

Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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

County: Multnomah Tax ID: R656150

Elem: James John Middle:

Roosevelt High: PropType: **ATTACHD** Nhood/Bldg:CATHEDRAL PARK CC&Rs: Legal: BRIDGEVIEW TOWNHOMES, LOT 1, INC UND INT TRACT A

CORNER

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 1

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

GENERAL INFORMATION 0-2,999SF Lot Size: # Acres: 0.02 Lot Dimensions: Wtfrnt: View: Lot Desc:

**Body Water:** Seller Disc: **EXEMPT** 

RESIDENCE INFORMATION

**#Bath:** 3/1 **#LvI**: 3 #Bdrms: Year Built: 2019 / NEW

564 Upper SQFT: SFSrc: Plans Main SQFT: 464 TotUp/Mn: 1028 Roof: COMP Style: TOWNHSE **Green Cert: Energy Eff.:** 0 #Fireplaces: Parking: STREET **Exterior: FIBRCEM** Lower SQFT:

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 LvI: 2/0 Dining: M/ 3rd Bed: L/ Main LvI: 0/1 LAUNDRY: U/ 2NDKIT: L/ Lower LvI: 1/0 LAUNDRY: L/ Total Bth: 3/1

FEATURES AND UTILITIES BI-MICO, CONVECT, DISHWAS, FSGASSTV, SSAPPL Kitchen: Interior: LAM-FL, LAUNDRY, SEPLVQT, WOODFLR, WW-CARP

**Exterior:** ADU, DECK

Accessibility: Security: Internet: Windows:

HT-PUMP MINISPT. ZONAL Cool: Heat:

Water: **PUBLICWTR** Sewer: PUBLICSWR Hot Water: ELECT Fuel: ELECT

FINANCIAL

**PTax/Yr:** \$471.78 / 2018 Rent, If Rented: Short Sale: N Bank Owned/REO:

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV, FHA, VA

**List Date** 8/16/2019

COMPARABLE INFORMATION

O/Price: \$499,900



Meadows Group Inc., Realtors

503-449-5537 Phone: 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 97227 Condo Loc: Zip:

Zoning: R1

County: Multnomah Tax ID: R589724

Elem: Boise-Eliot Middle: Boise-Eliot Grant ... High: PropType: **ATTACHD** Nhood/Bldg:BOISE-ELIOT CC&Rs:

Legal: PARTITION PLAT 2006-114, LOT 1

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 2

**GENERAL INFORMATION** 

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

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

**Body Water:** Seller Disc: **EXEMPT** 

RESIDENCE INFORMATION

**#Bath:** 4/1 2019 / NEW Upper SQFT: 814 SFSrc: Plans #Bdrms: **#LvI**: 3 Year Built: Main SQFT: 804 **TotUp/Mn:** 1618 Roof: COMP Style: CONTEMP, CUSTOM **Energy Eff.: Green Cert:** WOODCOM, OTHER 550 #Fireplaces: 1 / GAS Parking: OFF-STR, STREET **Exterior:** Lower SQFT:

Total SQFT: 2733 Addl. SQFT: Main / 565 #Gar: 1/ATTACHD,, Basement: CRAWLSP, SEPLVQT

URM: **RV Desc:** 

PIR&PST Foundation: 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-Elliot 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 Kitchen: M/ 12 X 15 / HARDWOD, QUARTZ 2nd Bd: U/ 14 X 10 / SUITE, WW-CARP

Dining: M/ 13 X 16 / HARDWOD 3rd Bed: L/ 11 X 16 / EXTENTRY, SUITE, WW-CARP

/ HARDWOD, SUITE GSTQTR: M/

Lower LvI: 1/0 **Total Bth:** 

Main LvI:

Bths - Full/Part

Upper LvI: 2/0

1/1

4/1

FEATURES AND UTILITIES

DISHWAS, DISPOSL, FS-RANG, GASAPPL, QUARTZ, TILE Kitchen: Interior: 3RDFLR, HI-CEIL, QUARTZ, TILE-FL, WOODFLR, WW-CARP

ADU, PATIO Exterior:

Accessibility: **MNBDBTH** Security: Internet:

**ACREADY** FOR-AIR Cool: Heat:

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:

HOA: N Dues: Other Dues:

Assoc. Am:

Windows:

Terms Considered: CALL-SA, CASH, CONV

**List Date** 10/28/2019

COMPARABLE INFORMATION

O/Price: \$724,950

Address: 3477 N GANTENBEIN AVE Portland 97227 **ML#:** 19162068 1/7/2020 5:13:50 PM **GREEN / ENERGY SUPPLEMENT Green Verification** Obtained Rating Year Version Score Date Type 1: Type 2: **Solar Panel:** Reach Code: **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:

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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 97227 Zip: Condo Loc:

Zoning: R1

County: Multnomah Tax ID: R589725

Elem: Boise-Eliot Middle: Boise-Eliot Grant ... High: PropType: **ATTACHD** Nhood/Bldg:BOISE-ELIOT CC&Rs:

Legal: PARTITION PLAT 2006-114, LOT 2

NUpcoming Open House: Open House: Nupcoming Number Tour: **Broker** Tour: # Supplements: 3

VTour #1 Wrnty: BUILDER 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

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

**Body Water:** Seller Disc: **EXEMPT** 

RESIDENCE INFORMATION

Plans **#Bath:** 4 / 1 2019 / NEW Upper SQFT: 814 SFSrc: #Bdrms: **#LvI**: 3 Year Built: Main SQFT: 804 **TotUp/Mn:** 1618 Roof: COMP Style: CONTEMP, CUSTOM **Energy Eff.: Green Cert:** 550 #Fireplaces: 0 / Parking: STREET **Exterior:** WOODCOM, OTHER Lower SQFT:

Total SQFT: 2733 Addl. SQFT: Main / 565 #Gar: 1/ATTACHD,, Basement: CRAWLSP, SEPLVQT

URM: **RV Desc:** 

PIR&PST Foundation: 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-Elliot 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 Kitchen: M/ 12 X 15 / HARDWOD, QUARTZ 2nd Bd: U/ 14 X 10 / SUITE, WW-CARP

Dining: M/ 13 X 16 / HARDWOD 3rd Bed: L/ 11 X 16 / EXTENTRY, SUITE, WW-CARP

/ HARDWOD, SUITE GSTQTR: M/

Lower LvI: **Total Bth:** 

Main LvI:

Bths - Full/Part

Upper LvI: 2/0

1/1

1/0

4/1

FEATURES AND UTILITIES

DISHWAS, FS-RANG, GASAPPL, QUARTZ, TILE Kitchen: Interior:

3RDFLR, HI-CEIL, QUARTZ, TILE-FL, WOODFLR, WW-CARP

ADU, PATIO Exterior: Accessibility: **MNBDBTH** 

Security: Internet: Windows:

**ACREADY** FOR-AIR Cool: Heat:

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:

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CALL-SA, CASH, CONV

**List Date** 10/30/2019

COMPARABLE INFORMATION

O/Price: \$749,950

<b>ML#</b> : 19449599	Address: 3455 N GANTEN	BEIN AVE Portland 97	227		1/7/2020 5:13:50 I	>M
		GREEN / ENERGY	SUPPLEMENT			
<b>Green Verification</b>	Obtained	Rating Year	Version	Score	Date	
Type 1:						
Type 2:						
Reach Code:	Solar Panel:					
Energy Eff:						
Public:						
-		NEW CONSTRUCTION	ON SUPPLEMENT			
Permit Number: 20	16-283423-000-00-R			Builders	Required Addendums: N	
<b>Construction Contra</b>	actors Board (CCB) Type:	RES		Builders	Warranty: Y	
<b>Oregon CCB Notice</b>	s Attached: N					
<b>Certificate of Occup</b>	ancy Obtained: Y			Occupar	ncy Certificate Date:	
Early Release of Ear	rnest Money: N					
Early Issue Title Ins	urance - Paid By: BUYER	Desc:				
Public:						
	TO	WNHOUSE / PLANNEI	O COMMUNITY SUPP	PLEMENT		
Parking Space #/ID:		Parking space O	wned?:			
Public:						

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Jennifer Lundstrom Client Full Presented By:

Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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 Jefferson ... High: PropType: **ATTACHD** CC&Rs: Nhood/Bldg:

Legal: JADEN COURT, LOT 4

Nupcoming Nupcom Open House: Nupcoming Number Tour: **Broker** Tour:

# Supplements: 1

**GENERAL INFORMATION** 

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

Bths - Full/Part

Upper LvI: 3/0

0/1

0/0

3/1

Main LvI:

Total Bth:

Lower LvI:

0.06 Lot Dimensions: 0-2,999SF # Acres:

**TERRITR** Wtfrnt: View: Lot Desc: **LEVEL** 

**Body Water:** Seller Disc: **DSCLOSUR** 

RESIDENCE INFORMATION

Floorplan Upper SQFT: 1394 SFSrc: #Bdrms: **#Bath:** 3 / 1 **#LvI**: 3 Year Built: 2016 / APPROX **TotUp/Mn:** 2285 Style: CONTEMP, TOWNHSE Green Cert: Main SQFT: 891 Roof: COMP Energy Eff.: Y

#Fireplaces: 1 / Parking: OFF-STR, OTHER **Exterior:** FIBRCEM, PANEL, TNG/GRV Lower SQFT: 0 GAS

Total SQFT: 2771 Addl. SQFT: Main / 486 #Gar: 1/DETACHD,, Basement: CRAWLSP

URM: **RV Desc:** 

Foundation: **CONCPER** Rd Surface:

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

REMARKS

Living: M/ 16 X 19 / BLT-INS, FIREPL, HARDWOD Kitchen: M/ 13 X 14 / HARDWOD, ISLAND, QUARTZ

Dining: M/ 10 X 12 / EXTENTRY, HARDWOD GSTQTR:

M/ 15 X 15 / BATH, CLOSET

Mstr Bd: U/ 14 X 15 / NOOK, SUITE, WI-CLOS 2nd Bd: U/ 12 X 12 / WW-CARP

3rd Bed: U/ 15 X 19 / 3RDFLR, STORAGE, WI-CLOS

**STORAGE:** U/ 5 X 15 2NDKIT: M/ 0 X 0

FEATURES AND UTILITIES

BI-MICO, BI-OVEN, BI-RANG, DISPOSL, GASAPPL, ISLAND, PANTRY, QUARTZ, SSAPPL Kitchen: GRANITE, HARDWOD, HI-CEIL, LAUNDRY, QUARTZ, SEPLVQT, TILE-FL, WW-CARP Interior:

ADU, COVPATI, FENCED, GSTQTR Exterior:

WALKSHR Accessibility:

Security: Internet: Windows:

Lot Size:

**CENTAIR** FOR-95+ Cool: Heat:

Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: TNKLESS Fuel: GAS

FINANCIAL

PTax/Yr: \$10,061.53 / 2019 Rent, If Rented: Short Sale: N Bank Owned/REO:

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV, FHA, VA

**List Date** 11/8/2019

COMPARABLE INFORMATION

O/Price: \$819,900 ML#: 19233543 Address: 4430 N MICHIGAN AVE Portland 97217 1/7/2020 5:13:50 PM

**Score** 

Date

**GREEN / ENERGY SUPPLEMENT** Obtained Rating Year Version

7 Type 1: HES 2/14/2019

https://rpt.greenbuildingregistry.com/hes/OR10158612 Type 2:

**Green Verification** 

Reach Code: **Solar Panel:** Energy Eff: FOR-95+, TNKLESS

Public:

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

RESIDENTIAL Status: ACT 1/7/2020 5:13:50 PM ML#: 19592692 Area: 141 **List Price:** \$879,900 Unit#:

Addr:5180 N Amherst ST

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 NUpcoming Open House: Open House: Nupcoming Number Tour: **Broker** Tour:

# Supplements: 2

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

**GENERAL INFORMATION** # Acres: Lot Dimensions:

Wtfrnt: View: Lot Desc: **LEVEL** 

**Body Water:** Seller Disc: **EXEMPT** 

RESIDENCE INFORMATION

builder Upper SQFT: 1577 SFSrc: #Bdrms: **#Bath:** 3 / 1 **#LvI**: 3 Year Built: 2019 / NEW Main SQFT: **TotUp/Mn:** 2289 Roof: COMP 712 Style: CONTEMP **Green Cert: Energy Eff.:** #Fireplaces: 1 / Parking: DRIVWAY, OFF-STR Exterior: FIBRCEM, WOODSID Lower SQFT: 770 GAS

Total SQFT: 3059 Addl. SQFT: #Gar: 1/ATTACHD,, Basement: CRAWLSP

URM: **RV Desc:** 

Foundation: Rd Surface:

XSt/Dir: Willamette to Hodge to Amherst

3K-4,999SF

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

REMARKS

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/ / DISPOSL, GOURMET, ISLAND 2nd Bd: U/ Upper LvI: 3/0 Dining: M/ 3rd Bed: U/ Main LvI: 0/1 UTILITY: U/ 4TH-BD: U/ Lower LvI: 0/0 Total Bth: 3/1

FEATURES AND UTILITIES

BI-MICO, BI-RANG, DISHWAS, DISPOSL, GASAPPL, GRANITE, ISLAND, SSAPPL, TILE Kitchen:

Interior: 3RDFLR, GAR-OPN, GRANITE, LAUNDRY, SEPLVQT, WOODFLR, WW-CARP

ADU, COVPATI, GSTQTR, PATIO Exterior:

Accessibility: Security: Internet: Windows:

Lot Size:

HT-PUMP MINISPT. ZONAL Cool: Heat:

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:

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV

**List Date** 11/22/2019

COMPARABLE INFORMATION

O/Price: \$879,900 **ML#:** 19592692 Address: 5180 N Amherst ST Portland 97203 1/7/2020 5:13:50 PM **GREEN / ENERGY SUPPLEMENT Green Verification** Obtained Rating Year Version Score Date 7 Type 1: HES 12/31/2019 https://rpt.greenbuildingregistry.com/hes/OR10182335 Type 2: Reach Code: **Solar Panel: Energy Eff: Public: NEW CONSTRUCTION SUPPLEMENT** Permit Number: 2019-128464-000-00-R **Builders Required Addendums:** N Construction Contractors Board (CCB) Type: RES **Builders Warranty:** Y Oregon CCB Notices Attached: N

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.

Desc:

**Occupancy Certificate Date:** 

SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Certificate of Occupancy Obtained: Y

Early Issue Title Insurance - Paid By: SELLER

Early Release of Earnest Money: N

Public:



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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:

Jefferson High: PropType: **DETACHD** Nhood/Bldq:WOODLAWN CC&Rs:

Legal: EL TOVAR, BLOCK 6, LOT 21, LOT 22 EXC SLY 5'

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 1

VTour #1 Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

# Acres: Lot Dimensions: 5K-6,999SF Wtfrnt: View: Lot Desc: CORNER, LEVEL, TREES

**DSCLOSUR Body Water:** Seller Disc:

RESIDENCE INFORMATION

0 **#Bath:** 1/2 1948 / RESALE Upper SQFT: SFSrc: Approx #Bdrms: #LvI: 1 Year Built: Main SQFT: 1000 TotUp/Mn: 1000 Roof: COMP Style: 1STORY. BUNGALO **Green Cert:** Energy Eff.: #Fireplaces: 0 / Parking: DRIVWAY, STREET **Exterior:** Lower SQFT: 0 WOODSID Total SQFT: 1000 Addl. SQFT:

#Gar: 2/DETACHD,, Basement: CRAWLSP

URM: **RV Desc:** 

Foundation: **SLAB** Rd Surface:

0.13

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 LvI: 0/0

3rd Bed:

M/ / VYW-DBL, WW-CARP Main LvI: 1/2 Lower LvI: 0/0 1/2

**Total Bth:** 

FEATURES AND UTILITIES

FS-RANG, FS-REFR Kitchen: Interior:

LAM-FL, LAUNDRY, WASHDRY, WOODFLR, WW-CARP ADU, DECK, FENCED, TL-SHED, VYW-DBL, YARD

Accessibility: 1LEVEL, MINSTEP

Security: Internet:

Exterior:

Lot Size:

Windows: DBLPANE, VYLFRAME

**CENTAIR** Cool: 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:

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV, FHA, VA

**List Date** 9/4/2019

COMPARABLE INFORMATION

O/Price: \$439,000 **ML#**: 19509979 Address: 7070 NE 7TH PL Portland 97211 1/7/2020 5:13:50 PM **GREEN / ENERGY SUPPLEMENT Green Verification** Obtained Rating Year Version Score Date Type 1: Type 2:

**Energy Eff:** 

Reach Code: **Solar Panel:** 

**Public:** 

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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 R318046 Tax ID: R317991 R317837 Elem: Rigler Middle: Beaumont Madison **ATTACHD** High: PropType: Nhood/Bldg:CULLY CC&Rs:

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

NUpcoming Open House: Open House: Nupcoming Number Tour: **Broker** Tour: # Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N **GENERAL INFORMATION** 

# Acres: Lot Dimensions:

Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES

**Body Water:** Seller Disc: **EXEMPT** 

Rd Surface:

RESIDENCE INFORMATION

540 #Bdrms: **#Bath:** 1/1 SFSrc: Developer **#LvI**: 2 Year Built:

2020 / UNDRCON Upper SQFT: Main SQFT: 452 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 992 0 #Fireplaces: Parking: DEEDED, OFF-STR **Exterior:** FIBRCEM, MANMADE Lower SQFT:

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

URM: **RV Desc:** 

**REMARKS** 

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

0-2,999SF

**SLAB** 

**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 LvI: 1/0 Dining: M/ LAUNDRY: U/ Main LvI: 0/1 0/0 Lower LvI:

**Total Bth:** 

1/1

FEATURES AND UTILITIES

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

Accessibility: Security: Internet:

Lot Size:

Foundation:

DBLPANE, VYLFRAME Windows:

HT-PUMP EN-STAR, FOR-90, MINISPT Cool: Heat:

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:

HOA: Y Dues: /MO \$136 Other Dues:

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

CASH, CONV, FHA, VA Terms Considered:

**List Date** 7/27/2018

COMPARABLE INFORMATION

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

		Al	DDITIONAL ST	<i>TRUCTURE(S</i>	S) SUPPLEMENT	·	
# Structures:	2	# Stalls:		•	•		
Туре:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCEM, MANMADE	COMP
, LD C		1010	_	1.0	2020	FIBRCEM, MANMADE	COMP
Features:					2020	I IDIOLIN, IVI IIIVI IDL	OOM
ADU	BATH, HEATED, SAUNA, WOODF	KITCHEN, POWE LR	R, SAUNA, ST	ORAGE, VY\	W-DBL, WOODFL	R, WORKSHOP	
Garage - Dim:	SQFT:	LvI:	1	# Att:	# Det:	RV-Park Dim:	
			GREEN / ENE				
		Obtained R	ating	RGY SUPPL Year		Score Date	
Type 1: Type 2: Reach Code:	Sol	Obtained R lar Panel: IT-PUMP, MINISP	ating N	Year	Version S	Score Date	
Type 1: Type 2: Reach Code: Energy Eff: Public:	<b>Sol</b> ESTARAP, FOR-90, H	Obtained R lar Panel: IT-PUMP, MINISP	ating	Year	Version S		
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe	<b>Sol</b> ESTARAP, FOR-90, F <b>r</b> : 17-262355	Obtained R lar Panel: HT-PUMP, MINISP	ating N	Year	Version S	Builders Required Adden	dums: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction (	Sol ESTARAP, FOR-90, F r: 17-262355 Contractors Board (C	Obtained R lar Panel: HT-PUMP, MINISP	ating N	Year	Version S		dums: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	Sol ESTARAP, FOR-90, F r: 17-262355 Contractors Board (C lotices Attached: N	Obtained R lar Panel: HT-PUMP, MINISP  NE CCB) Type: RES	ating N	Year	Version S	Builders Required Adden Builders Warranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	Sol ESTARAP, FOR-90, F r: 17-262355 Contractors Board (C lotices Attached: N Occupancy Obtained	Obtained R lar Panel: HT-PUMP, MINISP  NE CCB) Type: RES : N	ating N	Year	Version S	Builders Required Adden	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	Sol ESTARAP, FOR-90, F  r: 17-262355 Contractors Board (Clotices Attached: N Occupancy Obtained of Earnest Money: N	Obtained R lar Panel: HT-PUMP, MINISP  NE CB) Type: RES : N	ating N	Year	Version S	Builders Required Adden Builders Warranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	Sol ESTARAP, FOR-90, F r: 17-262355 Contractors Board (C lotices Attached: N Occupancy Obtained	Obtained R lar Panel: HT-PUMP, MINISP  NE CB) Type: RES : N	ating N	Year	Version S	Builders Required Adden Builders Warranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	Sol ESTARAP, FOR-90, F  r: 17-262355 Contractors Board (Clotices Attached: N Occupancy Obtained of Earnest Money: N	Obtained R lar Panel: HT-PUMP, MINISP  NE CCB) Type: RES : N Y Sy: BUYER	ating N	Year  OCTION SUPP  Desc:	Version S	Builders Required Adden Builders Warranty: Y Occupancy Certificate Da	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	Sol ESTARAP, FOR-90, F r: 17-262355 Contractors Board (C lotices Attached: N Occupancy Obtained of Earnest Money: N le Insurance - Paid B	Obtained R lar Panel: HT-PUMP, MINISP  NE CCB) Type: RES : N Y Sy: BUYER	ating N	Year  OCTION SUPP  PSC:  NNED COMM	Version S	Builders Required Adden Builders Warranty: Y Occupancy Certificate Da	

1/7/2020 5:13:50 PM

**ML#**: 18037191

Address: 4754 NE Going ST Portland 97218

© RMLS \*\*\* 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.

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

SCHOOL AVAILABILITY SUBJECT TO CHANGE.



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

Wrnty:

55+ w/Affidavit Y/N: N

Zoning: R3

County: MultnomahTax ID: R317991R317837R318046Elem: RiglerMiddle:BeaumontHigh: MadisonPropType:CONDONhood/Bldg:CULLYCC&Rs: N

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

Open Number of N

# Supplements: 4

GENERAL INFORMATION Lot Size: # Acres: Lot Dimensions: Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES **Body Water:** Seller Disc: **EXEMPT** RESIDENCE INFORMATION 540 **#Bath:** 1/1 2020 / UNDRCON Upper SQFT: SFSrc: Developer #Bdrms: **#LvI**: 2 Year Built: 452 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y Main SQFT: 992 0 #Fireplaces: Parking: DEEDED, OFF-STR **Exterior:** FIBRCEM, MANMADE Lower SQFT: 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 beautif

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 LvI: 1/0 Dining: M/ LAUNDRY: U/ Main LvI: 0/1 0/0 Lower LvI: **Total Bth:** 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ 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

18197643 Address: 4794 NE Going ST Portland 97218 ML#: 1/7/2020 5:13:51 PM ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: 2 # Stalls: # Bdrm: # Bath: Type: **Dimensions:** SQFT: Yr Built: Construction: Roof: 2 FIBRCEM, MANMADE COMP ADU 1515 1.5 2020 2020 FIBRCEM, MANMADE COMP Features: **ADU** BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP SAUNA, WOODFLR **RV-Park Dim:** # Att: # Det: Garage - Dim: SQFT: LvI: 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** Deck/Balcony Available: **Condo Conversion: Upper Condo Level:** # Units in complex: 23 Total Levels in Building: Deck/Balcony SQFT: **Elevator Acess:** Washer/Dryer Description: Deck/Balcony Dim.: FIr Plan/Unit Type: Yard: Storage Available: 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: ESTARAP, FOR-90, HT-PUMP, MINISPT **Energy Eff: 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:

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**Public:** 



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

Wrnty:

55+ w/Affidavit Y/N: N

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

Open
House:
Broker
Tour:

Upcoming
Open House:
Upcoming
Broker Tour:

# Supplements: 4

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

540 #Bdrms: **#Bath:** 1/1 2020 / UNDRCON Upper SQFT: SFSrc: Developer **#LvI**: 2 Year Built: 452 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y Main SQFT: 992 0 #Fireplaces: Parking: DEEDED, OFF-STR **Exterior:** FIBRCEM, MANMADE Lower SQFT:

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

URM:

Rd Surface:

REMARKS

**XSt/Dir:** NE 47th ave + NE Going St **Public:** Live your values in a beautiful new community or

**SLAB** 

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 LvI: 1/0 Dining: M/ LAUNDRY: U/ Main LvI: 0/1 0/0 Lower LvI: **Total Bth:** 1/1

FEATURES AND UTILITIES

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

Accessibility: Security: Internet:

Foundation:

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

			DITIONAL ST	RUCTURE(S	S) SUPPLEMENT			
# Structures:	2	# Stalls:						
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construc	ction:	Roof:
ADU		1515	2	1.5	2020 2020	_	Л, MANMADE Л, MANMADE	COMP COMP
Features:							•	
ADU	BATH, HEATED, SAUNA, WOODF	KITCHEN, POWE	R, SAUNA, ST	ORAGE, VY\	W-DBL, WOODFL	R, WORKS	HOP	
Garage - Dim:	SQFT:	LvI:	#	# Att:	# Det:	RV-Pa	rk Dim:	
Green Verifica	rs. Two sets of washer	•	GREEN / ENE		EMENT -			
	ition	Obtained R	ating \	<b>r</b> ear	Version S	Score	Date	
Type 1: Type 2: Reach Code:		l <b>ar Panel:</b> IT-PUMP, MINISP <sup>-</sup>	г			Score	Date	
Type 1: Type 2: Reach Code: Energy Eff: Public:	Sol ESTARAP, FOR-90, H	l <b>ar Panel:</b> IT-PUMP, MINISP <sup>-</sup>	J				- ***	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe	Sol ESTARAP, FOR-90, H er: 17-262313 Contractors Board (C	l <b>ar Panel:</b> IT-PUMP, MINISP <sup>-</sup> 	г			Builders R	Date  Required Addendu  Warranty: Y	ıms: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Number Construction Oregon CCB N	Sol ESTARAP, FOR-90, F er: 17-262313 Contractors Board (C Notices Attached: N Occupancy Obtained	lar Panel: ar-Pump, Minisp <sup>o</sup> NE CB) Type: RES N	г			Builders R Builders V	equired Addendu	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction Oregon CCB N Certificate of ( Early Release	Sol ESTARAP, FOR-90, H er: 17-262313 Contractors Board (C Notices Attached: N	lar Panel: ar-Pump, Minisp <sup>*</sup> NE  CB) Type: RES  N	T EW CONSTRU			Builders R Builders V	equired Addendu Varranty: Y	

1/7/2020 5:13:51 PM

**ML#**: 18316223

Address: 4794 NE Going ST Portland 97218

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

SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

Phone: <u>503-449-5537</u> E-mail: <u>jen@jenlundstrom.com</u>

 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

Wrnty:

55+ w/Affidavit Y/N: N

Zoning: R3

County: MultnomahTax ID: R317991R317837R318046Elem: RiglerMiddle:BeaumontHigh: MadisonPropType:CONDONhood/Bldg: CULLYCC&Rs:N

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

Open Nuse: Nupcoming Open House: Sroker Upcoming Tour: Nupcoming Broker Tour:

# Supplements: 4

**GENERAL INFORMATION** Lot Size: # Acres: Lot Dimensions: Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES **Body Water:** Seller Disc: **EXEMPT** RESIDENCE INFORMATION 540 **#Bath:** 1/1 **#LvI**: 2 2020 / UNDRCON Upper SQFT: SFSrc: Developer #Bdrms: Year Built: 452 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y Main SQFT: 992 0 #Fireplaces: Parking: DEEDED, OFF-STR **Exterior:** FIBRCEM, MANMADE Lower SQFT: 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 beautif

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 LvI: 1/0 Dining: M/ LAUNDRY: U/ Main LvI: 0/1 0/0 Lower LvI: **Total Bth:** 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOSL, 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:

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

18321799 ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: 2 # Stalls: # Bdrm: # Bath: Type: **Dimensions:** SQFT: Yr Built: Construction: Roof: 2 FIBRCEM, MANMADE COMP ADU 1515 1.5 2020 2020 FIBRCEM, MANMADE COMP Features: ADU BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP SAUNA, WOODFLR LvI: **RV-Park Dim:** # Att: # Det: Garage - Dim: SQFT: 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** Deck/Balcony Available: **Condo Conversion: Upper Condo Level:** # Units in complex: 23 Total Levels in Building: Deck/Balcony SQFT: **Elevator Acess:** Washer/Dryer Description: Deck/Balcony Dim.: FIr Plan/Unit Type: Yard: Storage Available: 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: ESTARAP, FOR-90, HT-PUMP, MINISPT **Energy Eff: 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:

1/7/2020 5:13:51 PM

Address: 4754 NE Going ST Portland 97218

ML#:

**Public:** 

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 Phone: 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 R318046 Tax ID: R317991 R317837 Elem: Rigler Middle: Beaumont Madison **ATTACHD** High: PropType: Nhood/Bldg:CULLY CC&Rs:

Wrnty:

55+ w/Affidavit Y/N: N

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

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 4

**GENERAL INFORMATION** Lot Size: # Acres: Lot Dimensions: 0-2,999SF Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES **Body Water:** Seller Disc: **EXEMPT** RESIDENCE INFORMATION #Bdrms: **#Bath:** 1/1 **#LvI**: 2 2020 / UNDRCON **Upper SQFT:** 550 SFSrc: Developer Year Built: Main SQFT: 520 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 1070 Lower SQFT: #Fireplaces: Parking: DEEDED, OFF-STR **Exterior:** FIBRCEM, MANMADE 0 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 LvI: 1/0 Dining: M/ LAUNDRY: U/ Main LvI: 0/1 0/0 Lower LvI: **Total Bth:** 1/1

FEATURES AND UTILITIES

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

Accessibility: Security: Internet:

DBLPANE, VYLFRAME Windows:

HT-PUMP EN-STAR, FOR-90, MINISPT Cool: Heat:

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:

HOA: Y Dues: /MO \$139 Other Dues:

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

CASH, CONV, FHA, VA Terms Considered:

**List Date** 7/27/2018

COMPARABLE INFORMATION

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

			DITIONAL ST	RUCTURE(S	) SUPPLEMENT		
# Structures:	2	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020 2020	FIBRCEM, MANMADE FIBRCEM, MANMADE	COMP COMP
Features:							
ADU	BATH, HEATED, SAUNA, WOODF	KITCHEN, POWEF	R, SAUNA, VY	W-DBL, WOO	DFLR, WORKSH	HOP	
Garage - Dim:	SQFT:	LvI:	#	# Att:	# Det:	RV-Park Dim:	
	s. Two sets of washer	•					
Green Verifica	tion	7		RGY SUPPLE (ear		Score Date	
Type 1: Type 2: Reach Code: Energy Eff:		Obtained Ra	ating Y			Score Date	
Type 1: Type 2: Reach Code: Energy Eff: Public:	<b>So</b> ESAC, ESTARAP, FC	Obtained Ra	ating Y	ear ear	Version S		
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe	So ESAC, ESTARAP, FC r: 17-262340 Contractors Board (0	Obtained Rallar Panel: DR-90, HT-PUMP, M  CCB) Type: RES	ating Y	ear ear	Version S	Builders Required Addend Builders Warranty: Y	lums: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of (	<b>So</b> ESAC, ESTARAP, FC <b>r</b> : 17-262340	Obtained Rallar Panel: DR-90, HT-PUMP, M  CCB) Type: RES I: N	ating Y	ear ear	Version S	Builders Required Addend	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	So ESAC, ESTARAP, FO r: 17-262340 Contractors Board (O lotices Attached: N Occupancy Obtained	Obtained Rallar Panel: DR-90, HT-PUMP, M  CCB) Type: RES I: N Y By: BUYER	ating Y IINISPT W CONSTRU	CTION SUPP	Version S	Builders Required Addend Builders Warranty: Y Occupancy Certificate Dat	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	So ESAC, ESTARAP, FO r: 17-262340 Contractors Board (Clotices Attached: N Occupancy Obtained of Earnest Money: le Insurance - Paid E	Obtained Rallar Panel: DR-90, HT-PUMP, M  CCB) Type: RES I: N Y By: BUYER	ating Y IINISPT W CONSTRU	CTION SUPP esc:	Version S	Builders Required Addend Builders Warranty: Y Occupancy Certificate Dat	

1/7/2020 5:13:51 PM

**ML#**: 18009472

Address: 4576 NE 47th AVE Portland 97218

© RMLS IM 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.

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

SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 Phone: 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 R318046 Tax ID: R317991 R317837 Elem: Rigler Middle: Beaumont Madison **ATTACHD** High: PropType: Nhood/Bldg:CULLY CC&Rs:

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

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 4

Wrnty: 55+ w/Affidavit Y/N: N **GENERAL INFORMATION** 

> # Acres: Lot Dimensions:

Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES

**Body Water:** Seller Disc: **EXEMPT** 

RESIDENCE INFORMATION

530 #Bdrms: **#Bath:** 1/1 2020 / UNDRCON **Upper SQFT:** SFSrc: Develpoer **#LvI**: 2 Year Built: Main SQFT: 462 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 992 Lower SQFT: 0 #Fireplaces: Parking: DEEDED **Exterior:** FIBRCEM, MANMADE

Total SQFT: 992 Addl. SQFT: #Gar: 0/,, Basement:

**RV Desc:** URM:

Rd Surface:

**REMARKS** 

XSt/Dir: NE 47th Ave + NE Going St. Public:

SLAB

0-2,999SF

Lot Size:

Foundation:

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 LvI: 1/0 Dining: M/ LAUNDRY: U/ Main LvI: 0/1 0/0 Lower LvI: **Total Bth:** 1/1

FEATURES AND UTILITIES

BI-MICO, DISHWAS, DISPOSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL Kitchen: 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

HT-PUMP EN-STAR, FOR-90, MINISPT Cool: Heat:

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:

HOA: Y Dues: /MO \$135 Other Dues:

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

CASH, CONV, FHA, VA Terms Considered:

**List Date** 7/27/2018

COMPARABLE INFORMATION

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

		<del></del> АІ	DDITIONAL ST	RUCTURE(S	S) SUPPLEMENT			
# Structures:	2	# Stalls:		•				
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Constru	ıction:	Roof:
ADU		1515	2	1.5	2020	FIBRCE	M, MANMADE	COMP
			_		2020		M, MANMADE	COMP
Features:							,	• • • • • • • • • • • • • • • • • • • •
ADU	BATH, KITCHEN, SAUNA, WOODF	,	A, STORAGE, V	YW-DBL, VY	/W-TRP, WOODF	LR, WORK	(SHOP	
Garage - Dim:	SQFT:	Lvi:	•	# Att:	# Det:	R\/_D	ark Dim:	
Garage - Dilli.	JQI I.	LVI.	,	7 All.	# Det.	17.4-1	aik Diiii.	
	s. Two sets of washers		GREEN / ENE	RGY SUPPL			D. C.	
Green Verifica	tion	Obtained R	lating \	/^~r				
			aung	⁄ear	Version S	core	Date	
Type 1:			adilig	rear	version 3	core	Date	
Type 2:	Sol		ading	real	version s	ocore	Date	
Type 2: Reach Code:		ar Panel:	Ū	rear	version s	ocore	Date	
Type 2: Reach Code: Energy Eff:	<b>Sol</b> : ESAC, ESTARAP, FOI	ar Panel:	Ū	eai	version s	core	Date	
Type 2: Reach Code:		ar Panel: R-90, HT-PUMP, I	MINISPT			ocore	Date	
Type 2: Reach Code: Energy Eff: Public:	ESAC, ESTARAP, FOI	ar Panel: R-90, HT-PUMP, I	Ū		PLEMENT -			me: N
Type 2: Reach Code: Energy Eff: Public: Permit Numbe	ESAC, ESTARAP, FOI r: 17-262359	ar Panel: R-90, HT-PUMP, I	MINISPT EW CONSTRU		PLEMENT -	Builders I	Required Addendu	ms: N
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction (	ESAC, ESTARAP, FOI r: 17-262359 Contractors Board (C	ar Panel: R-90, HT-PUMP, I	MINISPT EW CONSTRU		PLEMENT -	Builders I		ms: N
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	r: 17-262359 Contractors Board (Clotices Attached: N	ar Panel: R-90, HT-PUMP, I ———— NI CB) Type: RES	MINISPT EW CONSTRU		PLEMENT -	Builders I	Required Addendu Warranty: Y	
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of (	r: 17-262359 Contractors Board (Clotices Attached: N	ar Panel: R-90, HT-PUMP, I	MINISPT EW CONSTRU		PLEMENT -	Builders I	Required Addendu	
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	r: 17-262359 Contractors Board (Clotices Attached: Noccupancy Obtained: of Earnest Money: Y	ar Panel: R-90, HT-PUMP, I	MINISPT E <b>W CONSTRU</b>	CTION SUPP	PLEMENT -	Builders I	Required Addendu Warranty: Y	
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	r: 17-262359 Contractors Board (Clotices Attached: N	ar Panel: R-90, HT-PUMP, I	MINISPT E <b>W CONSTRU</b>		PLEMENT -	Builders I	Required Addendu Warranty: Y	
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	r: 17-262359 Contractors Board (Clotices Attached: Noccupancy Obtained: of Earnest Money: Y	ar Panel: R-90, HT-PUMP, I  CB) Type: RES  N y: BUYER	MINISPT  EW CONSTRU	CTION SUPP	PLEMENT -	Builders I Builders I Occupand	Required Addendu Warranty: Y	
Type 2: Reach Code: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit Public:	r: 17-262359 Contractors Board (Clotices Attached: Noccupancy Obtained: of Earnest Money: Yele Insurance - Paid By	ar Panel: R-90, HT-PUMP, I  CB) Type: RES  N y: BUYER	MINISPT  EW CONSTRU  De	CTION SUPF esc: INED COMM	PLEMENT -	Builders I Builders I Occupand	Required Addendu Warranty: Y	
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	r: 17-262359 Contractors Board (Clotices Attached: Noccupancy Obtained: of Earnest Money: Yele Insurance - Paid By	ar Panel: R-90, HT-PUMP, I  CB) Type: RES  N y: BUYER	MINISPT  EW CONSTRU	CTION SUPF esc: INED COMM	PLEMENT -	Builders I Builders I Occupand	Required Addendu Warranty: Y	

1/7/2020 5:13:51 PM

**ML#**: 18014108

Address: 4746 NE Going ST Portland 97218

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



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

Wrnty:

55+ w/Affidavit Y/N: N

Zoning: R3

County: MultnomahTax ID: R317991R317837R318046Elem: RiglerMiddle:BeaumontHigh: MadisonPropType:CONDONhood/Bldg: CULLYCC&Rs:N

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

Open House: Note Tour: Note Tour Not

# Supplements: 4

**GENERAL INFORMATION** Lot Size: # Acres: Lot Dimensions: Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES **Body Water:** Seller Disc: **EXEMPT** RESIDENCE INFORMATION 530 **#Bath:** 1/1 2020 / UNDRCON Upper SQFT: SFSrc: Develpoer #Bdrms: **#LvI**: 2 Year Built: 462 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y Main SQFT: 992 0 #Fireplaces: Parking: DEEDED **Exterior:** FIBRCEM, MANMADE Lower SQFT: 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 beautifu

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 LvI: 1/0 Dining: M/ LAUNDRY: U/ Main LvI: 0/1 Lower LvI: 0/0 **Total Bth:** 1/1

FEATURES AND UTILITIES

**Kitchen:** BI-MICO, DISHWAS, DISPOSL, 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. VYLFRAM

Windows: DBLPANE, VYLFRAME
Cool: HT-PUMP Hea

: 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

Address: 4746 NE Going ST Portland 97218 ML#: 18023351 1/7/2020 5:13:52 PM ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: 2 # Stalls: # Bdrm: # Bath: Type: **Dimensions:** SQFT: Yr Built: Construction: Roof: 2 FIBRCEM, MANMADE COMP ADU 1515 1.5 2020 2020 FIBRCEM, MANMADE COMP Features: ADU BATH, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, VYW-TRP, WOODFLR, WORKSHOP SAUNA, WOODFLR **RV-Park Dim:** Garage - Dim: LvI: # Att: # Det: SQFT: 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** Deck/Balcony Available: **Condo Conversion: Upper Condo Level:** # Units in complex: 23 Total Levels in Building: Deck/Balcony SQFT: **Elevator Acess:** Washer/Dryer Description: Deck/Balcony Dim.: FIr Plan/Unit Type: Yard: Storage Available: 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: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT **Energy Eff: 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:

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**Public:** 



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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** 

Wrnty:

55+ w/Affidavit Y/N: N

Zoning: R3

County: Multnomah Tax ID: R317991 R317837 R318046 Elem: Rigler Middle: Beaumont Madison CONDO High: PropType: Nhood/Bldg:CULLY CC&Rs:

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

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 4

**GENERAL INFORMATION** Lot Size: # Acres: Lot Dimensions: Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES **Body Water:** Seller Disc: **EXEMPT** RESIDENCE INFORMATION 530 **#Bath:** 1/1 2020 / UNDRCON Upper SQFT: SFSrc: Develpoer **#Bdrms**: 2 **#LvI**: 2 Year Built: 462 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y Main SQFT: 992 0 #Fireplaces: Parking: DEEDED **Exterior:** FIBRCEM, MANMADE Lower SQFT: 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 LvI: 1/0 Dining: M/ LAUNDRY: U/ Main LvI: 0/1 0/0 Lower LvI: **Total Bth:** 1/1

FEATURES AND UTILITIES

BI-MICO, DISHWAS, DISPOSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL Kitchen: 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: DBLPANE, VYLFRAME Windows:

HT-PUMP EN-STAR, FOR-90, MINISPT Cool: Heat:

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:

HOA: Y Dues: /MO \$135 Other Dues:

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

CASH, CONV, FHA, VA Terms Considered:

**List Date** 7/27/2018

COMPARABLE INFORMATION

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

18075249 Address: 4588 NE 47th AVE Portland 97218 ML#: 1/7/2020 5:13:52 PM ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: 2 # Stalls: # Bdrm: # Bath: Type: **Dimensions:** SQFT: Yr Built: Construction: Roof: 2 FIBRCEM, MANMADE COMP ADU 1515 1.5 2020 2020 FIBRCEM, MANMADE COMP Features: **ADU** BATH, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, VYW-TRP, WOODFLR, WORKSHOP SAUNA, WOODFLR **RV-Park Dim:** LvI: # Att: # Det: Garage - Dim: SQFT: 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** Deck/Balcony Available: **Condo Conversion: Upper Condo Level:** # Units in complex: 23 Total Levels in Building: Deck/Balcony SQFT: **Elevator Acess:** Washer/Dryer Description: Deck/Balcony Dim.: FIr Plan/Unit Type: Yard: Storage Available: 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: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT **Energy Eff: 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:

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**Public:** 



Meadows Group Inc., Realtors

Phone: <u>503-449-5537</u> **E-mail**: <u>jen@jenlundstrom.com</u>

 RESIDENTIAL
 Status:
 ACT
 1/7/2020
 5:13:52 PM

 ML#:
 18339046
 Area:
 142
 List Price:
 \$425,000

 Addr:4576 NE 47th AVE
 Unit#:

City: Portland Zip: 97218 Condo Loc: TOWNHSE

Wrnty:

55+ w/Affidavit Y/N: N

Zoning: R3

County: MultnomahTax ID: R317991R317837R318046Elem: RiglerMiddle:BeaumontHigh: MadisonPropType:CONDONhood/Bldg: CULLYCC&Rs:N

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

Open House:
Broker Tour:

Upcoming Open House:
Upcoming Upcoming Broker Tour:

# Supplements: 4

**GENERAL INFORMATION** Lot Size: # Acres: Lot Dimensions: Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES **Body Water:** Seller Disc: **EXEMPT** RESIDENCE INFORMATION **#Bdrms**: 2 **#Bath:** 1/1 2020 / UNDRCON Upper SQFT: 550 SFSrc: Developer **#LvI**: 2 Year Built: 520 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y Main SQFT: 1070 #Fireplaces: Parking: DEEDED, OFF-STR **Exterior:** FIBRCEM, MANMADE Lower SQFT: 0 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 beautif

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 LvI: 1/0 Dining: M/ LAUNDRY: U/ Main LvI: 0/1 0/0 Lower LvI: **Total Bth:** 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOSL, 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:

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: 2 # Stalls: # Bdrm: # Bath: Type: **Dimensions:** SQFT: Yr Built: Construction: Roof: 2 FIBRCEM, MANMADE COMP ADU 1515 1.5 2020 2020 FIBRCEM, MANMADE COMP Features: ADU BATH, HEATED, KITCHEN, POWER, SAUNA, VYW-DBL, WOODFLR, WORKSHOP SAUNA, WOODFLR Garage - Dim: # Att: # Det: **RV-Park Dim:** SQFT: LvI: 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** Deck/Balcony Available: **Condo Conversion: Upper Condo Level:** # Units in complex: 23 Total Levels in Building: Deck/Balcony SQFT: **Elevator Acess:** Washer/Dryer Description: Deck/Balcony Dim.: FIr Plan/Unit Type: Yard: Storage Available: 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: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT **Energy Eff: 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:

1/7/2020 5:13:52 PM

Address: 4576 NE 47th AVE Portland 97218

ML#:

**Public:** 

18339046

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 Phone: 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 R318046 Tax ID: R317991 R317837 Elem: Rigler Middle: Beaumont Madison **ATTACHD** High: PropType: Nhood/Bldg: CC&Rs:

Wrnty:

55+ w/Affidavit Y/N: N

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

NUpcoming Open House: Open House: Nupcoming Number Tour: **Broker** Tour:

# Supplements: 4

**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 530 #Bdrms: **#Bath:** 1/1 2020 / UNDRCON **Upper SQFT:** SFSrc: Develpoer **#LvI**: 2 Year Built: Main SQFT: 462 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 992 #Fireplaces: Lower SQFT: 0 Parking: DEEDED **Exterior:** FIBRCEM, MANMADE

**REMARKS** 

Total SQFT: 992 Addl. SQFT: #Gar: 0/,, Basement: **RV Desc:** URM:

Foundation: SLAB Rd Surface:

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 LvI: 1/0 Dining: M/ LAUNDRY: U/ Main LvI: 0/1 0/0 Lower LvI: **Total Bth:** 1/1

FEATURES AND UTILITIES

BI-MICO, DISHWAS, DISPOSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL Kitchen: 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: DBLPANE, VYLFRAME Windows:

HT-PUMP EN-STAR, FOR-90, MINISPT Cool: Heat:

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: /MO \$135 Other Dues:

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

CASH, CONV, FHA, VA Terms Considered:

**List Date** 7/27/2018

COMPARABLE INFORMATION

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

		AL	DITIONAL ST	RUCTURE(S	S) SUPPLEMENT	·		
# Structures:	2	# Stalls:		,	•			
Туре:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Constru	ction:	Roof:
ADU		1515	2	1.5	2020	FIBRCE	M, MANMADE	COMP
, 1,50		1010	_	1.0	2020		M, MANMADE	COMP
Features:					2020		WI, 1717 II WIND WE	00
ADU	BATH, KITCHEN, SAUNA, WOODF	,	, STORAGE, \	YW-DBL, VY	W-TRP, WOODF	LR, WORK	SHOP	
Garage - Dim:	SQFT:	Lvi:	;	# Att:	# Det:	RV-Pa	ark Dim:	
					•••			
Green Verifica	tion		GREEN / ENE	RGY SUPPLI rear		Score	Date	
	tion	Obtained R	ating	rear	version S	score	Date	
Type 1:								
Type 2:								
Type 2: Reach Code:		ar Panel:	ANNORT					
Type 2: Reach Code: Energy Eff:	<b>Sol</b> ESAC, ESTARAP, FO		MINISPT					
Type 2: Reach Code:		R-90, HT-PUMP, N						
Type 2: Reach Code: Energy Eff: Public:	ESAC, ESTARAP, FO	R-90, HT-PUMP, N	//INISPT	CTION SUPF				
Type 2: Reach Code: Energy Eff: Public: Permit Numbe	ESAC, ESTARAP, FO r: 17-262352	R-90, HT-PUMP, N		CTION SUPF			Required Addendu	ms: N
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction (	r: 17-262352 Contractors Board (C	R-90, HT-PUMP, N		CTION SUPP			Required Addendu Warranty: Y	ms: N
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	r: 17-262352 Contractors Board (Clotices Attached: N	R-90, HT-PUMP, N		CTION SUPP		Builders V	Warranty: Y	
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of (	r: 17-262352 Contractors Board (Clotices Attached: N	R-90, HT-PUMP, N  NE  CB) Type: RES		CTION SUPP		Builders V	•	
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	r: 17-262352 Contractors Board (Clotices Attached: N Occupancy Obtained: of Earnest Money: Y	R-90, HT-PUMP, NE  CB) Type: RES	EW CONSTRU			Builders V	Warranty: Y	
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	r: 17-262352 Contractors Board (Clotices Attached: N	R-90, HT-PUMP, NE  CB) Type: RES  N  y: BUYER	EW CONSTRU De	esc:		Builders V	Warranty: Y	
Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	r: 17-262352 Contractors Board (Clotices Attached: N Occupancy Obtained: of Earnest Money: Y	R-90, HT-PUMP, NE  CB) Type: RES  N  y: BUYER	EW CONSTRU De	esc:		Builders V	Warranty: Y	
Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	r: 17-262352 Contractors Board (Clotices Attached: Noccupancy Obtained: of Earnest Money: Yele Insurance - Paid B	R-90, HT-PUMP, NE  CB) Type: RES  N  y: BUYER	EW CONSTRU De	esc: INED COMM		Builders V	Warranty: Y	
Type 2: Reach Code: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit Public:	r: 17-262352 Contractors Board (Clotices Attached: Noccupancy Obtained: of Earnest Money: Yele Insurance - Paid B	R-90, HT-PUMP, NE  CB) Type: RES  N  y: BUYER	EW CONSTRU De HOUSE / PLAN	esc: INED COMM	UNITY SUPPLEN	Builders V	Warranty: Y	

1/7/2020 5:13:52 PM

**ML#**: 18456706

Address: 4588 NE 47th AVE Portland 97218

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



Meadows Group Inc., Realtors

Phone: <u>503-449-5537</u> E-mail: <u>jen@jenlundstrom.com</u>

 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

Wrnty:

55+ w/Affidavit Y/N: N

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

Open Nupcoming
House: Open House:
Broker Upcoming
Tour: Broker Tour:
# Supplements: 4

" cappionicities 1

**GENERAL INFORMATION** Lot Size: # Acres: Lot Dimensions: 0-2,999SF Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES **Body Water:** Seller Disc: **EXEMPT** RESIDENCE INFORMATION #Bdrms: **#Bath:** 1/1 **#LvI**: 2 2020 / UNDRCON **Upper SQFT:** 550 SFSrc: Developer Year Built: Main SQFT: 520 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 1070 Lower SQFT: #Fireplaces: Parking: DEEDED, OFF-STR **Exterior:** FIBRCEM, MANMADE 0 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 beautif

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 LvI: 1/0 Dining: M/ LAUNDRY: U/ Main LvI: 0/1 0/0 Lower LvI: **Total Bth:** 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOSL, 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:

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

		4.5	DITIONAL OF		N 011001 EMENT			
		——— AL	IDITIONAL ST	KUC I UKE(S	S) SUPPLEMENT			
# Structures:	2	# Stalls:		•	,			
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Constru	uction:	Roof:
ADU .		1515	2	1.5	2020	FIBRCE	M, MANMADE	COMP
			_		2020		EM, MANMADE	COMP
Features:							,	
ADU	BATH, HEATED, I SAUNA, WOODF		R, SAUNA, VY	W-DBL, WO	ODFLR, WORKSH	HOP		
Garage - Dim:	·	LvI:	#	# Att:	# Det:	RV-P	Park Dim:	
	s. Ã, Two sets of was	•	GREEN / ENE		EMENT -			
		<del></del> (	GREEN / ENEI	RGY SUPPL	EMENT -			
Green Verifica	tion	Obtained R	ating \	<b>r</b> ear	Version S	Score	Date	
Type 1: Type 2: Reach Code:		ar Panel:	-	/ear	Version S	Score	Date	
Type 1: Type 2: Reach Code: Energy Eff:	Sol	<b>ar Panel:</b> R-90, HT-PUMP, N	-			Score	Date	
Type 1: Type 2: Reach Code: Energy Eff:	<b>Sol</b> ESAC, ESTARAP, FO	<b>ar Panel:</b> R-90, HT-PUMP, N	MINISPT		PLEMENT -		Date Required Addendu	ms: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe	<b>Sol</b> ESAC, ESTARAP, FO	<b>ar Panel:</b> R-90, HT-PUMP, N	MINISPT		PLEMENT -	Builders I		ms: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction (	Sol ESAC, ESTARAP, FO r: 17-262340	<b>ar Panel:</b> R-90, HT-PUMP, N	MINISPT		PLEMENT -	Builders I	Required Addendu	ms: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	Sol ESAC, ESTARAP, FO r: 17-262340 Contractors Board (C	ar Panel: R-90, HT-PUMP, N ——— NE CB) Type: RES	MINISPT		PLEMENT -	Builders Builders	Required Addendu	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of (	Solates Attached: N	ar Panel: R-90, HT-PUMP, N ————————————————————————————————————	MINISPT		PLEMENT -	Builders Builders	Required Addendu Warranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	Solates Attached: N	ar Panel: R-90, HT-PUMP, N  NE  CB) Type: RES	MINISPT		PLEMENT -	Builders Builders	Required Addendu Warranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	Solates Attached: Noccupancy Obtained: of Earnest Money: Y	ar Panel: R-90, HT-PUMP, N  NE  CB) Type: RES	MINISPT	CTION SUPP	PLEMENT -	Builders Builders	Required Addendu Warranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit Public:	Sola ESAC, ESTARAP, FOI er: 17-262340 Contractors Board (C lotices Attached: N Occupancy Obtained: of Earnest Money: Yelle Insurance - Paid B	ar Panel: R-90, HT-PUMP, N	MINISPT EW CONSTRU De	CTION SUP!	PLEMENT -	Builders Builders Occupan	Required Addendu Warranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	Sola ESAC, ESTARAP, FOI er: 17-262340 Contractors Board (C lotices Attached: N Occupancy Obtained: of Earnest Money: Yelle Insurance - Paid B	ar Panel: R-90, HT-PUMP, N	MINISPT EW CONSTRU De	CTION SUP! esc: INED COMM	PLEMENT -	Builders Builders Occupan	Required Addendu Warranty: Y	

1/7/2020 5:13:52 PM

**ML#**: 18492492

Address: 4572 NE 47th AVE Portland 97218

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



Meadows Group Inc., Realtors

Phone: <u>503-449-5537</u> **E-mail**: <u>jen@jenlundstrom.com</u>

 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

Wrnty:

55+ w/Affidavit Y/N: N

Zoning: R3

County: MultnomahTax ID: R317991R317837R318046Elem: RiglerMiddle:BeaumontHigh: MadisonPropType:CONDONhood/Bldg:CULLYCC&Rs:N

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

Open Number of N

# Supplements: 4

GENERAL INFORMATION Lot Size: # Acres: Lot Dimensions: Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES **Body Water:** Seller Disc: **EXEMPT** RESIDENCE INFORMATION 550 **#Bdrms**: 2 **#Bath:** 1/1 **#LvI**: 2 2020 / UNDRCON Upper SQFT: SFSrc: Developer Year Built: Main SQFT: 520 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 1070 #Fireplaces: Parking: DEEDED, OFF-STR **Exterior:** FIBRCEM, MANMADE Lower SQFT: 0 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 beautif

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 LvI: 1/0 Dining: M/ LAUNDRY: U/ Main LvI: 0/1 Lower LvI: 0/0 **Total Bth:** 1/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOSL, 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

ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: 2 # Stalls: # Bdrm: # Bath: Type: **Dimensions:** SQFT: Yr Built: Construction: Roof: 2 FIBRCEM, MANMADE COMP ADU 1515 1.5 2020 2020 FIBRCEM, MANMADE COMP Features: **ADU** BATH, HEATED, KITCHEN, POWER, SAUNA, VYW-DBL, WOODFLR, WORKSHOP SAUNA, WOODFLR # Att: # Det: **RV-Park Dim:** Garage - Dim: SQFT: LvI: Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Ã, 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 Acess:** Washer/Dryer Description: Deck/Balcony Dim.: FIr Plan/Unit Type: Yard: Storage Available: 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: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT **Energy Eff: 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:** 

1/7/2020 5:13:52 PM

Address: 4572 NE 47th AVE Portland 97218

ML#:

18583776

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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 R318046 Tax ID: R317991 R317837 Elem: Rigler Middle: Beaumont Madison **ATTACHD** High: PropType: Nhood/Bldg:CULLY CC&Rs:

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

NUpcoming Open House: Open House: Nupcoming Number Tour: **Broker** Tour:

# Supplements: 4

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

Lot Dimensions:

Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES

**Body Water:** Seller Disc: **EXEMPT** 

RESIDENCE INFORMATION

680 #Bdrms: **#Bath**: 2/0 2020 / UNDRCON Upper SQFT: SFSrc: Develpoer **#LvI**: 2 Year Built: Main SQFT: TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 713 1393 #Fireplaces: Parking: DEEDED **Exterior:** FIBRCEM, MANMADE Lower SQFT: 0

Total SQFT: 1393 Addl. SQFT: #Gar: 0/,, Basement:

URM: **RV Desc:** Foundation: **SLAB** Rd Surface:

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

0-2,999SF

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,

**REMARKS** 

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

# Acres:

APPROXIMATE ROOM SIZES AND DESCRIPTIONS Living: M/ Mstr Bd: U/ Bths - Full/Part Kitchen: M/ 2nd Bd: U/ Upper LvI: 1/0 Dining: M/ 3rd Bed: U/ Main LvI: 1/0 LAUNDRY: U/ Lower LvI: 0/0 Total Bth: 2/0

FEATURES AND UTILITIES

BI-MICO, DISHWAS, DISPOSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL Kitchen: 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

HT-PUMP EN-STAR, FOR-90, MINISPT Cool: Heat:

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:

HOA: Y /MO Dues: \$168 Other Dues:

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

CASH, CONV, FHA, VA Terms Considered:

**List Date** 7/27/2018

Lot Size:

COMPARABLE INFORMATION

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

		AL	DDITIONAL ST	RUCTURE(S	S) SUPPLEMENT	-	
# Structures:	2	# Stalls:		•	•		
Туре:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
ADU		1515	2	1.5	2020	FIBRCEM, MANMADE	COMP
, 150		10.10	_	1.0	2020	FIBRCEM, MANMADE	COMP
Features:							
ADU	BATH, HEATED, I SAUNA, WOODF	KITCHEN, POWE LR	R, SAUNA, ST	ORAGE, VY\	W-DBL, WOODFL	R, WORKSHOP	
Garage - Dim:	SQFT:	LvI:	#	# Att:	# Det:	RV-Park Dim:	
	s. Two sets of washers		GREEN / ENEI	RGY SUPPL		<b></b>	
<b>Green Verifica</b>	tion	Obtained R	ating Y	'ear	Version S	Score Date	
Type 1:							
Type 2: Reach Code:	<b>Sol</b> ESAC, ESTARAP, FO						
Type 2: Reach Code: Energy Eff: Public:	ESAC, ESTARAP, FO	R-90, HT-PUMP, N	MINISPT E <b>W CONSTRU</b>	CTION SUPP			N
Type 2: Reach Code: Energy Eff: Public: Permit Numbe	ESAC, ESTARAP, FO r: 17-262350	R-90, HT-PUMP, <b>N</b>	EW CONSTRU	CTION SUPF		Builders Required Addence	dums: N
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction (	esac, estarap, fo r: 17-262350 Contractors Board (C	R-90, HT-PUMP, <b>N</b>	EW CONSTRU	CTION SUPP		Builders Required Addenc Builders Warranty: Y	dums: N
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	er: 17-262350 Contractors Board (Clotices Attached: N	R-90, HT-PUMP, N. N. N. RES	EW CONSTRU	CTION SUPP		Builders Warranty: Y	
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of (	er: 17-262350 Contractors Board (Clotices Attached: N	R-90, HT-PUMP, N. N. N. R-90	EW CONSTRU	CTION SUPP			
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	r: 17-262350 Contractors Board (Clotices Attached: N Occupancy Obtained: of Earnest Money: N	R-90, HT-PUMP, N NECB) Type: RES  N	EW CONSTRU			Builders Warranty: Y	
Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	er: 17-262350 Contractors Board (Clotices Attached: N	R-90, HT-PUMP, NECB) Type: RES  NY Sy: BUYER	EW CONSTRU	sc:		Builders Warranty: Y Occupancy Certificate Date	
Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit Public:	r: 17-262350 Contractors Board (Clotices Attached: N Dccupancy Obtained: of Earnest Money: N le Insurance - Paid B	R-90, HT-PUMP, NECB) Type: RES  NY Sy: BUYER	EW CONSTRU De HOUSE / PLAN	sc: INED COMM	UNITY SUPPLEN	Builders Warranty: Y Occupancy Certificate Date	
Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	r: 17-262350 Contractors Board (Clotices Attached: N Dccupancy Obtained: of Earnest Money: N le Insurance - Paid B	R-90, HT-PUMP, NECB) Type: RES  NY Sy: BUYER	EW CONSTRU	sc: INED COMM		Builders Warranty: Y Occupancy Certificate Date	

1/7/2020 5:13:53 PM

**ML#**: 18166305

Address: 4548 NE 47th AVE Portland 97218

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



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

RESIDENTIAL 1/7/2020 Status: ACT 5:13:53 PM ML#: 18231592 Area: 142 List Price: \$495,000 Addr:4548 NE 47th AVE Unit#:

City: Portland **Zip:** 97218 Condo Loc: **TOWNHSE** 

Wrnty:

55+ w/Affidavit Y/N: N

Zoning: R3

County: Multnomah Tax ID: R317991 R317837 R318046 Elem: Rigler Middle: Beaumont Madison CONDO High: PropType: Nhood/Bldg:CULLY CC&Rs:

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

NUpcoming Open House: Open House: Nupcoming Number Tour: **Broker** Tour:

# Supplements: 4

GENERAL INFORMATION Lot Size: # Acres: Lot Dimensions: Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES **Body Water:** Seller Disc: **EXEMPT** RESIDENCE INFORMATION 680 #Bdrms: **#Bath**: 2/0 2020 / UNDRCON Upper SQFT: SFSrc: Develpoer **#LvI**: 2 Year Built: 713 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y Main SQFT: 1393 #Fireplaces: Parking: DEEDED **Exterior:** FIBRCEM, MANMADE Lower SQFT: 0 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 LvI: 1/0 Dining: M/ 3rd Bed: U/ Main LvI: 1/0 LAUNDRY: U/ Lower LvI: 0/0 Total Bth: 2/0

FEATURES AND UTILITIES

BI-MICO, DISHWAS, DISPOSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL Kitchen: 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: DBLPANE, VYLFRAME Windows:

HT-PUMP EN-STAR, FOR-90, MINISPT Cool: Heat:

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:

HOA: Y /MO Dues: \$168 Other Dues:

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

CASH, CONV, FHA, VA Terms Considered:

**List Date** 7/27/2018

COMPARABLE INFORMATION

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: 2 # Stalls: # Bdrm: # Bath: Type: **Dimensions:** SQFT: Yr Built: Construction: Roof: 2 FIBRCEM, MANMADE COMP ADU 1515 1.5 2020 2020 FIBRCEM, MANMADE COMP Features: **ADU** BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP SAUNA, WOODFLR **RV-Park Dim:** # Att: # Det: Garage - Dim: SQFT: LvI: 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** Deck/Balcony Available: **Condo Conversion: Upper Condo Level:** # Units in complex: 23 Total Levels in Building: Deck/Balcony SQFT: **Elevator Acess:** Washer/Dryer Description: Deck/Balcony Dim.: FIr Plan/Unit Type: Yard: Storage Available: 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: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT **Energy Eff: 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:** 

1/7/2020 5:13:53 PM

Address: 4548 NE 47th AVE Portland 97218

ML#:

18231592

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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 Madison CONDO High: PropType: Nhood/Bldg:CULLY CC&Rs:

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

NUpcoming Open House: Open House: Nupcoming Number Tour: 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

Rd Surface:

**Body Water:** Seller Disc: **EXEMPT** 

RESIDENCE INFORMATION

#Bdrms: **#Bath:** 2/1 2020 / UNDRCON Upper SQFT: 787 SFSrc: Develpoer **#LvI**: 2 Year Built: Main SQFT: 787 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 1574 Lower SQFT: #Fireplaces: Parking: DEEDED **Exterior:** FIBRCEM, MANMADE 0

Total SQFT: 1574 Addl. SQFT: #Gar: 0/,, Basement:

URM: **RV Desc:** 

**REMARKS** 

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

**SLAB** 

Foundation:

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 LvI: 2/0 Dining: M/ 3rd Bed: U/ Main LvI: 0/1 Lower LvI: 0/0 4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR 2/1

Total Bth:

FEATURES AND UTILITIES

BI-MICO, DISHWAS, DISPOSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL Kitchen: 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

HT-PUMP EN-STAR, FOR-90, MINISPT Cool: Heat:

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:

HOA: Y /MO Dues: \$183 Other Dues:

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

CASH, CONV, FHA, VA Terms Considered:

**List Date** 7/27/2018

COMPARABLE INFORMATION

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

Address: 4556 NE 47th AVE Portland 97218 ML#: 18184243 1/7/2020 5:13:53 PM ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: 2 # Stalls: # Bdrm: # Bath: Type: **Dimensions:** SQFT: Yr Built: Construction: Roof: 2 FIBRCEM, MANMADE COMP ADU 1515 1.5 2020 2020 FIBRCEM, MANMADE COMP Features: ADU BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP SAUNA, WOODFLR **RV-Park Dim:** Garage - Dim: # Att: # Det: SQFT: LvI: 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** Deck/Balcony Available: **Condo Conversion: Upper Condo Level:** # Units in complex: 23 Total Levels in Building: Deck/Balcony SQFT: **Elevator Acess:** Washer/Dryer Description: Deck/Balcony Dim.: FIr Plan/Unit Type: Yard: Storage Available: 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: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT **Energy Eff: 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:

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**Public:** 



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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 R318046 Tax ID: R317991 R317837 Elem: Rigler Middle: Beaumont Madison **ATTACHD** High: PropType: Nhood/Bldg:CULLY CC&Rs:

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

NUpcoming Open House: Open House: Nupcoming Number Tour: **Broker** Tour: # Supplements: 4

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

# Acres: Lot Dimensions:

Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES

**Body Water:** Seller Disc: **EXEMPT** 

RESIDENCE INFORMATION

#Bdrms: **#Bath:** 2/1 2020 / UNDRCON Upper SQFT: 787 SFSrc: Develpoer **#LvI**: 2 Year Built:

Main SQFT: 787 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 1574 #Fireplaces: Parking: DEEDED **Exterior:** FIBRCEM, MANMADE Lower SQFT: 0

Total SQFT: 1574 Addl. SQFT: #Gar: 0/,, Basement:

URM: **RV Desc:** Foundation: **SLAB** Rd Surface:

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

0-2,999SF

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,

**REMARKS** 

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 LvI: 2/0 Dining: M/ 3rd Bed: U/ Main LvI:

> 4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR

> > Total Bth:

Lower LvI: 0/0

0/1

2/1

FEATURES AND UTILITIES

BI-MICO, DISHWAS, DISPOSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL Kitchen: 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:

Lot Size:

DBLPANE, VYLFRAME Windows:

HT-PUMP EN-STAR, FOR-90, MINISPT Cool: Heat:

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:

HOA: Y /MO Dues: \$183 Other Dues:

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

CASH, CONV, FHA, VA Terms Considered:

**List Date** 7/27/2018

COMPARABLE INFORMATION

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

		A F	DITIONAL CT	DIICTLIDE/	CUDDLEMENT			
		- AL	IDITIONAL ST	KUCI UKE(3	S) SUPPLEMENT			
# Structures:	2	# Stalls:		•	,			
Туре:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Constructi	on:	Roof:
ADU		1515	2	1.5	2020	FIBRCEM	MANMADE	COMP
ND O		1010	_	1.0	2020	•	MANMADE	COMP
Features:					2020	i ibitoLivi,	1VI) (1 VIVI) (D L	COM
ADU	RATH HEATED	KITCHEN, POWER	R SALINA ST	ORAGE VYV	N-DBI WOODEI	R WORKSH	ΩP	
ADO	SAUNA. WOODF		τ, οποιτί, στ	O1010E, V1V	V-DDL, WOODI L	it, worthorn	O1	
Garage - Dim:	SQFT:	Lvl:	1	# Att:	# Det:	RV-Parl	c Dim:	
ourugo omini	<b>54.</b>		•		201.			
Dublice Demos		ما ما ما المائد		<b></b>		T	a t la a dua a ua a	h = 4h == = ===
	shared common hous			=	nd private gatnerii	ngs. Two gue	st begrooms and	bathroom
upstair	s. Two sets of washers	s/dryers. Sauna ho	use on site, to	o!				
			GREEN / ENEI	RGY SUPPLI	EMENT -			
Green Verifica	tion	Obtained Ra	ating Y	'ear	Version S	core	Date	
	tion	Obtained Ra	ating Y	'ear	Version S	Score	Date	
Type 1:	tion	Obtained Ra	ating Y	'ear	Version S	core	Date	
Type 1: Type 2:			ating Y	ear ear	Version S	Score	Date	
Type 1: Type 2: Reach Code:	Sol	ar Panel:	J	'ear	Version S	Score	Date	
Type 1: Type 2: Reach Code: Energy Eff:		ar Panel:	J	'ear	Version S	Score	Date	
Type 1: Type 2: Reach Code:	Sol	<b>ar Panel:</b> R-90, HT-PUMP, N	MINISPT			Score	Date	
Type 1: Type 2: Reach Code: Energy Eff: Public:	<b>Sol</b> ESAC, ESTARAP, FO	<b>ar Panel:</b> R-90, HT-PUMP, N	J		PLEMENT -			
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe	<b>Sol</b> ESAC, ESTARAP, FO <b>r</b> : 17-262297	<b>ar Panel:</b> R-90, HT-PUMP, N	MINISPT		PLEMENT -	Builders Rec	quired Addendu	ms: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction (	Sol ESAC, ESTARAP, FO r: 17-262297 Contractors Board (C	<b>ar Panel:</b> R-90, HT-PUMP, N	MINISPT		PLEMENT -		quired Addendu	ms: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	Sol ESAC, ESTARAP, FO r: 17-262297 Contractors Board (C lotices Attached: N	ar Panel: R-90, HT-PUMP, M ————————————————————————————————————	MINISPT		PLEMENT -	Builders Rec	quired Addendu	ms: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	Sol ESAC, ESTARAP, FO r: 17-262297 Contractors Board (C	ar Panel: R-90, HT-PUMP, M ————————————————————————————————————	MINISPT		PLEMENT -	Builders Red Builders Wa	quired Addendu	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	Sol ESAC, ESTARAP, FO r: 17-262297 Contractors Board (C lotices Attached: N	ar Panel: R-90, HT-PUMP, N  NE CB) Type: RES	MINISPT		PLEMENT -	Builders Red Builders Wa	quired Addendu rranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	Sol ESAC, ESTARAP, FO r: 17-262297 Contractors Board (C lotices Attached: N Occupancy Obtained of Earnest Money: N	ar Panel: R-90, HT-PUMP, N  NE CB) Type: RES N	MINISPT		PLEMENT -	Builders Red Builders Wa	quired Addendu rranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	Sol ESAC, ESTARAP, FO r: 17-262297 Contractors Board (C lotices Attached: N Occupancy Obtained	ar Panel: R-90, HT-PUMP, N  NE CB) Type: RES N	MINISPT	CTION SUPP	PLEMENT -	Builders Red Builders Wa	quired Addendu rranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	Sol ESAC, ESTARAP, FO r: 17-262297 Contractors Board (C lotices Attached: N Occupancy Obtained of Earnest Money: N	ar Panel: R-90, HT-PUMP, N	MINISPT  EW CONSTRU	CTION SUPP	PLEMENT –	Builders Red Builders Wa Occupancy	quired Addendu rranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit Public:	Sol ESAC, ESTARAP, FO r: 17-262297 Contractors Board (C lotices Attached: N Occupancy Obtained: of Earnest Money: N le Insurance - Paid B	ar Panel: R-90, HT-PUMP, N	INISPT  OUSE / PLAN	CTION SUPF sc: INED COMM	PLEMENT -	Builders Red Builders Wa Occupancy	quired Addendu rranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	Sol ESAC, ESTARAP, FO r: 17-262297 Contractors Board (C lotices Attached: N Occupancy Obtained: of Earnest Money: N le Insurance - Paid B	ar Panel: R-90, HT-PUMP, N	MINISPT  EW CONSTRU	CTION SUPF sc: INED COMM	PLEMENT –	Builders Red Builders Wa Occupancy	quired Addendu rranty: Y	

1/7/2020 5:13:53 PM

**ML#**: 18222586

Address: 4798 NE Going ST Portland 97218

© RMLS \*\*\* 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.

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

SCHOOL AVAILABILITY SUBJECT TO CHANGE.



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

Wrnty:

55+ w/Affidavit Y/N: N

Zoning: R3

County: MultnomahTax ID: R317991R317837R318046Elem: RiglerMiddle:BeaumontHigh: MadisonPropType:CONDONhood/Bldg: CULLYCC&Rs:N

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

Open Number of N

# Supplements: 4

GENERAL INFORMATION Lot Size: # Acres: Lot Dimensions: Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES **Body Water:** Seller Disc: **EXEMPT** RESIDENCE INFORMATION **#Bath:** 2/1 2020 / UNDRCON Upper SQFT: 787 SFSrc: Develpoer #Bdrms: **#LvI**: 2 Year Built: Main SQFT: 787 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 1574 #Fireplaces: Parking: DEEDED **Exterior:** FIBRCEM, MANMADE Lower SQFT: 0 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 beautif

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 LvI: 2/0 Dining: M/ 3rd Bed: U/ Main LvI: 0/1 Lower LvI: 0/0 4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR Total Bth: 2/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL 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:

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

ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: 2 # Stalls: # Bdrm: # Bath: Type: **Dimensions:** SQFT: Yr Built: Construction: Roof: 2 FIBRCEM, MANMADE COMP ADU 1515 1.5 2020 2020 FIBRCEM, MANMADE COMP Features: ADU BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP SAUNA, WOODFLR **RV-Park Dim:** Garage - Dim: # Att: # Det: SQFT: LvI: 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** Deck/Balcony Available: **Condo Conversion: Upper Condo Level:** # Units in complex: 23 Total Levels in Building: Deck/Balcony SQFT: **Elevator Acess:** Washer/Dryer Description: Deck/Balcony Dim.: FIr Plan/Unit Type: Yard: Storage Available: 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: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT **Energy Eff: 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:

1/7/2020 5:13:53 PM

Address: 4798 NE Going ST Portland 97218

ML#:

**Public:** 

18362954

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



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 House:
Broker Tour:

Upcoming Open House:
Upcoming Upcoming Broker Tour:

# Supplements: 4

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

GENERAL INFORMATION

# Acres: Lot Dimensions:

Wtfrnt: View: SEASONL, TREEWOOD Lot Desc: LEVEL, TREES

Rd Surface:

Body Water: Seller Disc: EXEMPT

RESIDENCE INFORMATION

#Bdrms: **#Bath:** 2/1 2020 / UNDRCON Upper SQFT: 787 SFSrc: Develpoer **#LvI**: 2 Year Built: Main SQFT: 787 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 1574 Lower SQFT: #Fireplaces: Parking: DEEDED **Exterior:** FIBRCEM, MANMADE 0

Total SQFT: 1574 Addl. SQFT: #Gar: 0/, , Basement:

URM:

REMARKS

**XSt/Dir:** NE 47th ave + NE Going St. **Public:** Live your values in a beautifu

**SLAB** 

0-2,999SF

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 LvI: 2/0 Dining: M/ 3rd Bed: U/ Main LvI: 0/1 Lower LvI: 0/0 4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR Total Bth: 2/1

FEATURES AND UTILITIES

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

Accessibility: Security: Internet:

Lot Size:

Foundation:

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:

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

		<del></del> А	DDITIONAL ST	<i>RUCTURE(S</i>	S) SUPPLEMENT	·	
# Structures:	2	# Stalls:		•	,		
Туре:	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, I	KITCHEN, POWE	R, SAUNA, ST	ORAGE, VYV	V-DBL, WOODFL	R, WORKSHOP	
	SAUNA, WOODF	LR					
Garage - Dim:	SQFT:	LvI:	#	# Att:	# Det:	RV-Park Dim:	
Public: Bonus	shared common house	e with full kitchen	and ample roor	m for public ai	nd private gatheri	ngs. Two guest bedrooms ar	nd bathroom
	s. Two sets of washers		•	•	, ,		
apotan	o. The colo of machine		GREEN / ENE		EMENT -		
O							
I TOON VORITICS	tion	Ohtainad F	Patina \	/oar	Varsian 9	Score Date	
Green Verifica	tion	Obtained F	Rating \	/ear	Version S	Score Date	
Type 1:	tion	Obtained F	Rating \	<b>/ear</b>	Version S	Score Date	
Type 1: Type 2:			Rating \	⁄ear	Version S	Score Date	
Type 1: Type 2: Reach Code:	Sol	ar Panel:	-	⁄ear	Version S	Score Date	
Type 1: Type 2: Reach Code:		ar Panel:	-	⁄ear	Version S	Score Date	
Type 1: Type 2: Reach Code:	Sol	ar Panel:	-	/ear	Version S	Score Date	
Type 1: Type 2: Reach Code: Energy Eff:	Sol	<b>ar Panel:</b> R-90, HT-PUMP,	-			Score Date	
Type 1: Type 2: Reach Code: Energy Eff:	<b>Sol</b> ESAC, ESTARAP, FO	<b>ar Panel:</b> R-90, HT-PUMP,	MINISPT		PLEMENT -	Score Date  Builders Required Addence	lums: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe	<b>Sol</b> ESAC, ESTARAP, FO <b>r</b> : 17-262344	<b>ar Panel:</b> R-90, HT-PUMP, ———	MINISPT <b>EW CONSTRU</b>		PLEMENT -		lums: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction (	Sol ESAC, ESTARAP, FO r: 17-262344 Contractors Board (C	<b>ar Panel:</b> R-90, HT-PUMP, ———	MINISPT <b>EW CONSTRU</b>		PLEMENT -	Builders Required Addence	lums: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	Sol ESAC, ESTARAP, FO r: 17-262344 Contractors Board (C lotices Attached: N	ar Panel: R-90, HT-PUMP,  N CB) Type: RES	MINISPT <b>EW CONSTRU</b>		PLEMENT -	Builders Required Addend Builders Warranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	Sol ESAC, ESTARAP, FO  r: 17-262344 Contractors Board (C lotices Attached: N Occupancy Obtained:	ar Panel: R-90, HT-PUMP,  N CB) Type: RES	MINISPT <b>EW CONSTRU</b>		PLEMENT -	Builders Required Addence	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	Sol ESAC, ESTARAP, FO  r: 17-262344 Contractors Board (Clotices Attached: N Occupancy Obtained: of Earnest Money: Y	ar Panel: R-90, HT-PUMP,  N CB) Type: RES	MINISPT <b>EW CONSTRU</b>	CTION SUPF	PLEMENT -	Builders Required Addend Builders Warranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	Sol ESAC, ESTARAP, FO  r: 17-262344 Contractors Board (C lotices Attached: N Occupancy Obtained:	ar Panel: R-90, HT-PUMP,  N CB) Type: RES	MINISPT <b>EW CONSTRU</b>		PLEMENT -	Builders Required Addend Builders Warranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	Sol ESAC, ESTARAP, FO  r: 17-262344 Contractors Board (Clotices Attached: N Occupancy Obtained: of Earnest Money: Y	ar Panel: R-90, HT-PUMP,   CB) Type: RES  N  y: BUYER	MINISPT  EW CONSTRU  B  De	CTION SUPF	PLEMENT -	Builders Required Addend Builders Warranty: Y Occupancy Certificate Dat	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit Public:	Sol ESAC, ESTARAP, FO r: 17-262344 Contractors Board (C lotices Attached: N Occupancy Obtained: of Earnest Money: Y le Insurance - Paid B	ar Panel: R-90, HT-PUMP,   CB) Type: RES  N  y: BUYER	MINISPT  EW CONSTRU  De	CTION SUPF esc: INED COMM	PLEMENT -	Builders Required Addend Builders Warranty: Y Occupancy Certificate Dat	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	Sol ESAC, ESTARAP, FO r: 17-262344 Contractors Board (C lotices Attached: N Occupancy Obtained: of Earnest Money: Y le Insurance - Paid B	ar Panel: R-90, HT-PUMP,   CB) Type: RES  N  y: BUYER	MINISPT  EW CONSTRU  B  De	CTION SUPF esc: INED COMM	PLEMENT -	Builders Required Addend Builders Warranty: Y Occupancy Certificate Dat	

1/7/2020 5:13:54 PM

**ML#**: 18460822

Address: 4556 NE 47th AVE Portland 97218

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



Meadows Group Inc., Realtors

503-449-5537 Phone: 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 R318046 Tax ID: R317991 R317837 Elem: Rigler Middle: Beaumont High: Madison **ATTACHD** PropType: Nhood/Bldg:CULLY CC&Rs:

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

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 4

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

0-2,999SF # Acres: Lot Dimensions:

Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES

**Body Water:** Seller Disc: **EXEMPT** 

RESIDENCE INFORMATION

#Bdrms: **#Bath:** 2/1 2020 / UNDRCON **Upper SQFT:** 787 SFSrc: Develpoer **#LvI**: 2 Year Built: Main SQFT: 787 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 1574 Lower SQFT: #Fireplaces: Parking: DEEDED **Exterior:** FIBRCEM, MANMADE 0

Total SQFT: 1574 Addl. SQFT: #Gar: 0/,, Basement:

**RV Desc:** URM: Foundation: **SLAB** Rd Surface:

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

Lot Size:

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,

**REMARKS** 

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 LvI: 2/0 Dining: M/ 3rd Bed: U/ Main LvI: 0/1 Lower LvI: 0/0 4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR 2/1

Total Bth:

FEATURES AND UTILITIES

BI-MICO, DISHWAS, DISPOSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL Kitchen: 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

HT-PUMP EN-STAR, FOR-90, MINISPT Cool: Heat:

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:

HOA: Y Dues: /MO \$183 Other Dues:

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

CASH, CONV, FHA, VA Terms Considered:

**List Date** 7/27/2018

COMPARABLE INFORMATION

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

<b>VIL#:</b> 1861141				DUCTURE/C			
		AD	DITIONAL ST	RUC I URE(S	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:						ŕ	
ADU	BATH, HEATED, K SAUNA, WOODFI		R, SAUNA, ST	ORAGE, VYV	V-DBL, WOODFL	R, WORKSHOP	
Garage - Dim:		LvI:	#	# Att:	# Det:	RV-Park Dim:	
			GREEN / ENEI	7(4 Y NIIPPI I	-WI-NI -		
Green Verifica Type 1: Type 2: Reach Code:	Sola	ar Panel:	ating Y	ear		Score Date	
Type 1: Type 2: Reach Code: Energy Eff:		ar Panel:	ating Y			Score Date	
Type 1: Type 2: Reach Code: Energy Eff:	Sola	a <b>r Panel:</b> R-90, HT-PUMP, M	ating Y	'ear	Version S	Score Date	
Type 1: Type 2: Reach Code: Energy Eff: Public:	<b>Sola</b> ESAC, ESTARAP, FOR	a <b>r Panel:</b> R-90, HT-PUMP, M	ating Y	'ear	Version S		
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe	Sola ESAC, ESTARAP, FOR er: 17-262359	<b>ar Panel:</b> R-90, HT-PUMP, M	ating Y	'ear	Version S	Builders Required Addendu	ms: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction (	Sola ESAC, ESTARAP, FOR er: 17-262359 Contractors Board (Co	<b>ar Panel:</b> R-90, HT-PUMP, M	ating Y	'ear	Version S		ms: N
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	Sola ESAC, ESTARAP, FOR er: 17-262359 Contractors Board (Contractors Attached: N	ar Panel: R-90, HT-PUMP, M	ating Y	'ear	Version S	Builders Required Addendu Builders Warranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N	Sola ESAC, ESTARAP, FOR er: 17-262359 Contractors Board (Contractors Attached: N Occupancy Obtained:	ar Panel: R-90, HT-PUMP, N  NE  CB) Type: RES	ating Y	'ear	Version S	Builders Required Addendu	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	Sola ESAC, ESTARAP, FOR er: 17-262359 Contractors Board (Contractors Attached: N Occupancy Obtained: of Earnest Money: Y	ar Panel: R-90, HT-PUMP, N  NE  CB) Type: RES	ating Y	CTION SUPF	Version S	Builders Required Addendu Builders Warranty: Y	
Type 1: Type 2: Reach Code: Energy Eff: Public: Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release	Sola ESAC, ESTARAP, FOR er: 17-262359 Contractors Board (Contractors Attached: N Occupancy Obtained:	ar Panel: R-90, HT-PUMP, N	ating Y MINISPT W CONSTRUC De	'ear CTION SUPF sc:	Version S	Builders Required Addendu Builders Warranty: Y Occupancy Certificate Date	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit Public:	Sola ESAC, ESTARAP, FOR er: 17-262359 Contractors Board (Co Notices Attached: N Occupancy Obtained: of Earnest Money: Y tle Insurance - Paid By	ar Panel: R-90, HT-PUMP, N	ating Y IINISPT  TW CONSTRUCT  De  TOUSE / PLAN	CTION SUPF Sc:	Version S PLEMENT -	Builders Required Addendu Builders Warranty: Y Occupancy Certificate Date	
Type 1: Type 2: Reach Code: Energy Eff: Public:  Permit Numbe Construction ( Oregon CCB N Certificate of ( Early Release Early Issue Tit	Sola ESAC, ESTARAP, FOR er: 17-262359 Contractors Board (Co Notices Attached: N Occupancy Obtained: of Earnest Money: Y tle Insurance - Paid By	ar Panel: R-90, HT-PUMP, N	ating Y MINISPT W CONSTRUC De	CTION SUPF Sc:	Version S	Builders Required Addendu Builders Warranty: Y Occupancy Certificate Date	

1/7/2020 5:13:54 PM

**ML#**: 18611410

Address: 4744 NE Going ST Portland 97218

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



Meadows Group Inc., Realtors

Phone: <u>503-449-5537</u> E-mail: <u>jen@jenlundstrom.com</u>

 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

Wrnty:

55+ w/Affidavit Y/N: N

Zoning: R3

County: MultnomahTax ID: R317991R317837R318046Elem: RiglerMiddle:BeaumontHigh: MadisonPropType:CONDONhood/Bldg: CULLYCC&Rs:N

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

Open
House:
Broker
Tour:

Upcoming
Open House:
Upcoming
Broker Tour:

# Supplements: 4

GENERAL INFORMATION Lot Size: # Acres: Lot Dimensions: Wtfrnt: View: SEASONL. TREEWOOD Lot Desc: LEVEL, TREES **Body Water:** Seller Disc: **EXEMPT** RESIDENCE INFORMATION #Bdrms: **#Bath:** 2/1 2020 / UNDRCON Upper SQFT: 787 SFSrc: Develpoer **#LvI**: 2 Year Built: Main SQFT: 787 TotUp/Mn: Roof: COMP Style: CRAFTSM, TOWNHSE Green Cert: Energy Eff.: Y 1574 Lower SQFT: #Fireplaces: Parking: DEEDED **Exterior:** FIBRCEM, MANMADE 0 Total SQFT: 1574 Addl. SQFT: #Gar: 0/,, Basement: **RV Desc:** URM: Foundation: **SLAB** Rd Surface:

**REMARKS** 

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

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 LvI: 2/0 Dining: M/ 3rd Bed: U/ Main LvI: 0/1 Lower LvI: 0/0 4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR Total Bth: 2/1

FEATURES AND UTILITIES -

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

Accessibility: Security: Internet:

Public:

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

ML#: 18686304 Address: 4744 NE Going ST Portland 97218 1/7/2020 5:13:54 PM ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: 2 # Stalls: # Bdrm: # Bath: Type: **Dimensions:** SQFT: Yr Built: Construction: Roof: 1515 2 2020 FIBRCEM. MANMADE COMP ADU 1.5 2020 FIBRCEM, MANMADE COMP Features: ADU BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP SAUNA, WOODFLR Garage - Dim: SQFT: LvI: # 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: Washer/Dryer Description: Deck/Balcony Dim.: **Elevator Acess:** Fir Plan/Unit Type: Storage Available: Yard: 1st Parking Space #/ID: 1st Deeded Parking Tax: Storage Unit #/ID: **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 Version Score Date Rating Year 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:

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**Public:** 



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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

County: Multnomah Tax ID: R195076

Elem: Vestal Middle: Roseway Heights High: Madison DETACHD PropType: Nhood/Bldq:MONTAVILLA CC&Rs:

Legal: KATHARINE, BLOCK 22, LOT 11

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 2

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

1/0

1/0

2/0

Lower LvI:

Total Bth:

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

**DSCLOSUR Body Water:** Seller Disc:

RESIDENCE INFORMATION

0 **#Bath:** 2/0 1920 / RESALE **Upper SQFT:** SFSrc: measure #Bdrms: #LvI: 2 Year Built: Main SQFT: TotUp/Mn: 821 Roof: COMP Style: BUNGALO, LIV-WRK Energy Eff.: Y 821 **Green Cert:** #Fireplaces: Lower SQFT: Parking: DRIVWAY, OFF-STR Exterior: CEDAR, SHAKESID 748

Total SQFT: 1569 Addl. SQFT: #Gar: 1/DETACHD,, Basement: FINISHD, FULLBAS

URM: **RV Desc: RV-PRKNG** 

**CONCPER** Foundation: 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 LvI: 0/0 Dining: M/ 10 X 9 / HI-CEIL, VNYL-FL, VYW-DBL 3rd Bed: L/ 13 X 15 / CLOSET, LAM-FL Main LvI:

GREAT-R: L/ 13 X 14 / LAM-FL, LR&DR 2NDKIT: L/6 X 12 /

UTILITY: L/ 10 X 13 / WASHDRY

FEATURES AND UTILITIES

**FS-RANG** Kitchen: Interior:

LAM-FL, SEPLVQT, SOAKTUB, VNYL-FL, WW-CARP

2ND-RES, ADU, DECK, GSTQTR, PORCH, SEC-LIT, STMDOOR, STMWIND, VYW-DBL Exterior:

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 Bank Owned/REO: Ν Rent, If Rented: Short Sale: N

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV, FHA

10/18/2019 List Date

COMPARABLE INFORMATION

O/Price: \$750,000

Address: 1224 NE 81ST AVE Portland 97213 **ML#:** 19609404 1/7/2020 5:13:54 PM **AMENITIES SUPPLEMENT Distance To: Additional Rooms:** Public Rail Stop: 0.25 Waterfront: Shopping: 0.25 **Public Park: Bus Stop:** Ocean Beach: **School Bus Stop:** Walk Score: 74 **Beach Access:** 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: HES 2 10/15/2019 https://rpt.greenbuildingregistry.com/hes/OR10030407 Type 2: Reach Code: **Solar Panel: Energy Eff:** INSU+CL, ZONAL

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Public:



Meadows Group Inc., Realtors

503-449-5537 E-mail: Phone: jen@jenlundstrom.com

RESIDENTIAL 5:13:54 PM Status: ACT 1/7/2020 ML#: 19648284 Area: 142 **List Price:** \$699.900 Addr:5614 NE 16th Ave Unit#:B

City: Portland Condo Loc: **TOWNHSE Zip:** 97211

Zoning:

County: Multnomah Tax ID: Not Found

Elem: Vernon Middle: Vernon Jefferson ... CONDO High: PropType: Nhood/Bldg:ALBERTA PARK CC&Rs:

SOUTH UNIT, ALBERTA PARK CONDOMINIUM Legal:

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 2

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

Lot Dimensions:

Wtfrnt: View: Lot Desc: I FVFI

**Body Water:** Seller Disc: **EXEMPT** 

# Acres:

RESIDENCE INFORMATION

944 **Plans #Bath:** 4/0 2018 / RESALE Upper SQFT: SFSrc: #Bdrms: **#LvI**: 3 Year Built: 955 **TotUp/Mn:** 1899 Main SQFT: Roof: COMP Style: NWCONT **Green Cert:** Energy Eff.: Parking: DRIVWAY, STREET 668 #Fireplaces: 1 / **Exterior:** CEDAR, FIBRCEM, LAP Lower SQFT: GAS

Total SQFT: 2567 Addl. SQFT: #Gar: 1/ATTACHD,, Basement: SEPLVQT

URM: **RV Desc:** 

**CONCPER** Foundation: Rd Surface:

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

**REMARKS** 

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

Mstr Bd:

Kitchen: M/ 11 X 10 / ISLAND, QUARTZ, WOODFLR Dining: M/9X9 / GREAT-R, WOODFLR GSTQTR: L/ 11 X 10 / CLOSET, WW-CARP

2nd Bd: U/ 12 X 10 / CLOSET, WW-CARP 3rd Bed: U/ 12 X 9 / CLOSET, WW-CARP 4TH-BD: M/ 11 X 11 / CLOSET, WW-CARP BONUS: L/ 19 X 15 / WET-BAR, WOODFLR

U/ 12 X 11 / SUITE, WI-CLOS

Bths - Full/Part

Upper LvI: 2/0

1/0

1/0 4/0

Main LvI:

Lower LvI:

Total Bth:

FEATURES AND UTILITIES

BI-MICO, BI-OVEN, DISHWAS, FSGASSTV, GASAPPL, ISLAND, PANTRY, QUARTZ, RNGHOOD, SSAPPL Kitchen:

Interior: GAR-OPN, HARDWOD, QUARTZ, SEPLVQT, TILE-FL, WOODFLR, WW-CARP

ADU, FENCED, YARD Exterior:

Accessibility: **CAREQTR** 

Security: Internet:

Lot Size:

Windows: DBLPANE, VYLFRAME

**ACREADY** Cool: 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:

HOA: Y Dues: Other Dues:

**COMMONS** Assoc. Am:

Terms Considered: CASH, CONV, FHA

**List Date** 10/11/2019

COMPARABLE INFORMATION

O/Price: \$729,900

<b>ML#:</b> 19648284	Address: 5614 NE 16th Ave	B Portland	97211				1/7/2020 5:13:54 PM
			CONDO SUPI	PLEMENT			
<b>Condo Conversion:</b>	Upper C	Condo Level:			Deck/Balcon	y Available:	
# Units in complex: Total Levels in Building:					Deck/Balcon		
Elevator Acess:	•					y Dim.:	
Storage Available:	Fir Plan	/Unit Type:	•		Yard:	•	
Storage Unit #/ID:	1st Parl	king Space #/	ID:		1st Deeded F	arking Tax:	
Tandem Parking:	2nd Par	king Space #	/ID:		2nd Deeded	Parking Tax:	
Deeded Storage Tax:	Garage	Type:					
	Concier	ge Y/N:					
<b>Condo Pet Policies:</b>							
Rent Cap:							
Public:							
		GREEN /	<b>ENERGY SU</b>	PPLEMENT			
<b>Green Verification</b>	Obtained	Rating	Year	Version	Score	Date	
Type 1:							
Type 2:							
Reach Code:	Solar Panel:						
Energy Eff:							
Public:							

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.

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

SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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 Condo Loc: **Zip:** 97213

Zoning: R1

County: Multnomah Tax ID: Not Found

Elem: Glencoe Middle: Mt Tabor High: Franklin PropType: **ATTACHD** Nhood/Bldg: CC&Rs:

Legal: ORCHARD HOMES, BLOCK 1, LOT 10

Nupcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 2

VTour #1 Wrnty: 55+ w/Affidavit Y/N: N

**GENERAL INFORMATION** 

50 X 100 Lot Size: 3K-4,999SF # Acres: 0.11 Lot Dimensions: Wtfrnt: View:

Lot Desc: COMMONS, LEVEL, TREES

**DSCLOSUR Body Water:** Seller Disc:

RESIDENCE INFORMATION

Builder **#Bath**: 4/0 Upper SQFT: 891 SFSrc: #Bdrms: **#LvI**: 3 Year Built: 1915 / NEW Main SQFT: 925 **TotUp/Mn:** 1816 Roof: COMP Style: TOWNHSE, TRAD **Green Cert:** Energy Eff.: Y #Fireplaces: 1 / Lower SQFT: 571

Parking: DRIVWAY, OFF-STR Exterior: **FIBRCEM** 

Total SQFT: 2387 Addl. SQFT: #Gar: 1/ATTACHD,, Basement: DAYLITE, EXTENTRY, SEPLVQT

URM: **RV Desc:** 

Foundation: Rd Surface:

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

**REMARKS** 

Living: M/ 19 X 13 / Mstr Bd: U/ 13 X 13 / 3RDFLR, BATH Kitchen: M/ 14 X 11 / COOK-IS, DISHWAS 2nd Bd: U/ 12 X 10 / 3RDFLR

3rd Bed: U/ 12 X 9 / 3RDFLR

5TH-BD:

Main LvI: 1/0 Lower LvI: 1/0 Total Bth: 4/0

Bths - Full/Part

Upper LvI: 2/0

FEATURES AND UTILITIES

BI-MICO, COOK-IS, DISHWAS, DISPOSL, FS-RANG, FS-REFR, FSGASSTV, PANTRY, QUARTZ, SSAPPL Kitchen:

3RDFLR, GAR-OPN, HDWDENG, LAUNDRY, QUARTZ, SEPLVQT, SPRNKLR, TILE-FL Interior: **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

**CENTAIR** Cool: 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:

HOA: Y Other Dues: Dues: COMMONS, SEWER, TRASH, WATER

Assoc. Am: CASH, CONV, VA Terms Considered:

12/6/2019 **List Date** 

COMPARABLE INFORMATION

O/Price: \$725,000

<b>ML#:</b> 19049722	Address: 6045 NE FL	ANDERS ST Port	and 97213				1/7/2020 5:13:54 PM
		- GREEN	ENERGY SU	PPLEMENT			
<b>Green Verification</b>	n Obtain	ed Rating	Year	Version	Score	Date	
Type 1:							
Type 2:							
Reach Code:	Solar Pane	el:					
Energy Eff: FO	R-90, MINISPT, TNKLESS						
Public:							
		TOWNHOUSE /	PLANNED CO	MMUNITY SUP	PLEMENT		
Parking Space #/	ID:	Parkin	g space Owne	d?:			
Public:							

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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:

Grant High: PropType: **DETACHD** Nhood/Bldg: CC&Rs:

Legal: LAURELHURST, BLOCK 107, LOT 13

NUpcoming Open House: Open House: Nupcoming Number Tour: **Broker** Tour:

# Supplements: 3

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

0.11 Lot Dimensions:

Wtfrnt: View: Lot Desc: BUSLINE, LEVEL

Rd Surface:

**Body Water:** Seller Disc: **DSCLOSUR** 

# Acres:

RESIDENCE INFORMATION

Upper SQFT: 600 SFSrc: Tax #Bdrms: **#Bath**: 3/1 **#LvI**: 2 Year Built: 1923 / RESALE 1288 TotUp/Mn: 1888 Main SQFT: Roof: COMP Style: BUNGALO **Green Cert:** Energy Eff.: #Fireplaces: 1 / WOOD Parking: DRIVWAY **Exterior: VINYLSID** Lower SQFT: 600 Total SQFT: 3130 Addl. SQFT: Main / 642 Basement: FULLBAS, UNFIN **#Gar:** 0/, ,

URM: **RV Desc:** 

REMARKS

XSt/Dir: Burnside to 43rd and North Public:

**SLAB** 

3K-4,999SF

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: / 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 LvI: 1/1 Dining: M/ / BLT-INS, HARDWOD 3rd Bed: M/ / DBL-CLO, WOODFLR Main LvI: 2/0 Family: M/ / BAYWIND, HARDWOD, VAULTED 5TH-BD: M/ / BATH, DBL-CLO, HARDWOD Lower LvI: 0/0 / FS-REFR, GASAPPL, HARDWOD 2NDKIT: M/ 6TH-BD: U/ / HARDWOD, SINK Total Bth: 3/1

FEATURES AND UTILITIES

DISHWAS, FS-REFR, FSGASSTV, GASAPPL, ISLAND, PANTRY, RNGHOOD, SSAPPL Kitchen:

CEILFAN, HARDWOD, HI-CEIL, REC-MTR, SEPLVQT, TILE-FL, VAULTED, WASHDRY, WOODFLR Interior:

ADU, GARDEN, GSTQTR, STMDOOR, STMWIND, TL-SHED, VYW-DBL, YARD Exterior:

Accessibility: 1LEVEL, ACCRAMP, BATHSIZ, CAREQTR, KITCAB, MNBDBTH, ROLLSHR, UTLMAIN, WALKSHR, WD-DOOR

Security: Internet:

Lot Size:

Foundation:

Windows: DBLPANE, STMWIND, VYLFRAME

HT-PUMP BASEBRD, FOR-AIR, HT-PUMP Cool: Heat:

Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: GAS Fuel: GAS

FINANCIAL -

\$4,250 PTax/Yr: \$8,281.53 / 2018 Rent, If Rented: Short Sale: N Bank Owned/REO:

Other Dues: HOA: N Dues:

Assoc. Am:

Terms Considered: CASH, CONV, FHA, VA

**List Date** 12/8/2019

COMPARABLE INFORMATION

O/Price: \$750,000

		<del></del>	ADDITIONAL	STRUCTURE(S	) SUPPLEMENI			
# Structures:	1	# Stalls		,	,			
Type:	Dimensions:	SQFT:	# Bdrm	: # Bath:	Yr Built:	Constru	ıction:	Roof:
ADU		642	2	1	1998	VINYLS	ID, WOODFRM	COMP
Features:								
ADU	BATH, ELEC	CMTR, HEATED, KI	TCHEN, PLUME	BED, POWER, S	STMDOOR, VYW	-DBL, WOO	ODFLR	
Garage - Dim:	S	QFT: Lv	1:	# Att:	# Det:	RV-P	ark Dim:	
Public:								
			— AME	NITIES SUPPL	EMENT —			
Distance To:					Additional	Rooms:		
<b>Public Rail Sto</b>	<b>p:</b> 0.5	Waterfront:	Shop	pping:		1	/	
Bus Sto		Ocean Beach:	Publ	ic Park: 0.75		/	/	
School Bus Sto		Beach Access:	Walk	Score:		/	/	
Bike Path: 0.2		se Path:						
Public Horse T		Dir. Home:						
Neighborhood								
Home Warranty				Price:				
Add.SQFT Des	c:		Percent	Ownership:				
Public Room:								
Public:			CDEEN / EI	NERGY SUPPLI	EMENT			
Cus ou Vouition		Ohtoined				C	Dete	
Green Verificat	iion	Obtained	Rating	Year	Version	Score	Date	
Type 1:								
Type 2:		0.1. 0						
Reach Code:		Solar Panel:						
Energy Eff:								
Public:								

1/7/2020 5:13:55 PM

**ML#:** 19302744

Address: 31 NE 43RD AVE Portland 97213

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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 Condo Loc: **Zip:** 97213

Zoning: R1

County: Multnomah Tax ID: Not Found

Elem: Glencoe Middle: Mt Tabor Franklin High: PropType: **ATTACHD** Nhood/Bldg:NORTH MT TABOR CC&Rs:

Legal: ORCHARD HOMES, BLOCK 1, LOT 10

NUpcoming Open House: Open House: Nupcoming Number Tour: 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

Builder **#Bath**: 4/0 Upper SQFT: 891 SFSrc: #Bdrms: 5 **#LvI**: 3 Year Built: 2019 / NEW Main SQFT: 925 **TotUp/Mn:** 1816 Roof: COMP Style: TOWNHSE, TRAD **Green Cert:** Energy Eff.: Y #Fireplaces: 1 / Lower SQFT: 571

Parking: DRIVWAY, OFF-STR Exterior: **FIBRCEM** 

Total SQFT: 2387 Addl. SQFT: #Gar: 1/ATTACHD,, Basement: DAYLITE, EXTENTRY, SEPLVQT

URM: **RV Desc:** Foundation: Rd Surface:

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

**REMARKS** 

Living: M/ 19 X 13 / Mstr Bd: U/ 13 X 13 / 3RDFLR, BATH Kitchen: M/ 14 X 11 / COOK-IS, DISHWAS 2nd Bd: U/ 12 X 10 / 3RDFLR 3rd Bed:

U/ 12 X 9 / 3RDFLR

5TH-BD:

Main LvI: 1/0 Lower LvI: 1/0 **Total Bth:** 4/0

Bths - Full/Part

Upper LvI: 2/0

FEATURES AND UTILITIES

BI-MICO, COOK-IS, DISHWAS, DISPOSL, FS-RANG, FS-REFR, FSGASSTV, PANTRY, QUARTZ, SSAPPL Kitchen:

3RDFLR, GAR-OPN, HDWDENG, LAUNDRY, QUARTZ, SEPLVQT, SPRNKLR, TILE-FL Interior: **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

**CENTAIR** Cool: 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:

HOA: Y Dues: Other Dues:

COMMONS, SEWER, TRASH, WATER Assoc. Am:

CASH, CONV, VA Terms Considered:

**List Date** 7/26/2019

COMPARABLE INFORMATION

O/Price: \$750,000

<b>ML#:</b> 19663671	Address: 6049 NE FLAND	DERS ST Portla	and 97213				1/7/2020 5:13:55 PM
		GREEN /	ENERGY SU	PPLEMENT			
<b>Green Verification</b>	Obtained	Rating	Year	Version	Score	Date	
Type 1:							
Type 2:							
Reach Code:	Solar Panel:						
Energy Eff: FOF	R-90, MINISPT, TNKLESS						
Public:							
		OWNHOUSE /	PLANNED CO	MMUNITY SUPP	PLEMENT		
Parking Space #/II	D:	Parking	space Owne	d?:			
Public:		•					

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 E-mail: Phone: 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:

Jefferson High: PropType: **ATTACHD** Nhood/Bldg: CC&Rs:

Legal: PARTITION PLAT 2017-29, LOT 1

NUpcoming Open House: Open House: Nupcoming Number Tour: **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: **#Bath**: 3/1 **#LvI**: 3 Year Built: 2018 / NEW Main SQFT: **TotUp/Mn**: 2059 Energy Eff.: Y 1024 Roof: COMP Style: CONTEMP **Green Cert:** #Fireplaces: Parking: DRIVWAY, OFF-STR Exterior: FIBRCEM, MANMADE Lower SQFT: 608 / GAS Total SQFT: 2667 Addl. SQFT: Lower / 608 #Gar: 1/ATTACHD,, Basement: FINISHD, SEPLVQT URM: **RV Desc:** Foundation: Rd Surface:

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.

REMARKS

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

FEATURES AND UTILITIES

BI-MICO, BI-RANG, DISHWAS, DISPOSL, GASAPPL, GRANITE, INST-HW, ISLAND, PANTRY, RNGHOOD Kitchen:

3RDFLR, HARDWOD, HI-CEIL, LAUNDRY, QUARTZ, SEPLVQT, WW-CARP

Interior: ADU, COVDECK, FENCED, GSTQTR, PATIO, YARD Exterior:

Accessibility: **CAREQTR** 

Security: Internet: Windows:

Cool: **ACREADY** Heat: FOR-AIR Water: PUBLICWTR

Sewer: PUBLICSWR GAS, TNKLESS Fuel: GAS Hot Water:

FINANCIAL

**PTax/Yr:** \$2,597.18 / 2018 Rent, If Rented: Short Sale: N Bank Owned/REO: Ν

HOA: N Other Dues: Dues:

Assoc. Am:

Terms Considered: CASH, CONV, FHA, VA

List Date 5/8/2019

COMPARABLE INFORMATION

O/Price: \$779,000 ML#: 19262379 Address: 785 NE JESSUP ST Portland 97211 1/7/2020 5:13:55 PM

**Score** 

Date

**GREEN / ENERGY SUPPLEMENT** Rating Year Version

**Green Verification** Type 1: HES 11/28/2018

https://rpt.greenbuildingregistry.com/hes/OR10177066

Obtained

Type 2:

Reach Code: **Solar Panel:** 

Energy Eff: **TNKLESS** 

Public:

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Jennifer Lundstrom Client Full Presented By:

Meadows Group Inc., Realtors

503-449-5537 E-mail: Phone: jen@jenlundstrom.com

RESIDENTIAL Status: ACT 1/7/2020 5:13:55 PM ML#: 19519982 Area: 142 **List Price:** \$749,900 Unit#:

Addr: 16 NE 55TH AVE

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:

SUNSET PK & ADD 2, BLOCK 10, W 1/2 OF LOT 5&6 Legal:

NUpcoming Open House: Open House: Nupcoming Number Tour: **Broker** Tour:

# Supplements: 2

VTour #1 Wrnty: 55+ w/Affidavit Y/N: N VTour #2 GENERAL INFORMATION

0.06 Lot Dimensions: 0-2,999SF # Acres:

Wtfrnt: View: CITY. TREEWOOD Lot Desc: **GEN-SLP** 

**DSCLOSUR Body Water:** Seller Disc:

RESIDENCE INFORMATION

Upper SQFT: 1040 SFSrc: Measure #Bdrms: **#Bath**: 3/1 **#LvI**: 3 Year Built: 2017 / RESALE TotUp/Mn: 2122 Main SQFT: 1082 Roof: COMP Style: CONTEMP **Green Cert: Energy Eff.:** #Fireplaces: 1 / Parking: DRIVWAY **Exterior:** CEDAR, FIBRCEM Lower SQFT: 600 GAS Basement: FINISHD, SEPLVQT

Total SQFT: 2722 Addl. SQFT: #Gar: 1/ATTACHD,,

URM: **RV Desc:** Foundation:

Rd Surface:

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

**REMARKS** 

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 LvI: 2/0 Dining: M/ 11 X 11 / HARDWOD, SLIDER 3rd Bed: U/ 10 X 9 / Main LvI: 0/1 DEN: M/ 14 X 10 / HARDWOD GSTQTR: L/ 15 X 22 / BATH, EXTENTRY, KITCHEN Lower LvI: 1/0 LAUNDRY: U/7 X 5 Total Bth: 3/1

FEATURES AND UTILITIES

BI-MICO, BI-RANG, DISHWAS, DISPOSL, FS-REFR, GASAPPL, ISLAND, QUARTZ, RNGHOOD, SSAPPL Kitchen:

Interior: GAR-OPN, HDWDENG, WW-CARP

ADU, VYW-DBL Exterior:

Accessibility: Security: Internet:

Lot Size:

Windows: DBLPANE, VYLFRAME

**CENTAIR** FOR-95+, MINISPT Cool: Heat:

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:

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV

**List Date** 4/25/2019

COMPARABLE INFORMATION

O/Price: \$800,000 **ML#:** 19519982 Address: 16 NE 55TH AVE Portland 97215 1/7/2020 5:13:55 PM ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: 1 # Stalls: **Dimensions:** SQFT: # Bdrm: # Bath: Yr Built: Construction: Roof: Type: 2ND-RES ADU 625 2017 OTHER Features: 2ND-RES Garage - Dim: SQFT: LvI: # 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** Rating **Green Verification** Obtained Year Version **Score Date** Type 1: Type 2: Reach Code: **Solar Panel: Energy Eff: Public:** 

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 Phone: 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 DETACHD PropType: Nhood/Bldg: CC&Rs:

Legal: BEVERLY, BLOCK 4, LOT 6 TL 17801

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 1

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

# Acres: 0.11 Lot Dimensions:

**LEVEL** Wtfrnt: View: Lot Desc:

**Body Water:** Seller Disc: **DSCLOSUR** 

RESIDENCE INFORMATION

2919 **#Bath:** 2/1 2017 / APPROX Upper SQFT: 1298 SFSrc: #Bdrms: **#LvI**: 2 Year Built: Main SQFT: TotUp/Mn: 2506 Roof: COMP **Energy Eff.:** 1208 Style: CRAFTSM **Green Cert:** Lower SQFT: #Fireplaces: 2 / GAS Parking: DRIVWAY, STREET **Exterior:** WOODSID 0

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:

3K-4,999SF

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

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

FEATURES AND UTILITIES

BI-MICO, BI-OVEN, CONVECT, DISHWAS, DISPOSL, ISLAND, RNGHOOD, SSAPPL Kitchen:

Interior: LAUNDRY, SEPLVQT

Exterior: ADU, COVDECK, DOG-RUN, FENCED, GASHKUP, GSTQTR, PORCH

Accessibility: Security: Internet: Windows:

Lot Size:

Cool: Heat: FOR-90

Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: GAS Fuel: GAS

FINANCIAL -**PTax/Yr:** \$9,552.77 / 2017 \$3.500 Bank Owned/REO: Rent, If Rented: Short Sale: N Ν

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV

3/12/2019 List Date

COMPARABLE INFORMATION

O/Price: \$829,000 ML#: 19444477 Address: 6609 NE RODNEY AVE Portland 97211 1/7/2020 5:13:55 PM

Green Verification Obtained Rating Year Version Score Date

Type 1:
Type 2:

Energy Eff:

Reach Code: Solar Panel:

Public:

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

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 Jefferson ... DETACHD High: PropType: CC&Rs:

Nhood/Bldg:Irvington Community Assoc

Legal: WEST IRVINGTON, BLOCK 77, LOT 10

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 1

VTour #1 Wrnty: 55+ w/Affidavit Y/N: N

**GENERAL INFORMATION** Lot Dimensions: 50x100 Lot Desc: **TRFFS** 

View: **Body Water:** Seller Disc: **DSCLOSUR** 

# Acres:

RESIDENCE INFORMATION

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

URM: **RV Desc:** 

Foundation: Rd Surface:

0.11

CITY

XSt/Dir: NE Thompson St and NE Tillamook St

5K-6,999SF

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,

REMARKS

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 LvI: 1/0 Dining: Main LvI:

M/ 13 X 16 / DECK, HARDWOD, WAINSCO 3rd Bed: U/ 10 X 14 / HARDWOD 5TH-BD: M/ 19 X 15 / HARDWOD 4TH-BD: U/ 10 X 11 / HARDWOD

Lower LvI: Total Bth:

0/1

1/0

2/1

FEATURES AND UTILITIES

BI-RANG, BI-REFR, ISLAND, PANTRY, QUARTZ, RNGHOOD, TILE Kitchen:

Interior: HARDWOD, HISPEED, LAUNDRY, WAINSCO, WASHDRY

ADU, COVDECK, COVPATI, FENCED, GARDEN, PATIO, PORCH, SAUNA, X-FENCE, YARD Exterior:

Accessibility: Security: Internet: Windows:

Lot Size:

Wtfrnt:

**CENTAIR** FOR-AIR Cool: Heat:

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:

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV

**List Date** 9/12/2019

COMPARABLE INFORMATION

O/Price: \$1,049,000 ML#: 19274390 Address: 2107 NE 14TH AVE Portland 97212 1/7/2020 5:13:55 PM

**GREEN / ENERGY SUPPLEMENT** Rating Year Version

**Green Verification** Obtained **Score** Date Type 1: HES 4 9/12/2019

https://rpt.greenbuildingregistry.com/hes/OR10155794

Type 2:

Reach Code: **Solar Panel:** 

**Energy Eff:** Public:

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

Phone: <u>503-449-5537</u> **E-mail:** <u>jen@jenlundstrom.com</u>

 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 OliverMiddle:Alice OttHigh:CentennialPropType:DETACHDNhood/Bldg:CC&Rs:

Legal: NEWHURST PK, E 1/2 OF S 60' OF N 220' OF LOT 13

Open House:
Broker Tour:

NUpcoming Open House:
NUpcoming Upcoming Broker Tour:

# Supplements: 1

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

Lot Dimensions:

Wtfrnt: View: Lot Desc: LEVEL, POND, PRIVATE

Body Water: Seller Disc: DSCLOSUR

# Acres:

0.23

RESIDENCE INFORMATION

0 **RMLS #Bath:** 2/0 1950 / REMOD Upper SQFT: SFSrc: #Bdrms: #LvI: 1 Year Built: Main SQFT: 860 TotUp/Mn: 860 Roof: COMP Style: 1STORY, CAPECOD **Green Cert:** Energy Eff.: #Fireplaces: Lower SQFT: Parking: DRIVWAY, RVACCPRK Exterior: **METALSID** 0

Total SQFT: 1796 Addl. SQFT: Main / 936 #Gar: 1/CARPORT, Basement: CRAWLSP

URM: RV Desc: RV-PRKNG

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

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

Total Bth: 2/0

FEATURES AND UTILITIES

**Kitchen:** FS-RANG, GASAPPL

SLAB

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:

Lot Size:

Foundation:

Windows: DBLPANE, VYLFRAME

10K-14,999SF

Cool: Heat: ZONAL

Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: ELECT, GAS Fuel: ELECT, GAS

FINANCIAL -

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV, FHA, VA

**List Date** 5/24/2019

COMPARABLE INFORMATION

**O/Price:** \$345,000

**ML#**: 19386412 Address: 1111 SE 144TH AVE Portland 97233 1/7/2020 5:13:55 PM **GREEN / ENERGY SUPPLEMENT** Date

**Green Verification** Type 1:

Obtained

Rating

Year

Version

Score

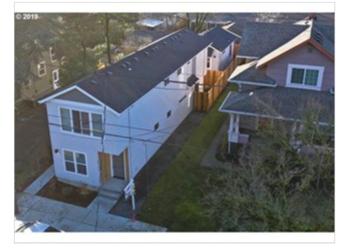
**Energy Eff:** 

Type 2: Reach Code:

**Solar Panel:** 

**Public:** 

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

503-449-5537 E-mail: Phone: jen@jenlundstrom.com

RESIDENTIAL 5:13:56 PM Status: ACT 1/7/2020 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:

Legal: North one-half of lot 3, Block 1, Brock Addition

NUpcoming Open House: Open House: Nupcoming Number Tour: **Broker** Tour:

# Supplements: 3

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

GENERAL INFORMATION Lot Dimensions: 25x114

0-2,999SF # Acres: Wtfrnt: View: Lot Desc:

0.07

Seller Disc: **EXEMPT** 

**Body Water:** 

RESIDENCE INFORMATION

Upper SQFT: 819 SFSrc: plans #Bdrms: **#Bath:** 2/1 **#LvI**: 2 Year Built: 2019 / NEW TotUp/Mn: 1634 Style: 2STORY, CONTEMP Main SQFT: 815 Roof: COMP **Green Cert:** Energy Eff.: #Fireplaces: 1 / **ELECTRIC** Parking: OFF-STR, STREET **Exterior: FIBRCEM** Lower SQFT: 0 Total SQFT: 1634 Addl. SQFT: Basement: CRAWLSP

#Gar: 0/,, URM: **RV Desc:** 

Foundation: **Rd Surface:** 

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

REMARKS

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 LvI: 2/0 Family: M/ 21 X 15 / 3rd Bed: U/ 15 X 12 / Main LvI: 0/1 GSTQTR: M/ / KIT&DR, TUB-SHW, WASHDRY Lower LvI: 0/0 Total Bth: 2/1

Bank Owned/REO:

FEATURES AND UTILITIES

BI-MICO, BI-OVEN, DISHWAS, DISPOSL, ISLAND, PANTRY, QUARTZ, SSAPPL, TILE Kitchen: Interior: CEILFAN, LAM-FL, LAUNDRY, QUARTZ, SEPLVQT, SOAKTUB, TILE-FL, WW-CARP

COVPATI, FENCED, GSTQTR, TL-SHED, YARD Exterior:

Accessibility: Security: Internet:

Lot Size:

Windows: DBLPANE, VYLFRAME

Cool: Heat: ZONAL

Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: ELECT Fuel: ELECT

FINANCIAL

PTax/Yr: \$0.00 / Rent, If Rented: HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV, FHA, VA

**List Date** 7/26/2019

COMPARABLE INFORMATION

O/Price: \$569,000

Short Sale: N

Address: 6317 SE 92 AVE Portland 97266 ML#: 19089058 1/7/2020 5:13:56 PM ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: 1 # Stalls: Type: **Dimensions:** SQFT: # Bdrm: # Bath: Yr Built: Construction: Roof: 390 2019 **FIBRCEM COMP** ADU 1 1 Features: ADU BATH, CLOSET, ELECMTR, HEATED, KITCHEN, POWER, STORAGE, VYW-DBL, WTRMTR Garage - Dim: SQFT: LvI: # 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** 

Certificate of Occupancy Obtained: Y
Early Release of Earnest Money: N
Early Issue Title Insurance - Paid By: BUYER
Desc:

Permit Number: 18-244705-rs

Oregon CCB Notices Attached: N

**Construction Contractors Board (CCB) Type:** 

Public: ADU permit # 18-244756-rs Buyer will receive required CCB notices, builders home warranty prior to writing offer

RES

© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**Builders Required Addendums: N** 

**Builders Warranty:** Y

**Occupancy Certificate Date:** 



Meadows Group Inc., Realtors

503-449-5537 E-mail: jen@jenlundstrom.com Phone:

RESIDENTIAL Status: ACT 1/7/2020 5:13:56 PM ML#: 19501082 Area: 143 **List Price:** \$674,900 Addr:3908 SE NEHALEM ST Unit#:

**Zip:** 97202 City: Portland Condo Loc:

Zoning:

County: Multnomah Tax ID: R115367

Elem: Duniway Middle: Sellwood Cleveland High: PropType: DETACHD Nhood/Bldg:Berkeley CC&Rs:

Legal: BERKELEY, BLOCK 36, N 53' OF LOT 13&14 EXC PT IN ST

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 1

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

0-2,999SF 0.06 Lot Dimensions: # Acres:

Wtfrnt: View: Lot Desc: CORNER, LEVEL

**Body Water:** Seller Disc: **EXEMPT** 

RESIDENCE INFORMATION

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

URM: **RV Desc:** 

Foundation: **CONCPER** Rd Surface:

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 Cooridor!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

REMARKS

Living: M/ 17 X 15 / BLT-INS, FIREPL, HARDWOD Mstr Bd: U/ 15 X 15 / SUITE, WI-CLOS, WW-CARP Kitchen: M/ 11 X 15 / GOURMET, PANTRY, QUARTZ 2nd Bd: U/ 11 X 10 / CLOSET, WW-CARP

Dining: M/ 12 X 10 / FORMAL, HARDWOD 3rd Bed: U/ 12 X 10 / CLOSET, WW-CARP

GSTQTR: L/ 20 X 15 / BATH, KIT&DR, WOODFLR

Total Bth:

Main LvI:

Lower LvI:

Bths - Full/Part

Upper LvI: 2/0

0/1

1/0

3/1

FEATURES AND UTILITIES

BI-RANG, DISHWAS, DISPOSL, ESTARAP, FSGASSTV, GASAPPL, QUARTZ, RNGHOOD, SSAPPL, TILE Kitchen:

Interior: GAR-OPN, HARDWOD, QUARTZ, SEPLVQT, WOODFLR, WW-CARP

ADU, PORCH, YARD Exterior:

Accessibility: Security: Internet:

Lot Size:

Windows: DBLPANE, VYLFRAME

**ACREADY FOR-90** Cool: Heat:

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:

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV, VA

**List Date** 10/11/2019

COMPARABLE INFORMATION

O/Price: \$699,900 **ML#**: 19501082 Address: 3908 SE NEHALEM ST Portland 97202 1/7/2020 5:13:56 PM **GREEN / ENERGY SUPPLEMENT Green Verification** Obtained Rating Year Version Score Date Type 1: Type 2:

**Energy Eff:** 

Reach Code: **Solar Panel:** 

**Public:** 



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:DuniwayMiddle:SellwoodHigh:ClevelandPropType:DETACHDNhood/Bldg:SELLWOODCC&Rs:N

Legal: SELLWOOD, BLOCK 87, LOT 9

Open House:
Broker Tour:

NUpcoming Open House:
Upcoming Upcoming Broker Tour:

# Supplements: 1

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

# Acres: 0.11 Lot Dimensions: 50x100

Wtfrnt: View: Lot Desc: LEVEL, PRIVATE

Body Water: Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

1910 / REMOD Upper SQFT: 665 SFSrc: plans #Bdrms: **#Bath:** 3 / 1 **#LvI**: 2 Year Built: **TotUp/Mn:** 1690 Roof: COMP Style: 2STORY, BUNGALO Main SQFT: 1025 **Green Cert: Energy Eff.:** #Fireplaces: 0 / 1075 **Exterior:** WOODSID, OTHER Lower SQFT: Parking:

Basement: FINISHD, FULLBAS, SEPLVQT

Bths - Full/Part

Upper LvI: 1/0

1/1

1/0

3/1

Main LvI:

Lower LvI:

Total Bth:

URM: RV Desc: RV-PRKNG

Foundation: Rd Surface:

#Gar: 0/,,

REMARKS

Addl. SQFT:

**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 Sellwoo

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

 Kitchen:
 M/ 16 X 11 / GOURMET, HARDWOD, PANTRY
 2nd Bd:
 U/ 11 X 16 / WW-CARP

 Dining:
 M/ 12 X 11 / HARDWOD
 3rd Bed:
 U/ 11 X 11 / WW-CARP

 4TH-BD:
 L/ 11 X 13 / WW-CARP
 2NDKIT:
 L/ 16 X 11 / EXTENTRY, TILE-FL

 5TH-BD:
 L/ 11 X 12 / WW-CARP

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOSL, 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:

Lot Size:

Total SQFT:

3K-4,999SF

2765

Cool: NONE Heat: FOR-AIR

Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: GAS, TNKLESS Fuel: GAS

FINANCIAL -

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV, VA

**List Date** 12/11/2019

COMPARABLE INFORMATION ————

O/Price: \$734,950

ML#: 19151867 Address: 1723 SE HARNEY ST Portland 97202 1/7/2020 5:13:56 PM **GREEN / ENERGY SUPPLEMENT Green Verification** Obtained Rating Year Version Score Date Type 1: Type 2: Reach Code:

**Energy Eff: Public:** 

**Solar Panel:** 



Meadows Group Inc., Realtors

503-449-5537 E-mail: Phone: 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

County: Multnomah Tax ID: Not Found

Elem: Glencoe Middle: Mt Tabor High: Franklin PropType: DETACHD Nhood/Bldg:Mt Tabor CC&Rs:

Bths - Full/Part

Upper LvI: 2/0

0/1

1/0

3/1

Main LvI:

Lower LvI:

Total Bth:

Legal: TBD

NUpcoming Open House: Open House: Nupcoming Number Tour: **Broker** Tour:

# Supplements: 2

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

0-2,999SF # Acres: Lot Dimensions:

Wtfrnt: View: **TERRITR** Lot Desc: **LEVEL** 

**Body Water:** Seller Disc: **EXEMPT** 

RESIDENCE INFORMATION

Upper SQFT: 920 SFSrc: measured **#Bdrms**: 5 **#Bath**: 3/1 **#LvI**: 3 Year Built: 2019 / NEW

**TotUp/Mn:** 1760 Main SQFT: 840 Roof: COMP Style: FOURSQ **Green Cert:** Energy Eff.: Y 575 #Fireplaces: 1 / GAS, INSERT **Exterior:** Lower SQFT: Parking: **FIBRCEM** 

Total SQFT: 2335 Addl. SQFT: #Gar: 1/ATTACHD, TUCKUNDR, **Basement:** URM: **RV Desc:** 

Foundation: **SLAB** Rd Surface:

XSt/Dir: SE Belmont, South on 60th Ave to home on East side of 60th Ave

Public:

/ FS-RANG, TILE-FL

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

U/ 10 X 10 /

very bikable; 71 score!

L/9X7

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

4TH-BD:

REMARKS

Living: M/ 22 X 14 / BOOKCASE, FPL-INS, HARDWOD Mstr Bd: U/ 14 X 12 / SOAKTUB, SUITE, WI-CLOS

Kitchen: M/ 12 X 11 / FS-RANG, ISLAND, QUARTZ 2nd Bd: M/ 10 X 12 / HARDWOD Dining: M/ 17 X 11 / HARDWOD 3rd Bed: U/ 13 X 13 /

GSTQTR: L/ 16 X 14 / TILE-FL

FEATURES AND UTILITIES

BI-MICO, DISHWAS, DISPOSL, FSGASSTV, ISLAND, PANTRY, QUARTZ, SSAPPL, TILE Kitchen:

Interior: CEILFAN, HARDWOD, LAUNDRY, QUARTZ, SOAKTUB, TILE-FL, WW-CARP Exterior:

Accessibility: Security: Internet: Windows:

2NDKIT:

Lot Size:

FOR-95+ Cool: **ACREADY** Heat:

Water: **PUBLICWTR** Sewer: PUBLICSWR Hot Water: ELECT Fuel: ELECT, GAS

FINANCIAL

**PTax/Yr:** \$1,774.00 / Rent, If Rented: Short Sale: N Bank Owned/REO:

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV, FHA

**List Date** 9/14/2019

COMPARABLE INFORMATION

O/Price: \$759,999

Address: 1030 SE 60th AVE Portland 97215 **ML#:** 19114800 1/7/2020 5:13:56 PM ADDITIONAL STRUCTURE(S) SUPPLEMENT # Structures: # Stalls: **Dimensions:** SQFT: # Bdrm: # Bath: Roof: Type: Yr Built: Construction: ADU lower level 575 2019 CONCRET, FIBRCEM COMP 1 Features: ADU BATH, CLOSET, HEATED, KITCHEN, PLUMBED, POWER, STORAGE, VYW-DBL Garage - Dim: SQFT: LvI: # Att: # Det: **RV-Park Dim:** Public: **GREEN / ENERGY SUPPLEMENT** 

Version

Score

6

**Date** 

7/18/2019

Year

https://rpt.greenbuildingregistry.com/hes/OR10177277

Obtained

Rating

Type 2:

**Green Verification** 

Type 1: HES

Reach Code: Solar Panel: Energy Eff: FOR-95+, INSU+CL, VYW-DBL

**Public:** 



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:GroutMiddle:HosfordHigh:ClevelandPropType:DETACHDNhood/Bldg:REEDCC&Rs:N

Legal: EASTREED CREST, BLOCK 2, W 41.75' OF LOT 1&3, E 15.5' OF LOT

4

Open House: Nupcoming Open House: Broker Tour: Nupcoming Broker Tour:

# Supplements: 3

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

Bths - Full/Part

Upper LvI: 1/0

2/0

0/1

3/1

Main LvI:

Lower LvI:

Total Bth:

 Lot Size:
 5K-6,999SF
 # Acres:
 0.14
 Lot Dimensions:
 109.22 x 41.75

 Wtfrnt:
 View:
 Lot Desc:
 GEN-SLP

Body Water: Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

474 SFSrc: Tax Rec. #Bdrms: **#Bath:** 3/1 **#LvI**: 3 1945 / RESTORD **Upper SQFT:** Year Built: Main SQFT: 1152 TotUp/Mn: 1626 Roof: COMP Style: CAPECOD **Green Cert:** Energy Eff.: Lower SQFT: #Fireplaces: 1 / GAS Parking: DRIVWAY Exterior: 800

Total SQFT: 2860 Addi. SQFT: Upper / 434 #Gar: 1/DETACHD, EXTDEEP, OVRSIZE Basement: FULLBAS

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

garage) included in sq. it. bed/bath count! Save mortgage \$ because your ADO helps pay the bill and gets you in to good schools! Attractive the Air BNB or rental for REED College parents! Fresh landscape w/covered Trex deck, new paint in/out, hardwoods, gas fireplace & heat, vinylowindows, A/C, new sewer! Walkscore: 73 Bikescore: 98! Family Rm has ingress/egress too!

windows, A/C, new sewer! vvalkscore: 73 Bikescore: 98! Family Rm has ingress/egress too!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Kitchen: M/ 15 X 19 / MINFORM, EATAREA, GASAPPL,

AMNFORM, EATAREA, EATAREA, GASAPPL,

AMNFORM, EATAREA, EATAREA

AMNFORM, DECK, KIT&DR, LAM-FL, REMOD

2nd Bd: M/ 10 X 13 / CEILFAN, HARDWOD, REMOD

3rd Bed: U/ 13 X 11 / BLT-INS, LAM-FL, REMOD

Dining: M/ PENNSLA, REMOD DEN: U/ 10 X 10 / BEAMS, BLT-INS, LAM-FL

Family: L/ / BATH, TILE-FL LAUNDRY: L/ / WAINSCO, WASHDRY

**4TH-BD:** U/ / CLOSET, LAM-FL, WASHDRY

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOSL, 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:

URM:

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

# Structures:		# Stalls:						
<b>Type:</b> ADU	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Bı		Construction: FIBRCEM, WOODF	Roof: RM
Features:							·	
ADU	BATH, CNCTF	LR, ELECMTR, KI	TCHEN. PLUMBE	D. POWER	R. VYW-DBL			
Garage - Dim:	10 El v			# Att:	# Det:	1	RV-Park Dim:	
<b>Public</b> : Garage	dimensions are 12	2.5' wide, 8' high do	•					
			— AMENI	TIES SUPPI				
Distance To:						onal Ro	ooms:	
Public Rail Sto	•	laterfront:	Shoppi	•	5	,	/ /	
Bus Sto	•	cean Beach:	Public I			,	/ /	
School Bus St	•	each Access:	Walk So	<b>core:</b> 73		,	/	
Bike Path:	Multi Use							
Public Horse T		ir. Home:						
Neighborhood		k, Trader Joes, Wa	,					
Home Warrant				Price:				
Add.SQFT Des		ssory Dwelling Uni		•				
Public Room:								s a 1/1 with a living/kitchen
							e family or rental inc	
		A lazy quiet street	perfect for walking	g to the park	or Irader Joe	es yet a	i mere mile to Woods	stock shops / hustle and
bustle.								
			GREEN / ENE					
Green Verificat	ion	Obtained	Rating Y	'ear	Version	Sc	ore Date	
Type 1:								
Type 2:								
Reach Code:	5	Solar Panel:						
Energy Eff:								
Public:								
	⊕ DML C™	2020 ALL DICUTO						TED.
	™ CINIT ⊎	ZUZU. ALL KIGHIS	RESERVED INFO		O GUARANT		ID SHOULD BE VERIF	IEU.

ADDITIONAL STRUCTURE(S) SUPPLEMENT

1/7/2020 5:13:56 PM

**ML#**: 19464605

Address: 3553 SE LONG ST Portland 97202

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

SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Meadows Group Inc., Realtors

Phone: <u>503-449-5537</u> E-mail: <u>jen@jenlundstrom.com</u>

 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:MilwaukieMiddle:RoweHigh:MilwaukiePropType:DETACHD

Nhood/Bldg:WAVERLY HEIGHTS CC&Rs:

Legal: 139 WAVERLY HGTS PT LT 14

Open House:
Broker Tour:

NUpcoming Open House:
Upcoming Upcoming Broker Tour:

# Supplements: 2

VTour #1 VTour #2 Wrnty: 55+ w/Affidavit Y/N: N
GENERAL INFORMATION

Bths - Full/Part

Upper LvI: 2/0

0/1

0/0

2/1

Main LvI:

Total Bth:

Lower LvI:

20K-.99AC # Acres: 0.99 Lot Dimensions:

Wtfrnt: View: SEASONL, TERRITR Lot Desc: LEVEL, TREES

Body Water: Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

#Bdrms: floor plan **#Bath:** 2/1 1923 / RESALE **Upper SQFT:** 1743 SFSrc: 5 **#LvI**: 3 Year Built: Main SQFT: 1728 **TotUp/Mn:** 3471 Roof: COMP **Energy Eff.:** Style: COLONIL **Green Cert:** #Fireplaces: 2 / Lower SQFT: Parking: DRIVWAY **Exterior:** SHINGLESID 572 GAS 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

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

U/ 16 X 26 / BLT-INS, FIREPL, SUITE Living: M/ 15 X 23 / BEAMS, FIREPL, FNCH-DR Mstr Bd: Kitchen: / BEAMS, HARDWOD, ISLAND 2nd Bd: U/ 11 X 13 / WOODFLR M/ 13 X 13 / BEAMS, FNCH-DR, HARDWOD Dining: 3rd Bed: U/ 13 X 13 / WW-CARP Family: M/ 18 X 21 / BLT-INS, HARDWOD 4TH-BD: U/ 11 X 20 / WW-CARP

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:

Lot Size:

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

ML#: 1930108	32 <b>Address:</b> 9911	SE CAMBRII	DGE LN Portland	97222				1/7/2020 5:13:57 PM
			ADDITIONAL S	TRUCTURE(	S) SUPPLEMEN	т —		
# Structures:	1	# Stalls	:	•				
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Constr	uction:	Roof:
ADU		594	1	1	1923	WOOD	SID	COMP
Features:								
ADU	BATH, BLT-INS, HE	EATED, KITC	HEN, POWER					
Garage - Dim:	SQFT:	Lv	l:	# Att:	# Det:	RV-	Park Dim:	
Public:								
			GREEN / EN	ERGY SUPPL	.EMENT			
<b>Green Verifica</b>	tion	Obtained	Rating	Year	Version	Score	Date	
Type 1:								
Type 2:								
Reach Code:	Sola	r Panel:						
Energy Eff:								
Public:								



Meadows Group Inc., Realtors

Phone: <u>503-449-5537</u> E-mail: <u>jen@jenlundstrom.com</u>

 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 Nuclear N

# Supplements: 1

VTour #1 Wrnty: 55+ w/Affidavit Y/N: N

Body Water: Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

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

URM: RV Desc:

Foundation: RV Desc

XSt/Dir: SW Boones Ferry to SW Arnold - Right on SW 28th Dr

**Public:** Exceptional home with 4,713 of living space in the popul

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 LvI: 2/0 Dining: M/ 14 X 16 / COVED, FORMAL 3rd Bed: U/ 14 X 16 / CLO-ORG Main LvI: 0/1 M/ 14 X 17 / FIREPL, GREAT-R Family: 4TH-BD: U/ 14 X 15 / CLO-ORG Lower LvI: 1/0 **BONUS:** Total Bth: L/ 27 X 20 / FIREPL 2NDKIT: L/ 14 X 12 / BI-RANG 3/1

FEATURES AND UTILITIES

Kitchen: BI-RANG, D-DRAFT, DISHWAS, DISPOSL, 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:

Lot Size:

Wtfrnt:

Cool: CENTAIR Heat: FOR-AIR

Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: GAS Fuel: GAS

FINANCIAL -

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV, VA

**List Date** 10/3/2019

COMPARABLE INFORMATION -

**O/Price:** \$711,900

ML#: 19699209 Address: 2726 SW 28TH DR Portland 97219 1/7/2020 5:13:57 PM

**Score** 

Date

**GREEN / ENERGY SUPPLEMENT** Rating Year Version

Type 1: HES 4 9/24/2019

https://rpt.greenbuildingregistry.com/hes/OR10014459

Type 2:

Reach Code: **Solar Panel:** 

**Energy Eff:** Public:

**Green Verification** 

Obtained



Meadows Group Inc., Realtors

Phone: <u>503-449-5537</u> E-mail: <u>jen@jenlundstrom.com</u>

 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
House:
Broker
Tour:

NUpcoming
Open House:
Upcoming
Broker Tour:

# Supplements: 2

VTour #1 Wrnty: 55+ w/Affidavit Y/N: N
GENERAL INFORMATION

3K-4,999SF # Acres: 0.08 Lot Dimensions:

Wtfrnt: View: TERRITR, TREEWOOD Lot Desc: GEN-SLP, LEVEL

Body Water: Seller Disc: EXEMPT

RESIDENCE INFORMATION

952 appraiser #Bdrms: **#Bath:** 3/1 Upper SQFT: SFSrc: **#LvI**: 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: DRIVWAY, 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 LvI: 2/0 Dining: M/ 9 X 11 / BEAMS, GREAT-R, HARDWOD 3rd Bed: U/ 10 X 12 / CLOSET, WW-CARP Main LvI: 0/1 Family: M/9 X 14 / HARDWOD 2NDKIT: L/8 X 10 / DISHWAS, HARDWOD, QUARTZ Lower LvI: 1/0 L/ 10 X 12 / CLOSET, WW-CARP L/ 14 X 15 / CEILFAN, FIREPL, HARDWOD Total Bth: 4TH-BD: GSTQTR: 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:

Lot Size:

Windows: Cool: NONE

Cool: NONE Heat: FOR-AIR
Water: PUBLICWTR Sewer: PUBLICSWR

ater: PUBLICWTR 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

ML#: 1919382	24 <b>Address:</b> 847	3 SW 11th AVE	E Portland 9703	5				1/7/2020 5:13:57 PM
			ADDITIONAL S	STRUCTURE(	S) SUPPLEMEN	т —		
# Structures:	1	# Stalls	:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Constr	uction:	Roof:
ADU		691	1	1	2019	LAP		COMP
Features:								
ADU	BATH, CLOSET,	HEATED, KITC	CHEN, PLUMBED	, WOODFLR				
Garage - Dim:	SQFT:	Lv	l:	# Att:	# Det:	RV-I	Park Dim:	
Public:								
•			GREEN / EN	ERGY SUPPL	EMENT			
Green Verifica	tion	Obtained	Rating	Year	Version	Score	Date	
Type 1:								
Type 2:								
Reach Code:	So	lar Panel:						
Energy Eff:								
Public:								



Meadows Group Inc., Realtors

Phone: <u>503-449-5537</u> **E-mail**: <u>jen@jenlundstrom.com</u>

 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:WilsonPropType:DETACHDNhood/Bldg:CC&Rs:

Legal: PARTITION PLAT 1992-115, LOT 2

Open House:
Broker Tour:

Open House:
Number Tour

Number Tour

Upcoming

Upcoming

Broker Tour:

# Supplements: 1

7K-9,999SF # Acres: 0.21 Lot Dimensions:

Wtfrnt: View: TERRITR, TREEWOOD Lot Desc: LEVEL, PRIVATE

Body Water: Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

1042 **#Bath:** 4 / 0 1995 / Upper SQFT: SFSrc: tax #Bdrms: 5 #LvI: 4 Year Built: RESALE Main SQFT: **TotUp/Mn**: 2399 Roof: COMP Style: 2STORY, VICT 1357 **Green Cert:** Energy Eff.: Y

Lower SQFT: 0 #Fireplaces: 1 / WOOD Parking: DRIVWAY, OFF-STR Exterior: CEDAR

Total SQFT: 3035 Addl. SQFT: Upper / 636 #Gar: 2/DETACHD, OVRSIZE, Basement: CRAWLSP

URM: RV Desc:

Foundation: Rd Surface:

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

REMARKS

Living: M/ 19 X 14 / FIREPL, HI-CEIL, WW-CARP Mstr Bd: M/ 15 X 13 / EXTENTRY, SUITE, WI-CLOS

 Kitchen:
 M/ 12 X 12
 / EAT-BAR, HARDWOD
 2nd Bd:
 M/ 13 X 10
 / CLOSET, FNCH-DR

 Dining:
 M/ 14 X 11
 / BAYWIND, EXTENTRY, HARDWOD
 3rd Bed:
 M/ 12 X 12
 / CLOSET

4TH-BD: U/ 18 X 16 / SUITE, WASHDRY, WI-CLOS 2NDKIT: U/ 14 X 11 / DISHWAS, EATAREA, HARDWOD

CSTOTE: III / PATH SEVELITE STIPLE

**GSTQTR:** U/ / BATH, SKYLITE, STUDIO

FEATURES AND UTILITIES

Kitchen: BI-OVEN, COOKTOP, DISHWAS, DISPOSL, 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:

Lot Size:

Windows: Cool: CE

CENTAIR Heat: FOR-AIR
PUBLICWER Sewer: PUBLICS

Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: ELECT Fuel: ELECT, GAS

FINANCIAL -

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV

**List Date** 5/22/2019

COMPARABLE INFORMATION —

**O/Price:** \$899,900

Bths - Full/Part

Upper LvI: 2/0

2/0

0/0 4/0

Main LvI:

Total Bth:

Lower LvI:

GREEN / ENERGY SUPPLEMENT
Rating Year Version

Green VerificationObtainedRatingYearVersionScoreDateType 1:HES24/5/2019

https://rpt.greenbuildingregistry.com/hes/OR10104562

Type 2:

Reach Code: Solar Panel:

Energy Eff: ESTARA

Public:

ESTARAP

LOTAIVAI



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
House:
Broker
Tour:

NUpcoming
Open House:
Upcoming
Stroker Tour:

# Supplements: 2

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

Bths - Full/Part

Upper LvI: 0/0

2/0

1/0

3/0

Main LvI:

Lower LvI:

**Total Bth:** 

20K-.99AC # Acres: 0.66 Lot Dimensions:

Wtfrnt: View: CITY, RIVER Lot Desc: LEVEL, SLOPED

Body Water: Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

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

URM:

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

 Kitchen:
 M/ 15 X 9 / DISHWAS, DISPOSL, HARDWOD
 2nd Bd:
 M/ 12 X 10 / CLOSET, HARDWOD

 Dining:
 M/ DECK, FORMAL
 3rd Bed:
 L/ 14 X 13 / CLOSET, DECK

Family: L/ / DEN: M/ 14 X 12 / FNCH-DR, HARDWOD

**4TH-BD:** L/ 12 X 9 / CLOSET, WW-CARP **5TH-BD:** L/ /

FEATURES AND UTILITIES

**Kitchen:** DBLOVEN, DISHWAS, DISPOSL, 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:

Lot Size:

Cool: HT-PUMP Heat: FOR-AIR

Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: ELECT Fuel: ELECT

FINANCIAL

HOA: N Dues: Other Dues:

Assoc. Am:

Terms Considered: CASH, CONV

**List Date** 11/22/2019

COMPARABLE INFORMATION ————

O/Price: \$949,000
© RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.

ML#: 1922093	32 <b>Address:</b> 187	3 SW PALATIN	NE HILL RD Port	land 97219				1/7/2020 5:13:57 PM
			ADDITIONAL S	STRUCTURE(	S) SUPPLEMEN	т —		
# Structures:	1	# Stalls	<b>s</b> :	•				
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Constr	uction:	Roof:
ADU		800	2	1	1979	CEDAF	₹	COMP
Features:								
ADU	BATH, CLOSET,	HEATED, KITO	CHEN, PLUMBED	D, POWER, V	YW-DBL			
Garage - Dim:	SQFT:	Lv	1:	# Att:	# Det:	RV-	Park Dim:	
Public:								
			GREEN / EN	ERGY SUPPL	.EMENT			
Green Verifica	tion	Obtained	Rating	Year	Version	Score	Date	
Type 1:								
Type 2:								
Reach Code:	So	lar Panel:						
Energy Eff:								
Public:								



Meadows Group Inc., Realtors

503-449-5537 Phone: 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 **DETACHD** PropType: Nhood/Bldg:HUGE VALLEY/COAST RANGE VIEW CC&Rs:

Legal: SECTION 36 1N 1W, TL 3200 1.94 ACRES

NUpcoming Open House: Open House: Nupcoming Number Tour: Broker Tour:

# Supplements: 1 VTour #1 VTour #2 Wrnty: 55+ w/Affidavit Y/N: N

Bths - Full/Part

Upper LvI: 0/0

2/0

1/0

3/0

Main LvI:

Lower LvI:

**Total Bth:** 

**GENERAL INFORMATION** 

Lot Size: 1-2.99AC # Acres: 1.94 Lot Dimensions: 84,506 sq ft acc Co.

MNTAIN, TERRITR, VALLEY Lot Desc: GATED, PRIVATE, SLOPED, TREES

View: **DSCLOSUR Body Water:** Seller Disc:

RESIDENCE INFORMATION

0 #Bdrms: **#LvI**: 2 Year Built: 1989 / APPROX **Upper SQFT:** SFSrc: county **#Bath:** 3/0 Main SQFT: 2695 Roof: SHINGLE Style: CONTEMP, DAYRNCH Green Cert: **Energy Eff.:** TotUp/Mn: 2695 BRICK, FIBRCEM, Parking: DRIVWAY, RVACCPRK Exterior: Lower SQFT: 778 #Fireplaces: 1 / GAS

**MANMADE** Total SQFT: Basement: DAYLITE, FINISHD, PARTBAS 3473 Addl. SQFT: #Gar: 5/ATTACHD, OVRSIZE,

**RV-PRKNG** URM: **RV Desc:** 

Foundation: Rd Surface:

REMARKS

XSt/Dir: Skyline Blvd between Cornell Rd and Burnside (closer to Cornell Rd), on view side of Skyline

FANTASTIC VIEW! Close-in acreage home, largely 1-level living with big rooms and windows, skylights, vaulted ceilings. Gated driveway, Public: 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

M/ 15 X 14 / SKYLITE, VAULTED, WW-CARP M/ 16 X 14 / FNCH-DR, SUITE, VAULTED Living: Mstr Bd: Kitchen: M/ 23 X 12 / ISLAND, NOOK, VAULTED 2nd Bd: M/ 17 X 11 / DECK, WI-CLOS, WW-CARP M/ 15 X 10 / FORMAL, SKYLITE, VAULTED M/ 14 X 15 / BATH, DECK, WI-CLOS Dining: 3rd Bed: M/ 16 X 15 / DECK, FIREPL, VAULTED

4TH-BD: L/ 13 X 10 / CLOSET, LAM-FL L/8 X 10 / DISHWAS, FS-REFR, WASHDRY

M/ 18 X 10 / FNCH-DR, HARDWOD, SKYLITE DEN:

FEATURES AND UTILITIES

BI-OVEN, BTL-PAN, D-DRAFT, DISHWAS, FS-REFR, GASAPPL, INST-HW, ISLAND, PLB-ICE, TILE

CEILFAN, CENTVAC, GAR-OPN, HARDWOD, JET-TUB, MARBLE, SEPLVQT, TILE-FL, VAULTED, WASHDRY

2ND-GAR, ADU, COVDECK, DECK, FENCED, GAZEBO, GRN-HSE, RAISDBD, SPRNKLR, TL-SHED

Accessibility: 1LEVEL, CAREQTR, GRGMAIN, GRNDLVL, MINSTEP, MNBDBTH, PATHWAY, WALKSHR

Security: Internet: Windows:

Family:

2NDKIT:

Kitchen: Interior:

Exterior:

Wtfrnt:

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: Ν

HOA: N Other Dues: Dues:

Assoc. Am:

Terms Considered: CASH, CONV

11/5/2019 **List Date** 

COMPARABLE INFORMATION

O/Price: \$899,950 ML#: 19024505 Address: 621 NW SKYLINE BLVD Portland 97229 1/7/2020 5:13:57 PM **GREEN / ENERGY SUPPLEMENT Green Verification** Obtained Rating Year Version Score Date Type 1: Type 2:

**Energy Eff:** 

Reach Code: **Solar Panel:** 

**Public:**