% on it's own meter for utilities. Opportunity to have family or rental income.

Public: The best of both worlds! A lazy quiet street perfect for walking to the park or Trader Joes yet a mere mile to Woodstock shops / hustle and bustle.

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						



Presented By: Jennifer Lundstrom
Meadows Group Inc., Realtors
Phone: [503-449-5537](tel:503-449-5537) E-mail: jen@jenlundstrom.com
RESIDENTIAL Status: ACT 1/7/2020 5:13:56 PM
ML#: 19301082 Area: 143 List Price: \$1,475,000
Addr: 9911 SE CAMBRIDGE LN Unit#:
City: Portland Zip: 97222 Condo Loc:
Zoning:
County: Clackamas Tax ID: 00017396
Elem: Milwaukie Middle: Rowe
High: Milwaukie PropType: DETACHD
Nhood/Bldg: WAVERLY HEIGHTS CC&Rs:
Legal: 139 WAVERLY HGTS PT LT 14
Open Upcoming
House: N Open House:
Broker Upcoming
Tour: N Broker Tour:
Supplements: 2
[VTour #1](#) [VTour #2](#) Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 20K-.99AC # Acres: 0.99 Lot Dimensions:
Wtfrnt: View: SEASONL, TERRITR Lot Desc: LEVEL, TREES
Body Water: Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 1743 SFSrc: floor plan #Bdrms: 5 #Bath: 2 / 1 #Lvl: 3 Year Built: 1923 / RESALE
Main SQFT: 1728 TotUp/Mn: 3471 Roof: COMP Style: COLONIL Green Cert: Energy Eff.:
Lower SQFT: 572 #Fireplaces: 2 / GAS Parking: DRIVWAY Exterior: SHINGLESID
Total SQFT: 4043 Addl. SQFT: #Gar: 2/DETACHD, Basement: PARTBAS, UNFIN
URM: RV Desc:
Foundation: Rd Surface:

REMARKS

XSt/Dir: SE 17th Ave, West on SE Waverly Dr, South on SE Cambridge Ln
Public: Amazing property adjacent to Waverley Country Club. Meander from light + bright library to the living + dining room w/ an oversized fireplace at the center, walled w/ windows + French doors opening onto the lush backyard. Spacious master suite up w/ walk-in closet, dressing area & built-ins. 3 more beds along the stately hall w/ full bath. 594 sq ft Guest Cottage w/ kitchen, bedroom, shower + bath & more

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M/ 15 X 23 / BEAMS, FIREPL, FNCH-DR	Mstr Bd:	U/ 16 X 26 / BLT-INS, FIREPL, SUITE	Bths - Full/Part
Kitchen:	M/ / BEAMS, HARDWOD, ISLAND	2nd Bd:	U/ 11 X 13 / WOODFLR	Upper Lvl: 2/0
Dining:	M/ 13 X 13 / BEAMS, FNCH-DR, HARDWOD	3rd Bed:	U/ 13 X 13 / WW-CARP	Main Lvl: 0/1
Family:	M/ 18 X 21 / BLT-INS, HARDWOD	4TH-BD:	U/ 11 X 20 / WW-CARP	Lower Lvl: 0/0
5TH-BD:	U/ 12 X 14 / WW-CARP	DEN:	M/ 12 X 16 / BLT-INS, HARDWOD	Total Bth: 2/1

FEATURES AND UTILITIES

Kitchen: BI-RANG, COOK-IS, DBLOVEN, DISHWAS, FS-REFR, GASAPPL, PANTRY, QUARTZ, SSAPPL
Interior: GRANITE, HARDWOD, LAUNDRY, QUARTZ, SOAKTUB, SPRNKLR, WAINSCO, WATSOFT, WOODFLR, WW-CARP
Exterior: COVPATI, FENCED, GARDEN, GSTQTR, TL-SHED, YARD
Accessibility: CAREQTR, NATLITE, UTLMAIN
Security:
Internet:
Windows:
Cool: CENTAIR Heat: FOR-AIR
Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: ELECT Fuel: GAS

FINANCIAL

PTax/Yr: \$14,361.48 / 2018 Rent, If Rented: Short Sale: N Bank Owned/REO: N
HOA: N Dues: Other Dues:
Assoc. Am:
Terms Considered: CASH, CONV, OTHER
List Date 10/2/2019

COMPARABLE INFORMATION

O/Price: \$1,475,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

Structures: 1

Stalls:

Type: Dimensions: SQFT: # Bdrm: # Bath: Yr Built: Construction: Roof:

ADU 594 1 1 1923 WOODSID COMP

Features:

ADU BATH, BLT-INS, HEATED, KITCHEN, POWER

Garage - Dim: SQFT: Lvl: # Att: # Det: RV-Park Dim:

Public:

GREEN / ENERGY SUPPLEMENT

Green Verification Obtained Rating Year Version Score Date

Type 1:

Type 2:

Reach Code: Solar Panel:

Energy Eff:

Public:

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.

SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:57 PM**
ML#: 19699209 **Area:** 148 **List Price:** \$699,900
Addr: 2726 SW 28TH DR **Unit#:**
City: Portland **Zip:** 97219 **Condo Loc:**
Zoning:
County: Multnomah **Tax ID:** R109054
Elem: Stephenson **Middle:** Jackson
High: Wilson **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:**
Legal: ARNOLD WOODS, BLOCK 1, LOT 6
Open **Upcoming**
House: **Open House:**
Broker **Upcoming**
Tour: **Broker Tour:**
Supplements: 1
[VTour #1](#) **Wrnty:** 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 15K-19,999SF **# Acres:** 0.46 **Lot Dimensions:**
Wtfrnt: **View:** **Lot Desc:**
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 1785 **SFSrc:** TAX **#Bdrms:** 4 **#Bath:** 3 / 1 **#Lvl:** 3 **Year Built:** 1989 / RESALE
Main SQFT: 1488 **TotUp/Mn:** 3273 **Roof:** COMP **Style:** CRAFTSM **Green Cert:** **Energy Eff.:**
Lower SQFT: 1440 **#Fireplaces:** 3 / GAS **Parking:** DRIVWAY **Exterior:** BRICK, CEDAR
Total SQFT: 4713 **Addl. SQFT:** **#Gar:** 2/ATTACHD, **Basement:** FINISHD, FULLBAS
URM: **RV Desc:**
Foundation: **Rd Surface:**

REMARKS

XSt/Dir: SW Boones Ferry to SW Arnold - Right on SW 28th Dr
Public: Exceptional home with 4,713 of living space in the popular Arnold Wood neighborhood. Great traditional floor plan with inviting casual spaces & impressive formal rooms. True master retreat with luxurious, en suite bath, large bedroom, two walk-in closets & bonus space for add. closet, workout area, etc. Lower level rec area with full kitchen & huge bonus room. Office with custom cabinetry. Great landscaping on .46 acre lot.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 15 X 16 / FIREPL, FNCH-DR, FORMAL	Mstr Bd: U/ 15 X 19 / DBL-CLO, SUITE, WI-CLOS	Bths - Full/Part
Kitchen: M/ 14 X 20 / GOURMET, GRANITE, PANTRY	2nd Bd: U/ 12 X 12 / CLO-ORG	Upper Lvl: 2/0
Dining: M/ 14 X 16 / COVED, FORMAL	3rd Bed: U/ 14 X 16 / CLO-ORG	Main Lvl: 0/1
Family: M/ 14 X 17 / FIREPL, GREAT-R	4TH-BD: U/ 14 X 15 / CLO-ORG	Lower Lvl: 1/0
BONUS: L/ 27 X 20 / FIREPL	2NDKIT: L/ 14 X 12 / BI-RANG	Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: BI-RANG, D-DRAFT, DISHWAS, DISPOS, GASAPPL, INST-HW, SSAPPL, TILE, WINECLR
Interior: CEILFAN, GAR-OPN, HARDWOD, SEPLVQT, TILE-FL, WW-CARP
Exterior: ADU, FENCED, PATIO, SPRNKLR, YARD

Accessibility:

Security:

Internet:

Windows:

Cool: CENTAIR
Water: PUBLICWTR

Heat: FOR-AIR
Sewer: PUBLICSWR

Hot Water: GAS

Fuel: GAS

FINANCIAL

PTax/Yr: \$14,630.54 / 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV, VA
List Date: 10/3/2019

COMPARABLE INFORMATION

O/Price: \$711,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

GREEN / ENERGY SUPPLEMENT						
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1: HES					4	9/24/2019
https://rpt.greenbuildingregistry.com/hes/OR10014459						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:57 PM**
ML#: 19193824 **Area:** 148 **List Price:** \$732,500
Addr: 8473 SW 11th AVE **Unit#:**
City: Portland **Zip:** 97035 **Condo Loc:**
Zoning:
County: Multnomah **Tax ID:** Not Found
Elem: Capitol Hill **Middle:** Jackson
High: Wilson **PropType:** DETACHD
Nhood/Bldg: BURLINGAME **CC&Rs:**
Legal: CARSON HTS, BLOCK 4, LOT 5 TL 11001
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 2
VTour #1 **Wrnty:** 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 3K-4,999SF **# Acres:** 0.08 **Lot Dimensions:**
Wtfrnt: **View:** TERRITR, TREEWOOD **Lot Desc:** GEN-SLP, LEVEL
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 952 **SFSrc:** appraiser **#Bdrms:** 4 **#Bath:** 3 / 1 **#Lvl:** 3 **Year Built:** 2019 / NEW
Main SQFT: 991 **TotUp/Mn:** 1943 **Roof:** COMP **Style:** CONTEMP, TRAD **Green Cert:** **Energy Eff.:**
Lower SQFT: 691 **#Fireplaces:** 2 / GAS **Parking:** DRIVEWAY, STREET **Exterior:** LAP
Total SQFT: 2634 **Addl. SQFT:** **#Gar:** 1/ATTACHD, , **Basement:** EXTENTRY, FINISHD, SEPLVQT
URM: **RV Desc:**
Foundation: **Rd Surface:**

REMARKS

XSt/Dir: Taylors Ferry to SW 11th
Public: New construction craftsman with fully permitted ADU rent potential around \$1350 mt, or AirBnB, flexible living. Centrally located in South Burlingame-close to parks, grocery & restrnts. 2,634 sqft. custom built-ins, quartz counters, SS appliances & box beam ceilings. Master suite w/walk-in closet & soaking tub. Completely fenced-in, flat backyard w/a large covered deck & direct access to street behind. Just 10 min from downtown!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 14 X 18 / BLT-INS, CEILFAN, HARDWOD	Mstr Bd: U/ 14 X 15 / SUITE, WI-CLOS, WW-CARP	Bths - Full/Part
Kitchen: M/ 12 X 15 / HARDWOD, ISLAND, QUARTZ	2nd Bd: U/ 10 X 12 / CLOSET, WW-CARP	Upper Lvl: 2/0
Dining: M/ 9 X 11 / BEAMS, GREAT-R, HARDWOD	3rd Bd: U/ 10 X 12 / CLOSET, WW-CARP	Main Lvl: 0/1
Family: M/ 9 X 14 / HARDWOD	2NDKIT: L/ 8 X 10 / DISHWAS, HARDWOD, QUARTZ	Lower Lvl: 1/0
4TH-BD: L/ 10 X 12 / CLOSET, WW-CARP	GSTQTR: L/ 14 X 15 / CEILFAN, FIREPL, HARDWOD	Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, BTL-PAN, DISHWAS, FS-RANG, GASAPPL, ISLAND, PANTRY, QUARTZ, SSAPPL, TILE
Interior: CEILFAN, HARDWOD, LAUNDRY, QUARTZ, SEPLVQT, SOAKTUB, WW-CARP
Exterior: ADU, COVDECK, FENCED, YARD

Accessibility:

Security:

Internet:

Windows:

Cool: NONE

Water: PUBLICWTR

Heat: FOR-AIR

Sewer: PUBLICSWR

Hot Water: GAS

Fuel: GAS

FINANCIAL

PTax/Yr: \$4,117.15 / 2019 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV
List Date: 8/2/2019

COMPARABLE INFORMATION

O/Price: \$769,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ADDITIONAL STRUCTURE(S) SUPPLEMENT							
# Structures:	1	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		691	1	1	2019	LAP	COMP
Features:							
ADU	BATH, CLOSET, HEATED, KITCHEN, PLUMBED, WOODFLR						
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Public:

GREEN / ENERGY SUPPLEMENT						
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:57 PM**
ML#: 19678329 **Area:** 148 **List Price:** \$799,000
Addr: 4077 SW KANAN DR **Unit#:**
City: Portland **Zip:** 97221 **Condo Loc:**
Zoning: R-7
County: Multnomah **Tax ID:** R237616
Elem: Hayhurst **Middle:**
High: Wilson **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:**
Legal: PARTITION PLAT 1992-115, LOT 2
Open **Upcoming**
House: **Open House:**
Broker **Upcoming**
Tour: **Broker Tour:**
Supplements: 1

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 7K-9,999SF **# Acres:** 0.21 **Lot Dimensions:**
Wtfrnt: **View:** TERRITR, TREEWOOD **Lot Desc:** LEVEL, PRIVATE
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 1042 **SFSrc:** tax **#Bdrms:** 5 **#Bath:** 4 / 0 **#Lvl:** 4 **Year Built:** 1995 / RESALE
Main SQFT: 1357 **TotUp/Mn:** 2399 **Roof:** COMP **Style:** 2STORY, VICT **Green Cert:** **Energy Eff.:** Y
Lower SQFT: 0 **#Fireplaces:** 1 / WOOD **Parking:** DRIVEWAY, OFF-STR **Exterior:** CEDAR
Total SQFT: 3035 **Addl. SQFT:** Upper / 636 **#Gar:** 2/DETACHD, OVRSIZE, **Basement:** CRAWLSP
URM: **RV Desc:**
Foundation: **Rd Surface:**

REMARKS

XSt/Dir: SW Vermont Street,North on 45th Ave.,East on SW Kanan
Public: Charming Victorian nestled in the West Hills. This home has an abundance of possibilities. Single family home with the ability to convert to multifamily with the APT/ADU on upper level. Studio above garage has over 600 square feet of living space with bath for either guest quarters or possible ADU. Buyer to do own diligence. Features include 2 master suites, 2 kitchens, and 2 laundry rooms. Oversized 2 car garage with storage.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 19 X 14 / FIREPL, HI-CEIL, WW-CARP	Mstr Bd: M/ 15 X 13 / EXTENTRY, SUITE, WI-CLOS	Bths - Full/Part
Kitchen: M/ 12 X 12 / EAT-BAR, HARDWOD	2nd Bd: M/ 13 X 10 / CLOSET, FNCH-DR	Upper Lvl: 2/0
Dining: M/ 14 X 11 / BAYWIND, EXTENTRY, HARDWOD	3rd Bd: M/ 12 X 12 / CLOSET	Main Lvl: 2/0
4TH-BD: U/ 18 X 16 / SUITE, WASHDRY, WI-CLOS	2NDKIT: U/ 14 X 11 / DISHWAS, EATAREA, HARDWOD	Lower Lvl: 0/0
	GSTQTR: U/ / BATH, SKYLITE, STUDIO	Total Bth: 4/0

FEATURES AND UTILITIES

Kitchen: BI-OVEN, COOKTOP, DISHWAS, DISPOS, FS-REFR, FSGASSTV, PLB-ICE
Interior: HARDWOD, HI-CEIL, LAUNDRY, SEPLVQT, SOAKTUB, TILE-FL, WASHDRY, WW-CARP
Exterior: ADU, DECK, DOG-RUN, FS-HTUB, GARDEN, GASHKUP, GSTQTR, PATIO, PORCH, YARD

Accessibility:

Security:

Internet:

Windows:

Cool: CENTAIR

Heat: FOR-AIR

Water: PUBLICWTR

Sewer: PUBLICSWR

Hot Water: ELECT

Fuel: ELECT, GAS

FINANCIAL

PTax/Yr: \$9,991.12 / 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV
List Date: 5/22/2019

COMPARABLE INFORMATION

O/Price: \$899,900

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

GREEN / ENERGY SUPPLEMENT						
Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1: HES					2	4/5/2019
https://rpt.greenbuildingregistry.com/hes/OR10104562						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff: ESTARAP						
Public:						

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



Presented By: Jennifer Lundstrom
 Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:57 PM**
ML#: 19220932 **Area:** 148 **List Price:** \$899,000
Addr: 1873 SW PALATINE HILL RD **Unit#:**
City: Portland **Zip:** 97219 **Condo Loc:**
Zoning: R20
County: Multnomah **Tax ID:** R232815
Elem: Riverdale **Middle:** Riverdale
High: Riverdale **PropType:** DETACHD
Nhood/Bldg: RIVERDALE **CC&Rs:**
Legal: PALATINE HILL, LOT 12&13 TL 2500
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 2

Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 20K-.99AC **# Acres:** 0.66 **Lot Dimensions:**
Wtfrnt: **View:** CITY, RIVER **Lot Desc:** LEVEL, SLOPED
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** RMLS **#Bdrms:** 8 **#Bath:** 3 / 0 **#Lvl:** 2 **Year Built:** 1979 / RESALE
Main SQFT: 1732 **TotUp/Mn:** 1732 **Roof:** COMP **Style:** 2STORY, DAYRNCH **Green Cert:** **Energy Eff.:**
Lower SQFT: 1694 **#Fireplaces:** 1 / WOOD **Parking:** DRIVWAY, PAD **Exterior:** CEDAR
Total SQFT: 4226 **Addl. SQFT:** Upper / 800 **#Gar:** 3/DETACHD, **Basement:** DAYLITE, FULLBAS
URM: **RV Desc:**
Foundation: **Rd Surface:**

REMARKS

XSt/Dir: Hwy 43 to Palatine Hill or Terwilliger to Palater to Palatine Hill Rd (Cross street is Summerville)
Public: Lots of potential w/ this classic mid-century, daylight ranch in the Dunthorpe neighborhood with Riverdale schools! Awesome income property w/ rents of \$5,575 per month w/ three tenants, including the ADU above the garage! Home includes 6 bedrooms & 3 bathrooms w/ a master suite on the main. Both upper & lower levels include a kitchen. ADU has 2 bedrooms, 1 bathroom w/ a kitchen. Enjoy views of the city & river on the large back deck.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 14 X 14 / DECK, FIREPL	Mstr Bd: M/ 15 X 12 / BATH, DECK, WI-CLOS	Bths - Full/Part
Kitchen: M/ 15 X 9 / DISHWAS, DISPOS, HARDWOD	2nd Bd: M/ 12 X 10 / CLOSET, HARDWOD	Upper Lvl: 0/0
Dining: M/ / DECK, FORMAL	3rd Bd: L/ 14 X 13 / CLOSET, DECK	Main Lvl: 2/0
Family: L/ /	DEN: M/ 14 X 12 / FNCH-DR, HARDWOD	Lower Lvl: 1/0
4TH-BD: L/ 12 X 9 / CLOSET, WW-CARP	5TH-BD: L/ /	Total Bth: 3/0

FEATURES AND UTILITIES

Kitchen: DBLOVEN, DISHWAS, DISPOS, FS-REFR, PANTRY, TILE
Interior: GAR-OPN, HARDWOD, LAUNDRY, SEPLVQT, WW-CARP
Exterior: 2ND-RES, ADU, DECK, PATIO
Accessibility: BATHCAB, GRGMAIN, KITCAB, MNBDBTH
Security:
Internet:
Windows:
Cool: HT-PUMP **Heat:** FOR-AIR
Water: PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$14,234.90 / 2018 **Rent, If Rented:** \$5,575 **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV
List Date: 11/22/2019

COMPARABLE INFORMATION

O/Price: \$949,000

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT

Structures: 1

Stalls:

Type: Dimensions: SQFT: # Bdrm: # Bath: Yr Built: Construction: Roof:

ADU 800 2 1 1979 CEDAR COMP

Features:

ADU BATH, CLOSET, HEATED, KITCHEN, PLUMBED, POWER, VYW-DBL

Garage - Dim: SQFT: Lvl: # Att: # Det: RV-Park Dim:

Public:

GREEN / ENERGY SUPPLEMENT

Green Verification Obtained Rating Year Version Score Date

Type 1:

Type 2:

Reach Code: Solar Panel:

Energy Eff:

Public:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Jennifer Lundstrom
Meadows Group Inc., Realtors
Phone: 503-449-5537 **E-mail:** jen@jenlundstrom.com
RESIDENTIAL **Status:** ACT **1/7/2020** **5:13:57 PM**
ML#: 19024505 **Area:** 148 **List Price:** \$899,950
Addr: 621 NW SKYLINE BLVD **Unit#:**
City: Portland **Zip:** 97229 **Condo Loc:**
Zoning: R10
County: Multnomah **Tax ID:** R324613
Elem: Chapman **Middle:** West Sylvan
High: Lincoln **PropType:** DETACHD
Nhood/Bldg: HUGE VALLEY/COAST RANGE VIEW **CC&Rs:** N
Legal: SECTION 36 1N 1W, TL 3200 1.94 ACRES
Open **Upcoming**
House: N **Open House:**
Broker **Upcoming**
Tour: N **Broker Tour:**
Supplements: 1
VTour #1 **VTour #2** **Wrnty:** 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 1-2.99AC **# Acres:** 1.94 **Lot Dimensions:** 84,506 sq ft acc Co.
Wtfrnt: **View:** MNTAIN, TERRITR, VALLEY **Lot Desc:** GATED, PRIVATE, SLOPED, TREES
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** county **#Bdrms:** 3 **#Bath:** 3 / 0 **#Lvl:** 2 **Year Built:** 1989 / APPROX
Main SQFT: 2695 **TotUp/Mn:** 2695 **Roof:** SHINGLE **Style:** CONTEMP, DAYRNCH **Green Cert:** **Energy Eff.:**
Lower SQFT: 778 **#Fireplaces:** 1 / GAS **Parking:** DRIVWAY, RVACCPRK **Exterior:** BRICK, FIBRCM, MANMADE
Total SQFT: 3473 **Addl. SQFT:** **#Gar:** 5/ATTACHD, OVRSIZE, **Basement:** DAYLITE, FINISHD, PARTBAS
URM: **RV Desc:** RV-PRKNG
Foundation: **Rd Surface:**

REMARKS

XSt/Dir: Skyline Blvd between Cornell Rd and Burnside (closer to Cornell Rd), on view side of Skyline
Public: FANTASTIC VIEW! Close-in acreage home, largely 1-level living with big rooms and windows, skylights, vaulted ceilings. Gated driveway, remarkable sweeping valley/coast range view. FIVE-CAR garage, greenhouse, raised garden beds, gazebo, tool building, fenced with in-ground sprinklers. Possible apartment with kitchen and separate entry in lower level with unbelievable storage and/or shop potential. Central vacuum, new A/C, high-efficiency gas furnace & high-efficiency thermal break windows.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 15 X 14 / SKYLITE, VAULTED, WW-CARP	Mstr Bd: M/ 16 X 14 / FNCH-DR, SUITE, VAULTED	Bths - Full/Part
Kitchen: M/ 23 X 12 / ISLAND, NOOK, VAULTED	2nd Bd: M/ 17 X 11 / DECK, WI-CLOS, WW-CARP	Upper Lvl: 0/0
Dining: M/ 15 X 10 / FORMAL, SKYLITE, VAULTED	3rd Bd: M/ 14 X 15 / BATH, DECK, WI-CLOS	Main Lvl: 2/0
Family: M/ 16 X 15 / DECK, FIREPL, VAULTED	4TH-BD: L/ 13 X 10 / CLOSET, LAM-FL	Lower Lvl: 1/0
2NDKIT: L/ 8 X 10 / DISHWAS, FS-REFR, WASHDRY	DEN: M/ 18 X 10 / FNCH-DR, HARDWOD, SKYLITE	Total Bth: 3/0

FEATURES AND UTILITIES

Kitchen: BI-OVEN, BTL-PAN, D-DRAFT, DISHWAS, FS-REFR, GASAPPL, INST-HW, ISLAND, PLB-ICE, TILE
Interior: CEILFAN, CENTVAC, GAR-OPN, HARDWOD, JET-TUB, MARBLE, SEPLVQT, TILE-FL, VAULTED, WASHDRY
Exterior: 2ND-GAR, ADU, COVDECK, DECK, FENCED, GAZEBO, GRN-HSE, RAISDBD, SPRNKLRL, TL-SHED
Accessibility: 1LEVEL, CAREQTR, GRGMAIN, GRNDLVL, MINSTEP, MNBDBTH, PATHWAY, WALKSHR
Security:
Internet:
Windows:
Cool: CENTAIR **Heat:** FOR-95+
Water: PUBLICWTR **Sewer:** SEPTIC
Hot Water: GAS **Fuel:** GAS

FINANCIAL

PTax/Yr: \$10,561.09 / 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
Assoc. Am:
Terms Considered: CASH, CONV
List Date: 11/5/2019

COMPARABLE INFORMATION

O/Price: \$899,950

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						

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