Presented By: Jennifer Lundstrom
Meadows Group Inc., Realtors
Phone: 503-449-5537
E-mail: jen@jenlundstrom.com

Residential Status: ACT
ML#: 19070196
Unit#: 
Address: 8816 N EDISON ST
City: Portland
Zip: 97203
Condo Loc: 

Lot Size: 0-2,999SF
# Acres: 0.02
Lot Dimensions: 
Lot Desc: CORNER

Living: M /
Kitchen: M /
Dining: M /
LAUNDRY: U /

RESIDENCE INFORMATION

Upper SQFT: 564
Main SQFT: 464
Lower SQFT: 0
Total SQFT: 1423

SFSrc: Plans
#Bdrms: 3
#Bath: 3 / 1
#Lvl: 3
Year Built: 2019 / NEW

Roof: COMP
Style: TOWNHSE

#Fireplaces: /
Addl. SQFT: Lower / 395
Gar: 1/ATTACHD,

General Information

GENERAL INFORMATION

Lot: 0-2,999SF
# Acres: 0.02
Lot Dimensions: 
Lot Desc: CORNER

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

Financial:

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

Comparables Information

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Public: Check out the newest addition to the Boise-Eliot neighborhood. This impeccably designed modern home is just steps to all that Williams & Vancouver has to offer. Featuring a main home that has 3 bedrooms, 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 **

<table>
<thead>
<tr>
<th>Living</th>
<th>M/ 13 X 16 / FIREPL, HARDWOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>M/ 12 X 15 / HARDWOD, QUARTZ</td>
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<tr>
<td>Dining</td>
<td>M/ 13 X 16 / HARDWOD</td>
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</table>

** FEATURES AND UTILITIES **

| Kitchen: DISHWAS, DISPOS, FS-RANG, GASAPPL, QUARTZ, TILE |
| Interior: 3RDFLR, HI-CEIL, QUARTZ, TILE-FL, WOODFLR, WW-CARP |
| Exterior: ADU, PATIO |

** REMARKS **

XSt/Dir: Head one block west on N Fremont passed N Vancouver to Gantenbein - Home on corner of Fremont & GANT

** FINANCIAL **

PTax/Yr: $1,698.91 / 2018

** COMPARABLE INFORMATION **

O/Price: $724,950
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<tr>
<th>Green Verification</th>
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<th>Year</th>
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**NEW CONSTRUCTION SUPPLEMENT**

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<tr>
<th>Permit Number: 2016-283406-000-00-R</th>
<th>Builders Required Addendums: N</th>
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<tr>
<td>Construction Contractors Board (CCB) Type: RES</td>
<td>Builders Warranty: Y</td>
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<tr>
<td>Oregon CCB Notices Attached: N</td>
<td>Occupancy Certificate Date: 2019-10-24</td>
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<tr>
<td>Certificate of Occupancy Obtained: Y</td>
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<td>Early Release of Earnest Money: N</td>
<td></td>
</tr>
<tr>
<td>Early Issue Title Insurance - Paid By: BUYER</td>
<td></td>
</tr>
</tbody>
</table>

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Presented By: Jennifer Lundstrom   Client Full
Meadows Group Inc., Realtors
Phone: 503-449-5537   E-mail: jen@jenlundstrom.com

RESIDENTIAL
Status: ACT   1/7/2020   5:13:50 PM
ML#: 19449599   Area: 141   List Price: $749,950
Addr: 3455 N GANTENBEIN AVE   Unit#
City: Portland   Zip: 97227   Condo Loc:
Zoning: R1
County: Multnomah   Tax ID: R589725
Elem: Boise-Eliot   Middle: Boise-Eliot
High:
PropType: ATTACHD
Nhood/Bldg: BOISE-ELIOT
Legal: PARTITION PLAT 2006-114, LOT 2
Open Upcoming
House: Open House: Broker Upcoming
Tour: Broker Tour:

# Supplements: 3
VTour #1
Wrnty: BUILDER 55+ w/Affidavit Y/N: N

GENERAL INFORMATION
Lot Size: 0-2,999SF   # Acres: 0.05
Wtrmnt: View: Seller Disc: 
Lot Dimensions: Lot Desc: EXEMPT

RESIDENCE INFORMATION
Upper SQFT: 814   SFSrc: Plans
Main SQFT: 804   TotUp/Mn: 1618
Lower SQFT: 550   #Fireplaces: 0
Total SQFT: 2733   #Gar: 1/ATTACHD, ,
URM: Foundation: PIR&PST
Rd Surface:

REMARKS
XSt/Dir: Head one block west on N Fremont passed N Vancouver to Gantenbein - Home on corner of Fremont & GANT
Public: Check out the newest addition to the Boise-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 3 bedrooms, 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
Mstr Bd: U/ 14 X 13 / SUITE, WI-CLOS, WW-CARP
2nd Bd: U/ 14 X 10 / SUITE, WW-CARP
3rd Bed: L/ 11 X 16 / EXTENTRY, SUITE, WW-CARP

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

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

COMPARABLE INFORMATION
O/Price: $749,950

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**GREEN / ENERGY SUPPLEMENT**

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<th>Green Verification</th>
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**NEW CONSTRUCTION SUPPLEMENT**

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<td>Certificate of Occupancy Obtained:</td>
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<td>Early Release of Earnest Money:</td>
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<td>Early Issue Title Insurance - Paid By:</td>
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**TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT**

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<td>Public:</td>
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**Green Verification**

- **Obtained**: HES
- **Type 1**: HES
- **Type 2**: Reach Code:
- **Energy Eff**: FOR-95+, TNKLESS

**Green / Energy Supplement**

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Presented By: Jennifer Lundstrom  
Client Full Meadows Group Inc., Realtors  
Phone: 503-449-5537  E-mail: jen@jenlundstrom.com  

<table>
<thead>
<tr>
<th>RESIDENTIAL</th>
<th>Status: ACT</th>
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<th>5:13:50 PM</th>
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<td>ML#: 19592692</td>
<td>Area: 141</td>
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<td>Addr: 5180 N Amherst ST</td>
<td>Zip: 97203</td>
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<td>City: Portland</td>
<td>County: Multnomah</td>
<td>Tax ID: R292012</td>
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<td>PropType: DETACHED</td>
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<tr>
<td>Nhood/Bldg: UNIVERSITY PARK</td>
<td>CC&amp;Rs:</td>
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</tbody>
</table>

**FEATURES AND UTILITIES**

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

**ACCESSIBILITY:**
- **Cool:** HT-PUMP
- **Water:** PUBLICWTR
- **Heat:** MINISPT, ZONAL
- **Sewer:** PUBLICSWR
- **Hot Water:** GAS, TNKLESS
- **Fuel:** ELECT, GAS

**GENERAL INFORMATION**

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

**RESIDENCE INFORMATION**

- **Upper SQFT:** 1577
- **Main SQFT:** 712
- **Lower SQFT:** 770
- **Total SQFT:** 3059
- **#Fireplaces:** 1 / GAS
- **#Gar:** 1/ATTACHD,
- **Parking:** DRIVWAY, OFF-STR
- **Exterior:** FIBRCEM, WOODSID
- **Basement:** CRAWLSP
- **Rd Surface:**
- **URM:**
- **Foundation:**

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

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

**FINANCIAL**

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

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.
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**NEW CONSTRUCTION SUPPLEMENT**

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

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**RESIDENCE INFORMATION**

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<tr>
<td>XSt/Dir</td>
<td>NE Rosa Parks Way; NE Martin Luther King Jr. Blvd; NE Morgan St; NE 7th Pl. (Make sure 7th Place)</td>
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<tr>
<td>Public</td>
<td><strong>New Price</strong> 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 &amp; 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 &amp; lots more room.</td>
</tr>
</tbody>
</table>

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

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

**FEATURES AND UTILITIES**

- **Kitchen:** FS-RANG, FS-REFR
- **Interior:** LAM-FL, LAUNDRY, WASHDRY, WOODFLR, WW-CARP
- **Exterior:** ADU, DECK, FENCED, TL-SHED, VYW-DBL, YARD
- **Accessibility:** 1LEVEL, MINSTEP
- **Security:**
- **Internet:** DBLPANE, VYLFRAME
- **Cool:** CENTAIR
- **Heat:** FOR-AIR
- **Water:** PUBLIC/WTR
- **Sewer:** PUBLIC/SWR
- **Hot Water:** ELECT
- **Fuel:** GAS
- **PTax/Yr:** $1,587.40 / 2018
- **Rent, If Rented:**
- **Short Sale:** N
- **Bank Owned/REO:** N
- **Other Dues:**
- **Assoc. Am:** N
- **Terms Considered:** CASH, CONV, FHA, VA
- **List Date:** 9/4/2019

**FINANCIAL**

- **O/Price:** $439,000
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Living: M/
Kitchen: M/
Dining: M/

RESIDENTIAL
Status: ACT
ML#: 18037191
Area: 142
List Price: $420,000
Addr: 4754 NE Going ST
City: Portland
Zip: 97218
Condo Loc: M
Zoning: R3
County: Multnomah
Tax ID: R317991
Elem: Rigler
High: Madison
Nhood/Bldg: CULLY
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open House: N
Upcoming Open House: N
Broker Tour: N
Upcoming Broker Tour: N

RESIDENCE INFORMATION
Upper SQFT: 540
Main SQFT: 452
Lower SQFT: 0
Total SQFT: 1012
#Bdrms: 2
#Bath: 1 / 1
#Fireplaces: /
Roof: COMP
Style: CRAFTSM, TOWNHSE
Green Cert: Energy Eff.: Y
Parking: DEEDED, OFF-STR
Exterior: FIBRCEM, MANMADE
Basement: URM
Rd Surface:

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/
Mstr Bd: U/
2nd Bd: U/
LAUNDRY: U/

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

ACCESSIBILITY:
Security: DBLPANE, VYLFRAME
Internet: PUBLICWR
Cool: HT-PUMP
Heat: EN-STAR, FOR-90, MINISPT
Water: PUBLICWR
Sewer: PUBLICSWR
Hot Water: ELECT, EN-STAR
Fuel: ELECT

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

COMPARABLE INFORMATION
O/Price: $425,000 - $450,000

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ADDITIONAL STRUCTURE(S) SUPPLEMENT

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

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

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

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

GREEN / ENERGY SUPPLEMENT

<table>
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<th>Green Verification</th>
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NEW CONSTRUCTION SUPPLEMENT

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

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

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

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

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<td>RV Desc:</td>
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### REMARKS

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

### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

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

### FEATURES AND UTILITIES

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### FINANCIAL

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### COMPARABLE INFORMATION

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

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

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

| Living | M/ / | Mstr Bd | U/ / |
| Kitchen | M/ / | 2nd Bd | U/ / |
| Dining | M/ / | LAUNDRY | U/ / |

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 | COPATI, GARDEN, GSTQTR, RAISBD, 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 |
| O/Price | $425,000 - $450,000 |

COMPARABLE INFORMATION

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ADDITIONAL STRUCTURE(S) SUPPLEMENT

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

Features:
ADU BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VYW-DBL, WOODFLR, WORKSHOP
SAUNA, WOODFLR
Garage - Dim: SQFT: Lvl: # Att: # Det: RV-Park Dim:

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

GREEN / ENERGY SUPPLEMENT

Type 1: Reach Code: Solar Panel: ESTARAP, FOR-90, HT-PUMP, MINISPT
Type 2:
Energy Eff: ESTARAP, FOR-90, HT-PUMP, MINISPT

NEW CONSTRUCTION SUPPLEMENT

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

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

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

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Presented By: Jennifer Lundstrom
Client Full Meadows Group Inc., Realtors
Phone: 503-449-5537 E-mail: jen@jenlundstrom.com

RESIDENTIAL
Status: ACT 1/7/2020 5:13:51 PM
ML#: 18321799 Area: 142 List Price: $420,000
Addr: 4754 NE Going ST Unit:
City: Portland Zip: 97218 Condo Loc: TOWNHSE
Zoning: R3
County: Multnomah Tax ID: R317991 R317837 R318046
Elem: Rigler Middle: Beaumont
High: Madison
Nhood/Bldg: CULLY
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
Open Upcoming
House: Open House:
Broker Upcoming
Tour: Broker Tour:
# Supplements: 4

# Supplements: 4

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

RESIDENCE INFORMATION
Upper SQFT: 540 SFSrc: Developer
Main SQFT: 452 TotUp/Mn: 992 Roof: COMP
Lower SQFT: 0 #Fireplaces: / #Gar: 0, ,
Total SQFT: 1012 Addl. SQFT: URM:
Foundation: SLAB

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

APPROXIMATE ROOM SIZES AND DESCRIPTIONS
Living: M/ / Mstr Bd: U/ / Bths - Full/Part
Kitchen: M/ / 2nd Bd: U/ / Upper Lvl: 1/0
Dining: M/ / LAUNDRY: U/ / Main Lvl: 0/1

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, RAISBD, SAUNA, TL-SHED, WORKSHOP
Accessibility: Security:
Internet: DBLPANE, VYLFRAME
Cool: HT-PUMP Heat: EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: ELECT, EN-STAR Fuel: ELECT

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

COMPARABLE INFORMATION
O/Price: $425,000 - $450,000

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
ADDITIONAL STRUCTURE(S) SUPPLEMENT

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

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

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

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

CONDO SUPPLEMENT

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

Condo Pet Policies: Rent Cap:
Public:

GREEN / ENERGY SUPPLEMENT

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

NEW CONSTRUCTION SUPPLEMENT

Permission 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
Early Release of Earnest Money: Y
Early Issue Title Insurance - Paid By: BUYER
Occupancy Certificate Date:
Public:

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Presented By: Jennifer Lundstrom
Client Full Meadows Group Inc., Realtors
Phone: 503-449-5537  E-mail: jen@jenlundstrom.com

RESIDENTIAL
Status: ACT  1/7/2020  5:13:51 PM
ML#: 18009472  Area: 142  List Price: $425,000
Addr: 4576 NE 47th AVE  Unit#: 
City: Portland  Zip: 97218  Condo Loc: 
Zoning: R3
County: Multnomah  Tax ID: R317991  R317837  R318046
Elem: Rigler  Middle: Beaumont  High: Madison
Hood/Bldg: CULLY  PropType: ATTACHD
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES

Open House: N  Upcoming
House: Open House:
Broker: N  Upcoming
Tour: Broker Tour:
# Supplements: 4
Wrnty: 55+ w/Affidavt Y/N: N

RESIDENCE INFORMATION
Upper SQFT: 550  SFSrc: Developer
Main SQFT: 520  TotUp/Mn: 1070  Roof: COMP
Lower SQFT: 0  #Fireplaces: /
Total SQFT: 1040  Addl. SQFT: 
URM: 
Foundation: SLAB

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 cullygreendpdx dot com

APPRAISAL INFORMATION
Lot Size: 0-2,999SF  # Acres:
Wtrnt: View:
Body Water: Seller Desc:
Lot Dimensions:
Lot Desc: EXEMPT LEVEL, TREES

FEATURES AND UTILITIES
Kitchen: BI-MICO, DISHWAS, DISPOSAL, 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: DBLPANE, VYLFRAM
Cool: HT-PUMP  Heat: EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR  Sewer: PUBLICSWR  Hot Water: ELECT, EN-STAR  Fuel: ELECT

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

COMPARABLE INFORMATION
O/Price: $400,000 - $425,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.
ADDITIONAL STRUCTURE(S) SUPPLEMENT

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

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

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

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

GREEN / ENERGY SUPPLEMENT

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NEW CONSTRUCTION SUPPLEMENT

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

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

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

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

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<td>FIBRCEM, MANMADE</td>
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<tr>
<td>XSt/Dir</td>
<td>NE 47th Ave + NE Going St</td>
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<tr>
<td>Public</td>
<td>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</td>
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<td>XSt/Dir</td>
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</table>
ADDITIONAL STRUCTURE(S) SUPPLEMENT

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

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

Garage - Dim: 2020 SQFT
Lvl: FIBRCEM, MANMADE

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

GREEN / ENERGY SUPPLEMENT

Green Verification: Obtained
Type 1:
Type 2:
Reach Code: Solar Panel:
Energy Eff: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT

NEW CONSTRUCTION SUPPLEMENT

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

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

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

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Presented By: Jennifer Lundstrom, Client Full Meadows Group Inc., Realtors

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

RESIDENTIAL
Status: ACT 1/7/2020 5:13:51 PM
ML#: 18023351 Area: 142 List Price: $425,000
Addr: 4746 NE Going ST Unit: #
City: Portland Zip: 97218 Condo Loc: TOWNHSE
Zoning: R3
County: Multnomah Tax ID: R317991 R317837 R318046
Elem: Rigler Middle: Beaumont
High: Madison PropType: CONDO
Nhhood/Bldg: CULLY CC&Rs: N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES

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

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

GENERAL INFORMATION
Lot Size: 142 # Acres: 1.4# View: SEASONL, TREEWOOD Lot Dimensions: LEVEL, TREES
Lot Desc: EXEMPT

RESIDENCE INFORMATION
Upper SQFT: 530 SFSrc: Developer #Bdrms: 2 #Bath: 1 / 1 #Lvl: 2 Year Built: 2020 / UNDRCN
Main SQFT: 462 TotUp/Mn: 992 Roof: COMP Green Cert: CRAFTSM, TOWNHSE
Style: CRAFTSM, TOWNHSE Parking: DEEDED
Lower SQFT: 0 #Fireplaces: / Exterior: FIBRCEM, MANMADE
#Gar: 0 / , #Fireplaces: / Basement: URM
Addl. SQFT: #Gar: 0 / , #Fireplaces: / RV Desc: WORKSHOP
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
FEATURES AND UTILITIES
Kitchen: BI-MICO, DISHWAS, DISPOSAL, 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
Cool: HT-PUMP Heat: EN-STAR, FOR-90, MINISPT
Water: PUBLICWTR Sewer: PUBLICSWR Hot Water: ELECT, EN-STAR Fuel: ELECT

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

COMPARABLE INFORMATION
O/Price: $425,000 - $450,000

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ADDITIONAL STRUCTURE(S) SUPPLEMENT

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

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

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

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

CONDO SUPPLEMENT

Condo Conversion:
# Units in complex: 23
Elevator Acess:
Storage Available:
Storage Unit #/ID:
Tandem Parking:
Deeded Storage Tax:

Condo Pet Policies:
Rent Cap:

GREEN / ENERGY SUPPLEMENT

Type 1:
Type 2:
Reach Code: Solar Panel:
Energy Eff: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT

NEW CONSTRUCTION SUPPLEMENT

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

Public:

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

- **Upper SQFT**: 530
- **Main SQFT**: 462
- **Lower SQFT**: 0
- **Total SQFT**: 992
- **Upper Lvl**: 1/0
- **Main Lvl**: 0/1
- **Lower Lvl**: 0/0
- **Basement**: URM
- **Foundation**: SLAB
- **Rd Surface**: REDEED

**RESIDENTIAL**

- **Status**: ACT
- **ML#**: 18075249
- **Area**: 142
- **List Price**: $425,000
- **Addr**: 4588 NE 47th AVE
- **City**: Portland
- **Zip**: 97218
- **Condo Loc**: TOWNHSE

**GENERAL INFORMATION**

- **Lot Size**: # Acres:
- **View**: SEASONL, TREEMOD
- **Seller Disc**: EXEMPT
- **Lot Dimensions**: LEVEL, TREES
- **Lot Desc**: LEVEL, TREES

**RESIDENCE INFORMATION**

- **Upper SQFT**: 530
- **Main SQFT**: 462
- **Lower SQFT**: 0
- **Total SQFT**: 992
- **Main Lvl**: 0/1
- **Lower Lvl**: 0/0
- **Basement**: URM
- **Foundation**: SLAB
- **Rd Surface**: REDEED

**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

**APPRAISAL ROUMSIZES AND DESCRIPTIONS**

- **Living**: M/ /
- **Mstr Bd**: U/ /
- **2nd Bd**: U/ /
- **Dining**: M/ /
- **LAUNDRY**: U/ /
- **Bths - Full/Part**: U/ /

**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

**FINANCIAL**

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

**COMPARABLE INFORMATION**

- **O/Price**: $425,000 - $450,000
# Structures: 2
- **Type:** ADU
- **Dimensions:** 1515 SQFT
- **# Bdrm:** 2
- **# Bath:** 1.5
- **Yr Built:** 2020
- **Construction:** FIBRCEM, MANMADE
- **Roof:** COMP

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

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

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

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**CONDO SUPPLEMENT**

- **Condo Conversion:**
- **# Units in complex:** 23
- **Elevator Access:**
- **Storage Available:**
- **Storage Unit #/ID:**
- **Tandem Parking:**
- **Deeded Storage Tax:**

**Condo Pet Policies:**
- **Rent Cap:**

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**GREEN / ENERGY SUPPLEMENT**

- **Type 1:**
- **Type 2:**
- **Reach Code:**
- **Solar Panel:**
- **Energy Eff:**
  - ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT

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**NEW CONSTRUCTION SUPPLEMENT**

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

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## GENERAL INFORMATION

- **Lot Size:** 142 Acres
- **Lot Dimensions:** LEVEL, TREES
- **Lot Desc:** SEASONL, TREEWOOD
- **View:** EXEMPT

## RESIDENCE INFORMATION

- **Upper SQFT:** 550
- **Main SQFT:** 520
- **Lower SQFT:** 0
- **Total SQFT:** 1040
- **Lower Sfl:** 0, 0, 0
- **Basement:** URM
- **Roof:** COMP
- **Style:** CRAFTSM, TOWNHSE
- **Energy Eff:** Y
- **Year Built:** UNDRCON

## APPOINTED ROOM SIZES AND DESCRIPTIONS

- **Living:** M / M / M
- **Kitchen:** / M / M
- **Dining:** M / M / M
- **Mstr Bd:** U / U / U
- **2nd Bd:** U / U / U
- **Laundry:** U / U / U
- **Bths - Full/Part:** 1 / 0

## FEATURES AND UTILITIES

- **Kitchen:** BI-MICO, DISHWAS, DISPOS L, 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

- **Cool:** HT-PUMP
- **Heat:** EN-STAR, FOR-90, MINISPT
- **Water:** PUBLICWTR
- **Heat:** PUBLICSWR
- **Hot Water:** ELECT, EN-STAR
- **Fuel:** ELECT
- **Windows:** DLBLANE, VYLFRAME
- **Security:**
- **Internet:**
- **Dues:** $139 /MO
- **Other Dues:**
- **Assoc. Am:** INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER

## FINANCIAL

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

## COMPARABLE INFORMATION

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

---

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

SCHOOL AVAILABILITY SUBJECT TO CHANGE.
ADDITIONAL STRUCTURE(S) SUPPLEMENT

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

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

Garage - Dim: SQFT: 2020 FIBRCEM, MANMADE COMP

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

CONDO SUPPLEMENT

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

Condo Pet Policies:
Rent Cap:
Public:

GREEN / ENERGY SUPPLEMENT

Type 1: Green Verification Obtained Rating Year Version Score Date
Type 2: Solar Panel:
Reach Code: 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 Occupancy Certificate Date:
Certificate of Occupancy Obtained: N
Early Release of Earnest Money: Y
Early Issue Title Insurance - Paid By: BUYER Desc:
Public:

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

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<tr>
<th>Lot Size:</th>
<th>0-2,999SF</th>
<th># Acres:</th>
<th>Lot Dimensions:</th>
<th>View:</th>
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<th>Level, Trees</th>
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<td>Wtrnt:</td>
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<td>Seasonl, Treewood</td>
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</table>

## RESIDENCE INFORMATION

### Upper SQFT: 530
- SFSrc: Developer
- Main SQFT: 462
- TotUp/Mn: 992
- Roof: COMP
- Style: CRAFTSM, TOWNHSE
- Parking: DEEDED
- Green Cert: Energy Eff.: Y
- Exterior: FIBRCEM, MANMADE
- Basement: RV Desc:
- URM: SLAB
- Lower SQFT:
- #Fireplaces:
- Addl. SQFT:
- #Gar: 0/1
- #Bdrms: 2
- #Bath: 1/1
- #Lvl: 2
- Year Built: 2020 / UNDRCN
- Seller Disc: EXEMPT
- Accessible: Yes
- Security: Yes
- Internet: No
- Windows: DBLPANE, VYLFRAME
- Cool: HT-PUMP
- Heat: EN-STAR, FOR-90, MINISPT
- Water: PUBLICWTR
- Sewer: PUBLICSWR
- Hot Water: ELECT, EN-STAR
- Fuel: ELECT

## APPROXIMATE ROOM SIZES AND DESCRIPTIONS

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

## FEATURES AND UTILITIES

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

## FINANCIAL

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<th>PTax/Yr: $0.00 / Dues: $135 /MO</th>
<th>Rent, If Rented:</th>
<th>Short Sale: N</th>
<th>Bank Owned/REO: Y</th>
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## COMPARABLE INFORMATION

<table>
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<th>O/Price: $425,000 - $450,000</th>
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**Remarks:**

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

**School Availability Subject to Change.**

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

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

**Garage - Dim:**
- SQFT: 
- Lvl: 
- # Att: 
- # Det: 

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

### GREEN / ENERGY SUPPLEMENT

<table>
<thead>
<tr>
<th>Type 1:</th>
<th>Type 2:</th>
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<tbody>
<tr>
<td>Green Verification</td>
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<tr>
<td>Reach Code:</td>
<td>Solar Panel:</td>
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<tr>
<td>Public:</td>
<td>ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT</td>
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### NEW CONSTRUCTION SUPPLEMENT

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

### TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

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

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
**RESIDENTIAL**
- Status: ACT
- 1/7/2020 5:13:52 PM
- ML#: 18492492
- Area: 142
- List Price: $425,000
- Addr: 4572 NE 47th AVE
- 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

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<table>
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<tr>
<th>FEATURE / UTILITY</th>
<th>Mstr Bd</th>
<th>2nd Bd</th>
<th>LAUNDRY</th>
<th>Bths - Full/Part</th>
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<tr>
<td>Kitchen</td>
<td>BI-MICO, DISHWAS, DISPOSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL</td>
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<tr>
<td>Interior</td>
<td>DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP</td>
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<td></td>
<td></td>
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<tr>
<td>Exterior</td>
<td>COVPATI, GARDEN, GSTQTR, PORCH, RAISDBD, SAUNA, TL-SHED, WORKSHOP</td>
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<tr>
<td>Accessibility</td>
<td>DBLPANE, VYLFRAME</td>
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<td>List Date</td>
<td>7/27/2018</td>
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**SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.
# Structures: 2
Type: ADU
Dimensions: 1515 SQFT
# Bdrm: 2
# Bath: 1.5
Yr Built: 2020
Construction: FIBRCEM, MANMADE
Roof: COMP

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

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

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

**GREEN / ENERGY SUPPLEMENT**

<table>
<thead>
<tr>
<th>Green Verification</th>
<th>Obtained</th>
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<th>Year</th>
<th>Version</th>
<th>Score</th>
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Public:

**NEW CONSTRUCTION SUPPLEMENT**

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<td>Construction Contractors Board (CCB) Type:</td>
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<td>Oregon CCB Notices Attached:</td>
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<tr>
<td>Certificate of Occupancy Obtained:</td>
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<td>Early Release of Earnest Money:</td>
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<tr>
<td>Early Issue Title Insurance - Paid By:</td>
<td>BUYER</td>
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Public:

**TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT**

<table>
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<th>Parking Space #/ID:</th>
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<tbody>
<tr>
<td>Parking space Owned?:</td>
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Public:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Living: M / /
Kitchen: M / /
Dining: M / /

**GENERAL INFORMATION**

Lot Size: 550 # Acres: SFSrc: Developer
Wtrmnt: View: SEASONL, TREEWOO Lot Dimensions: LEVEL, TREES
Body Water: Seller Disc: EXEMPT

**RESIDENCE INFORMATION**

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

**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 Spevack 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 AREA:
- 2 bedrooms
- 1 full bathroom
- 1 half bathroom
- Total square footage: 1,040

KITCHEN:
- BI-MICO, DISHWAS, DISPOSAL, ESTARTAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL

INTERIOR:
- DUALFLT, HARDWOOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP

EXTERIOR:
- COVPATI, GARDEN, GSTQTR, PORCH, RAISDBD, SAUNA, TL-SHED, WORKSHOP

ACCESSIBILITY:
- DBLPANE, VYLFRAME

SECURITY:
- HT-PUMP

HEATING:
- EN-STAR, FOR-90, MINISPT

WATER:
- PUBLICWTR

FEATURES AND UTILITIES:
- DUALFLT, HARDWOOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP

FINANCIAL:
- PTax/Yr: $0.00 / Rent, If Rented: Short Sale: 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: 7/17/2018

**COMPARABLE INFORMATION**

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

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ADDITIONAL STRUCTURE(S) SUPPLEMENT

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

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

Garage - Dim: 2020 FIBRCEM, MANMADE

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

CONDO SUPPLEMENT

Condo Conversion:
# Units in complex: 23
Elevator Access:
Storage Available:
Storage Unit #/ID:
Tandem Parking:
Deeded Storage Tax:

Condo Pet Policies:
Rent Cap:

GREEN / ENERGY SUPPLEMENT

Type 1:
Reach Code: Solar Panel:
Energy Eff: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT

NEW CONSTRUCTION SUPPLEMENT

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

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.
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.
ADDITIONAL STRUCTURE(S) SUPPLEMENT

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

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

Garage - Dim:
SQFT: 2020 FIBRCEM, MANMADE
Lvl:
# Att:
# Det:
RV-Park Dim:

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

GREEN / ENERGY SUPPLEMENT

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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
Early Release of Earnest Money: Y
Early Issue Title Insurance - Paid By: BUYER
Occupancy Certificate Date: |

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

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

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Presented By: Jennifer Lundstrom  
Meadows Group Inc., Realtors  
Phone: 503-449-5537  
E-mail: jen@jenlundstrom.com

**RESIDENTIAL**  
Status: ACT  
ML#: 18231592  
Area: 142  
List Price: $495,000  
Add: 4548 NE 47th AVE  
City: Portland  
Zip: 97218  
Condo Loc: TOWNHSE  
Unit#: R3  
County: Multnomah  
Tax ID: R317991 R317837 R318046  
Elem: Rigler  
High: Madison  
PropType: CONDO  
Nhood/Bldg: CULLY  
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES  
Open: N  
House: Open House:  
Broker: N  
Tour: Broker Tour:  
# Supplements: 4  
Wrnty: 55+ w/Affidavit Y/N: N

### GENERAL INFORMATION

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### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

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### 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:** DBLPANE, VYLFRAME  
**Cool:** HT-PUMP  
**Heat:** EN-STAR, FOR-90, MINISPT  
**Water:** PUBLICWTR  
**Sewer:** PUBLICSWR  
**Hot Water:** ELECT, EN-STAR  
**Fuel:** ELECT  
**Financing:**  
**PTax/Yr:** $0.00 /  
**Rent, If Rented:**  
**Short Sale:** N  
**Bank Owned/REO:** N  
**HOA:** Y  
**Dues:** $168 /MO  
**Other Dues:**  
**Assoc. Am:** INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER  
**Terms Considered:** CASH, CONV, FHA, VA  
**List Date:** 7/27/2018

### COMPARABLE INFORMATION

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

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Public: Bonus shared common house with full kitchen and ample room for public and private gatherings. Two guest bedrooms and bathroom upstairs. Two sets of washers/dryers. Sauna house on site, too!

**GREEN / ENERGY SUPPLEMENT**

Type 1:  
Type 2:  
Reach Code:  
Solar Panel:  
Energy Eff:  ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT

**NEW CONSTRUCTION SUPPLEMENT**

Permit Number: 17-262350

Construction Contractors Board (CCB) Type: RES

Oregon CCB Notices Attached: N

Certificate of Occupancy Obtained: N

Early Release of Earnest Money: Y

Early Issue Title Insurance - Paid By: BUYER

Desc:  

Public:

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

SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Living: M
Kitchen: M
Dining: M

RESIDENTIAL
Status: ACT
ML#: 18184243
Area: 142
List Price: $530,000
Addr: 4556 NE 47th AVE
City: Portland
Zip: 97218
Condo Loc: TOWNHSE

Zoning: R3
County: Multnomah
Tax ID: R317991 R317837 R318046
Elem: Rigler
Middle: Beaumont
High: Madison
PropType: CONDO
Nhood/Bldg: CULLY
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES

Open House: N
House: Open House:
Broker: N
Tour: Broker Tour:

# Supplements: 4

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

GENERAL INFORMATION
Lot Size: # Acres: # bdms: 4 # Bath: 2 / 1 # Lvl: 2 Year Built: 2020 / UNDRCON
Body Water: View: Lot Dimensions: Lot Desc: LEVEL, TREES
Waterfront: View: Lot Dimensions: Lot Desc: LEVEL, TREES

RESIDENCE INFORMATION
Upper SQFT: 787 SFSrc: Develpoer #Bdrms: 4 #Bath: 2 / 1 #Lvl: 2 Year Built: 2020 / UNDRCOM
Main SQFT: 787 TotUp/Mn: 1574 Roof: COMP
Lower SQFT: 0 #Fireplaces: / Parking: DEEDED
Total SQFT: 1574 #Gar: 0 / ,
URM: Foundation: SLAB
Rear Surface: REMARKS
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 / /
Kitchen: M / /
Dining: M / /

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, GSTDQTR, OUT-FPL, RAISBD, SAUNA, TL-SHED, WORKSHOP

ACCESIBILITY:

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
HOA: Y Dues: $183 / MO Other Dues:
Assoc. Am: INS, MGMT, MTGROOM, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered: CASH, CONV, FHA, VA
List Date 7/27/2018

COMPARABLE INFORMATION
O/Price: $500,000 - $525,000

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ADDITIONAL STRUCTURE(S) SUPPLEMENT

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

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

ADU

SAUNA, WOODFLR

Garage - Dim: 1515 SQFT
Lvl: # Att: # Det: RV-Park Dim:

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

CONDO SUPPLEMENT

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

Condo Pet Policies:
Rent Cap:
Public:

GREEN / ENERGY SUPPLEMENT

Green Verification Obtained Rating Year Version Score Date
Type 1:
Type 2:
Reach Code: Solar Panel: 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 Occupancy Certificate Date:
Certificate of Occupancy Obtained: N
Early Release of Earnest Money: Y
Early Issue Title Insurance - Paid By: BUYER Desc:
Public:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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, RAISDBD, SAUNA, TL-SHED, WORKSHOP

Cool: HT-PUMP Heat: EN-STAR, FOR-90, MINISPT
Water: PUBLICWRTR Sewer: PUBLICSWR Hot Water: ELECT, EN-STAR Fuel: ELECT

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

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, RAISDBD, SAUNA, TL-SHED, WORKSHOP

Cool: HT-PUMP Heat: EN-STAR, FOR-90, MINISPT
Water: PUBLICWRTR Sewer: PUBLICSWR Hot Water: ELECT, EN-STAR Fuel: ELECT

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

COMPARABLE INFORMATION
O/Price: $500,000 - $525,000

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ADDITIONAL STRUCTURE(S) SUPPLEMENT

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

# Stalls:

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

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

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

GREEN / ENERGY SUPPLEMENT

| Type 1: | | | | | | Type 2: | | | | | | Reach Code: | Solar Panel: | Energy Eff: | Score | Date |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |

NEW CONSTRUCTION SUPPLEMENT

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

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

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

Public:

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Presented By: Jennifer Lundstrom
Client Full Meadows Group Inc., Realtors

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

RESIDENTIAL
Status: ACT  1/7/2020  5:13:53 PM  
ML#: 18362954  
Area: 142  List Price: $530,000
Add#: 4798 NE Going ST
City: Portland  Zip: 97218  Condo Loc: TOWNHSE
Zoning: R3
County: Multnomah  Tax ID: R317991 R317837 R318046
Elem: Rigler  Middle: Beaumont
High: Madison  PropTyp: CONDO
Nhood/Bldg: CULLY  CC&Rs: N
Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES

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

# Supplements: 4
Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION
Lot Size:  
# Acres:  
Wftrnt:  
View: SEASONL, TREEWOD
Lot Dimensions: LEVEL, TREES
Lot Desc:  

RESIDENCE INFORMATION
Upper SFT: 787  
SFSrc: Develpoer
Main SFT: 787  
TotUp/Mn: 1574  
Roof: COMP
Lower SFT: 0
#Fireplaces: /
Total SFT: 1574  
Addl. SFT: 
#Gar: 0/, 
URM: 
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/ /  
Kitchen: M/ /  
2nd Bd: U/ /  
Dining: M/ /  
Main Lvl: 2/0  
3rd Bed: U/ /  
4TH-BD: M/ 10 X 11 / CLOSET, FNCH-DR
Lower Lvl: 0/0  
Total Hth: 2/1

FEATURES AND UTILITIES
Kitchen: BI-MICO, DISHWAS, DISOPSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL
Interior: DUALFLT, HARDWOD, LAUNDRY, QUARTZ, REC-MTR, VNYL-FL, WW-CARP
Exterior: COVPATI, GARDEN, GSTQTR, OUT-FPL, RAISDBD, SAUNA, TL-SHED, WORKSHOP
Accessibility:  
Security:  
Internet: DLBLANE, 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

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
# Structures: 2
Type: ADU
Dimensions: 1515 SQFT
# Bdrm: 2
# Bath: 1.5
Yr Built: 2020
Construction: FIBRCERM, MANMADE
Roof: COMP

Features:
BATH, HEATED, KITCHEN, POWER, SAUNA, STORAGE, VY-W-DBL, WOODFLR, WORKSHOP

SAUNA, WOODFLR

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

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

CONDO SUPPLEMENT

# Units in complex: 23
Elevator Access: 
Storage Available: 
Storage Unit #/ID: 
Tandem Parking: 
Deeded Storage Tax: 

Condo Pet Policies: 
Rent Cap: 
Public: 

GREEN / ENERGY SUPPLEMENT

Type 1: 
Type 2: 
Reach Code: 
Solar Panel: 
Energy Eff: ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT

Public: 

NEW CONSTRUCTION SUPPLEMENT

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

Public: 

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.
**RESIDENTIAL**

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**RESIDENTIAL INFORMATION**

- **Lot Size:** 0-2,999SF
- **# Acres:** 0
- **Lot Dimensions:** SEASONL, TREEWOOD
- **Lot Desc:** LEVEL, TREES
- **Upper SQFT:** 787
- **SFSrc:** Develpoer
- **Main SQFT:** 787
- **TotUp/Mn:** 1574
- **Roof:** COMP
- **Style:** CRAFTSM, TOWNHSE
- **Green Cert:** Y
- **Exterior:** FIBRCEM, MANMADE
- **URM:** SLAB
- **Foundation:** SLAB
- **Rd Surface:**

**PUBLIC**

- **XSt/Dir:** NE 47th ave + NE Going St.
- **Living:** M/ / 
- **Kitchen:** M/ / 
- **Dining:** M/ / 

**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, RAISBD, SAUNA, TL-SHED, WORKSHOP
- **Accessibility:**
- **Security:**
- **Internet:**
- **Windows:** DBLPANE, VYLFRAME
- **Cool:** HT-PUMP
- **Heat:** EN-STAR, FOR-90, MINISPT
- **Water:** PUBLICWTR
- **Sewer:** PUBLICSWR
- **Hot Water:** ELECT, EN-STAR
- **Fuel:** ELECT

**FINANCIAL**

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

**COMPARABLE INFORMATION**

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

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.
ADDITIONAL STRUCTURE(S) SUPPLEMENT

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

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

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

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

GREEN / ENERGY SUPPLEMENT

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NEW CONSTRUCTION SUPPLEMENT

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

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

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

Public:
**RESIDENTIAL**
- Status: ACT
- ML#: 18611410
- Area: 142
- List Price: $530,000
- Addr: 4744 NE Going ST
- City: Portland
- Zip: 97218
- Condo Loc:
- Unit#:
- Zoning: R3
- County: Multnomah
- Tax ID: R317991
- R318737
- R318046
- Elem: Rigler
- Middle: Beaumont
- High: Madison
- PropType: ATTACHD
- CC&Rs: N
- Legal: SECTION 19 1N 2E, TL 12600 1.39 ACRES
- Open House:
- House:
- Open House:
- Broker:
- Upcoming
- Tour:
- Broker Tour:
- # Supplements: 4

**RESIDENCE INFORMATION**
- Lot Size: 0-2,999SF
- # Acres: 
- View: SEASONL, TREEWOOD
- SFSrc: Develpoer
- Roof: COMP
- Style: CRAFTSM, TOWNHSE
- Green Cert: Energy Eff.: Y
- Exterior: FIBRCEM, MANMADE
- Rd Surface: 
- URM:
- UMR: 
- SB:
- RV Desc:

**GENERAL INFORMATION**
- 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**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Size/Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>BI-MICO, DISHWAS, DISPOSL, ESTARAP, FS-RANG, FS-REFR, QUARTZ, SSAPPL</td>
</tr>
<tr>
<td>Main SQFT</td>
<td>787</td>
</tr>
<tr>
<td>Lower SQFT</td>
<td>0</td>
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<tr>
<td>Total SQFT</td>
<td>1574</td>
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<tr>
<td>Mstr Bd</td>
<td>U/ /</td>
</tr>
<tr>
<td>2nd Bed</td>
<td>U/ /</td>
</tr>
<tr>
<td>3rd Bed</td>
<td>U/ /</td>
</tr>
<tr>
<td>4TH-BD</td>
<td>M/ 10 X 11 / CLOSET, FNCH-DR</td>
</tr>
<tr>
<td>Bths - Full/Part</td>
<td></td>
</tr>
<tr>
<td>Upper Lvl</td>
<td>2/0</td>
</tr>
<tr>
<td>Main Lvl</td>
<td>0/1</td>
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<tr>
<td>Lower Lvl</td>
<td>0/0</td>
</tr>
<tr>
<td>Total Bth</td>
<td>2/1</td>
</tr>
</tbody>
</table>

**FEATURES AND UTILITIES**
- Cool: HT-PUMP
- Heat: EN-STAR, FOR-90, MINISPT
- Water: PUBLICWTR
- Sewer: PUBLICSWR
- Hot Water: ELECT, EN-STAR
- Fuel: ELECT

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

**COMPARABLE INFORMATION**
- O/Price: $500,000 - $525,000

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
# Structures: 2
**Type:**
**Dimensions:**
**SQFT:** 1515
**# Bdrm:** 2
**# Bath:** 1.5
**Yr Built:** 2020
**Construction:**
**Roof:**
FIBRCEM, MANMADE
COMP
FIBRCEM, MANMADE
COMP

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

**Garage - Dim:**
**SQFT:**
**Lvl:**
**# Att:**
**# Det:**

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

**GREEN / ENERGY SUPPLEMENT**

<table>
<thead>
<tr>
<th>Green Verification</th>
<th>Obtained</th>
<th>Rating</th>
<th>Year</th>
<th>Version</th>
<th>Score</th>
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**NEW CONSTRUCTION SUPPLEMENT**

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

**Public:**

**TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT**

<table>
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<tr>
<th>Parking Space #/ID:</th>
<th>Parking space Owned?:</th>
<th>Y</th>
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</thead>
</table>

© 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.
Presented By: Jennifer Lundstrom
Client Full Meadows Group Inc., Realtors
Phone: 503-449-5537 E-mail: jen@jenlundstrom.com

Residential
Status: ACT 1/7/2020 5:13:54 PM
ML#: 18686304 Area: 142 List Price: $530,000
Unit#: 10 X 11 CLOSET, FNC-HDR

Baths - Full/Part
Upper Lvl: 2/0 Main Lvl: 0/1 Lower Lvl: 0/0 Total Bth: 2/1

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

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

GENERAL INFORMATION
Lot Size: 142 # Acres: SEASONL, TREEDW
Wtfrnt: View: SEASONL, TREEWOOD Lot Dimensions: LEVEL, TREES
Lot Desc: EXEMPT

RESIDENCE INFORMATION
Upper SQFT: 787 SFSrc: Develpoer #Bdrms: 4
Main SQFT: 787 TotUp/Mn: 1574 #Bath: 2 / 1
Lower SQFT: 0 #Fireplaces: / 
Total SQFT: 1574 Addl. SQFT: #Gar: 0 / ,
URM: SLAB
Foundation: SLAB Rd Surface:

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

APPROXIMATE ROOM SIZES AND DESCRIPTIONS
Living: M / / Mstr Bd: U / / Bths - Full/Part
Kitchen: M / / 2nd Bd: U / / Upper Lvl: 2/0
Dining: M / / 3rd Bed: U / / Main Lvl: 0/1
4TH-BD: M / 10 X 11 / CLOSET, FNC-HDR Lower Lvl: 0/0
Total Bth: 2/1

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

FINANCIAL
PTax/Yr: $0.00 / Rent, If Rented:
HOA: Y Dues: $183 /MO Other Dues:
Assoc. Am:
INS, MGMT, MTGRoom, SAUNA, SEWER, TAXES, TRASH, WATER
Terms Considered:
CASH, CONV, FHA, VA
List Date: 7/27/2018

COMPARABLE INFORMATION
O/Price: $500,000 - $525,000

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
# Structures: 2  # Stalls:  
<table>
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<tr>
<th>Type</th>
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<th>SQFT</th>
<th># Bdrm</th>
<th># Bath</th>
<th>Yr Built</th>
<th>Construction:</th>
<th>Roof:</th>
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<tr>
<td>ADU</td>
<td></td>
<td>1515</td>
<td>2</td>
<td>1.5</td>
<td>2020</td>
<td>FIBRCEM, MANMADE</td>
<td>COMP</td>
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<td>2020</td>
<td>FIBRCEM, MANMADE</td>
<td>COMP</td>
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</tbody>
</table>

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

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

**CONDO SUPPLEMENT**

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<tr>
<th>Condo Conversion:</th>
<th># Units in complex:</th>
<th>Upper Condo Level:</th>
<th>Total Levels in Building:</th>
<th>Deck/Balcony Available:</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Elevator Acess:</th>
<th>Washer/Dryer Description:</th>
<th>Flr Plan/Unit Type:</th>
<th>1st Parking Space #/ID:</th>
<th>1st Deeded Parking Tax:</th>
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<tr>
<th>Storage Available:</th>
<th>Storage Unit #/ID:</th>
<th>1st Parking Space #/ID:</th>
<th>2nd Parking Space #/ID:</th>
<th>2nd Deeded Parking Tax:</th>
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<table>
<thead>
<tr>
<th>Tandem Parking:</th>
<th>Garage Type:</th>
<th>Concierge Y/N:</th>
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<table>
<thead>
<tr>
<th>Deeded Storage Tax:</th>
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Condo Pet Policies:

Rent Cap:

Public:

**GREEN / ENERGY SUPPLEMENT**

<table>
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<tr>
<th>Green Verification</th>
<th>Obtained</th>
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<table>
<thead>
<tr>
<th>Reach Code:</th>
<th>Solar Panel:</th>
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</thead>
<tbody>
<tr>
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<td>ESAC, ESTARAP, FOR-90, HT-PUMP, MINISPT</td>
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<table>
<thead>
<tr>
<th>Energy Eff:</th>
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Public:

**NEW CONSTRUCTION SUPPLEMENT**

<table>
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<tr>
<th>Permit Number:</th>
<th>Construction Contractors Board (CCB) Type:</th>
<th>Oregon CCB Notices Attached:</th>
<th>Certificate of Occupancy Obtained:</th>
<th>Early Release of Earnest Money:</th>
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</thead>
<tbody>
<tr>
<td>17-262359</td>
<td>RES</td>
<td>N</td>
<td>N</td>
<td>Y</td>
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<table>
<thead>
<tr>
<th>Early Issue Title Insurance - Paid By:</th>
<th>Desc:</th>
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<tbody>
<tr>
<td>BUYER</td>
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</tbody>
</table>

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

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.
PRESENTED BY: Jennifer Lundstrom
Client Full Meadows Group Inc., Realtors
Phone: 503-449-5537 E-mail: jen@jenlundstrom.com

RESIDENTIAL
Status: ACT 1/7/2020 5:13:54 PM
ML#: 19609404 Area: 142 List Price: $549,900
Addr: 1224 NE 81ST AVE
City: Portland Zip: 97213 Condo Loc:
Zoning: CM2
County: Multnomah Tax ID: R195076

Elev: Kitchen: M
/ 11 X 9 / HI-CEIL, VNYL-FL, VYW-DBL

Open: 13 X 14 / LAM-FL, LR&DR

High: Madson

Nhood/Bldg: Montavilla
Legal: KATHARINE, BLOCK 22, LOT 11

Upcoming

Open House: Broker Tour:

# Supplements: 2

GREAT-R:

Mstr Bd: M
/ 11 X 11 / CLOSET, WI-CLOS, WW-CARP

Lower Lvl: 1/0

2nd Bd: M
/ 10 X 11 / CLOSET, HI-CEIL, WW-CARP

3rd Bed: L / 13 X 15 / CLOSET, LAM-FL

Utilities: L / 10 X 13 / WASHDRY

2NDKIT: L / 6 X 12 /

Total Bth: 2 / 0

PTax/Yr: $2,299.45 / 2018 Rent, If Rented: 55+ w/Affidavit Y/N: N

Bank Owned/REO: N

Terms Considered: CASH, CONV, FHA
List Date: 10/18/2019

PUBLICWTR Dues: CASH, CONV, FHA

PUBLICSFR Other Dues:

ASSOC. Am:
Terms Considered:
List Date:

50x100 LEVEL

539x359 WASHDRY

821 821

821 821

Baths - Full/Part

Upper Lvl: 0 / 0

Main Lvl: 1 / 0

Lower Lvl: 1 / 0

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: measure

Main SQFT: 821 TotUp/Mn: 821

Lower SQFT: 748 #Fireplaces: /

Total SQFT: 1569 #Gar: 1/DETACHD,

#Dblk: 3 #Bath: 2 / 0 #Lvl: 2 Year Built: 1920 / RESALE

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

SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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PUBLICWTR Dues: CASH, CONV, FHA

PUBLICSFR Other Dues:

ASSOC. Am:
Terms Considered:
List Date:
Distance To:
- Public Rail Stop: 0.25
- Bus Stop: 0.25
- School Bus Stop: 0.25
- Bike Path: 0.25
- Beach Access: 
- Public Horse Trail: 
- Dir. Home:

AMENITIES SUPPLEMENT

Additional Rooms:

- Shopping: /
- Public Park: /
- Beach Access: 
- Walk Score: 74
- /

Neighborhood Features:
- Home Warranty - Company: 
- Price: 
- Percent Ownership: 

PUBLIC ROOM:

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: INSU+CL, ZONAL
- Energy Eff: 
- Public: 

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
PUBLIC: Fabulous Alberta NW Contemporary Condo! Blocks to Alberta Street with gourmet coffee, craft beer & spirits, dining & shopping. Great room floor plan with hardwoods & gas fireplace. Spacious gourmet kitchen with slab counters & high-end appliances. Luxurious master suite with dual vanities, slab quartz counters, generous sized walk-in closet & balcony. Attached separate living quarters. Blocks to park. Great place to live!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<table>
<thead>
<tr>
<th>Kitchen</th>
<th>Mstr Bd</th>
<th>Bths - Full/Part</th>
</tr>
</thead>
<tbody>
<tr>
<td>M/ 11 X 10 / ISLAND, QUARTZ, WOODFLR</td>
<td>U/ 12 X 11 / SUITE, WI-CLOS</td>
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<tr>
<td>Dining</td>
<td>2nd Bd</td>
<td>Upper Lvl: 2/0</td>
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<tr>
<td>M/ 9 X 9 / GREAT-R, WOODFLR</td>
<td>U/ 12 X 10 / CLOSET, WW-CARP</td>
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<tr>
<td>GSTQTR</td>
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<td>U/ 12 X 9 / CLOSET, WW-CARP</td>
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FEATURES AND UTILITIES

<table>
<thead>
<tr>
<th>Kitchen</th>
<th>Interior</th>
<th>Exterior</th>
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FINANCIAL

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<td>10/11/2019</td>
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COMPARABLE INFORMATION

| O/Price: | |
|----------| $729,900 |
CONDO SUPPLEMENT

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

Condo Pet Policies:
Rent Cap:
Public:

GREEN / ENERGY SUPPLEMENT

<table>
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<tr>
<th>Green Verification</th>
<th>Obtained</th>
<th>Rating</th>
<th>Year</th>
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<td>Energy Eff:</td>
<td>Public:</td>
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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
**GENERAL INFORMATION**

- **Lot Size:** 3K-4,999SF
- **Lot Dimensions:** 50 X 100
- **Lot Desc:** COMMONS, LEVEL, TREES

**RESIDENCE INFORMATION**

- **Upper SQFT:** 891
- **Main SQFT:** 925
- **Lower SQFT:** 571
- **Total SQFT:** 2387
- **Addl. SQFT:** 1/ATTACHD,
- **#Gar:** 1/ATTACHD, ,
- **Rd Surface:** REMARKS

**FEATURES AND UTILITIES**

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

**FINANCIAL**

- **PTax/Yr:** $3,267.13 / 2018
- **Rent, If Rented:**
- **Short Sale:** N
- **Bank Owned/REO:** N
- **Other Dues:**
- **Assoc. Am:** COMMONS, SEWER, TRASH, WATER
- **Terms Considered:** CASH, CONV, VA
- **List Date:** 12/6/2019

**COMPARABLE INFORMATION**

- **O/Price:** $725,000

---

**REMARKS**

- 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.

---

**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.
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</table>

**TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT**

Parking Space #/ID: Parking space Owned?:

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

- **Lot Size:** 3K-4,999SF
- **Main SQFT:** 1288
- **Addl. SQFT:** Main / 642
- **Total SQFT:** 3130
- **# Fireplaces:** 1
- **Foundation:** SLAB
- **Year Built:** 1923
- **Style:** BUNGALO
- **Roof:** COMP
- **Exterior:** VINYLSD
- **Parking:** DRIVEWAY
- **Rotarian:** 1
- **URM:**
- **# Garage:** 0
- **Accessible:** 1LEVEL, ACCRAMP, BATHSIZ, CAREQTR, KITCAB, MNBDBTH, ROLLSHR, UTLMAIN, WALKSHR, WD-DOOR
- **Security:**
- **Internet:**
- **Cool:** HT-PUMP
- **Heat:** BASEBRD, FOR-AIR, HT-PUMP
- **Water:** PUBLICWTR
- **Sewer:** PUBLICS
- **Hot Water:** GAS
- **Fuel:** GAS
- **PTax/Yr:** $8,281.53 / 2018
- **Rent, If Rented:** $4,250
- **HOA:** N
- **Dues:**
- **Assoc. Am:**
- **Terms Considered:** CASH, CONV, FHA, VA
- **List Date:** 12/8/2019

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

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<tr>
<th>Room</th>
<th>Features and Utilities</th>
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<tr>
<td>Living</td>
<td>M/ / BLT-INS, FIREPL, HARDWOD</td>
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<tr>
<td>Kitchen</td>
<td>M/ / DISHWAS, NOOK, REMOD</td>
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<tr>
<td>Dining</td>
<td>M/ / BLT-INS, HARDWOD</td>
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<tr>
<td>Family</td>
<td>M/ / BAYWIND, HARDWOD, VAULTED</td>
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<tr>
<td>2NDKit</td>
<td>M/ / FS-REFR, GASAPPL, HARDWOD</td>
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<tr>
<td>Mstr Bd</td>
<td>U/ / BOOKCASE, DBL-CLO, HARDWOD</td>
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<tr>
<td>2nd Bd</td>
<td>U/ / DBL-CLO, HARDWOD</td>
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<tr>
<td>3rd Bed</td>
<td>M/ / DBL-CLO, WOODFLR</td>
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<tr>
<td>5TH-BD</td>
<td>M/ / BATH, DBL-CLO, HARDWOD</td>
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<tr>
<td>6TH-BD</td>
<td>M/ / HARDWOD, SINK</td>
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**FINANCIAL**

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

**COMPARABLE INFORMATION**

- **O/Price:** $750,000
**ADDITIONAL STRUCTURE(S) SUPPLEMENT**

**Type:** ADU  
**Dimensions:** 642 SQFT  
**# Bdrm:** 2  
**# Bath:** 1  
**Yr Built:** 1998  
**Construction:** VINYL SID, WOODFRM  
**Roof:** COMP

**Features:** BATH, ELECMTR, HEATED, KITCHEN, PLUMBED, POWER, STMDOOR, VYW-DBL, WOODFLR

**Garage - Dim:**  
**Type:**  
**Dimensions:**  
**SQFT:**  
**Lvl:**  
**# Att:**  
**# Det:**  
**RV-Park Dim:**

**Public:****AMENITIES SUPPLEMENT**

**Distance To:**  
**Public Rail Stop:** 0.5  
**Waterfront:** Shopping:  
**Bus Stop:** 0.25  
**Ocean Beach:** Public Park: 0.75  
**School Bus Stop:** Beach Access:  
**Bike Path:** Multi Use Path:  
**Public Horse Trail:** Dir. Home:

**Neighborhood Features:**

**Home Warranty - Company:**  
**Price:**  
**Add.SQFT Desc:**  
**Percent Ownership:**

**Public Room:**

**GREEN / ENERGY SUPPLEMENT**

**Green Verification Obtained**

**Rating**

**Year**

**Version**

**Score**

**Date**

**Type 1:**

**Type 2:**

**Reach Code:** Solar Panel:

**Energy Eff:**

**Public:**

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

SCHOOL AVAILABILITY SUBJECT TO CHANGE.
### General Information

- **Lot Size:** 3K-4,999SF
- **View:** COMMONS, LEVEL, TREES
- **Lot Dimensions:** 50 X 100
- **Lot Desc:** COMMONS, LEVEL, TREES

### Residence Information

- **Upper SQFT:** 891
- **Main SQFT:** 925
- **Lower SQFT:** 571
- **Total SQFT:** 2387
- **#Fireplaces:** 1
- **#Gar:** 1/ATTACHD,
- **#Bldgs:** 3
- **Year Built:** 2019 / NEW
- **Roof:** COMP
- **Exterior:** FIBRCEM
- **Total SQFT:** 2387
- **Addl. SQFT:**

### Remarks

- **Public:** Glisan to 60th to Flanders St
- **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

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<th>Size</th>
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<td>M/ 14 X 11</td>
<td>/ COOK-IS, DISHWAS</td>
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<tr>
<td>Mstr Bd</td>
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<td>/ 3RDRLR, BATH</td>
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<tr>
<td>2nd Bd</td>
<td>U/ 12 X 10</td>
<td>/ 3RDRLR</td>
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<tr>
<td>3rd Bed</td>
<td>U/ 12 X 9</td>
<td>/ 3RDRLR</td>
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<tr>
<td>5TH BD</td>
<td>L/</td>
<td></td>
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</tbody>
</table>

### Features and Utilities

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

### Financial

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

### Comparable Information

| O/Price | $750,000 |

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**TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT**

Parking Space #/ID: 
Parking space Owned?: 

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**RESIDENTIAL**

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<td># Supplements:</td>
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**GENERAL INFORMATION**

| Lot Size: | 3K-4.999SF |
| # Acres:  | 0.08 |
| Body Water: | |
| Seller Disc: | EXEMPT |
| Lot Desc: | |
| Lot Dimensions: | |

**RESIDENCE INFORMATION**

| Upper SQFT: | 1035 |
| SFSrc: | seller |
| #Bdrms: | 4 |
| #Bath: | 3 / 1 |
| Year Built: | 2018 / NEW |
| Main SQFT: | 1024 |
| TotUp/Mn: | 2059 |
| Roof: | COMP |
| Style: | CONTEMP |
| Lower SQFT: | 608 |
| #Fireplaces: | / GAS |
| Total SQFT: | 2667 |
| Addl. SQFT: | Lower / 608 |
| #Gar: | 1/ATTACHD, |
| Foundation: | |
| Rd Surface: | |

**REMARKS**

XSt/Dir: MLK, east on Jessup

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

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

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

**FEATURES AND UTILITIES**

| Kitchen: | BI-MICO, BI-RANG, DISHWAS, DISPOSAL, GASAPPL, GRANITE, INST-HW, ISLAND, PANTRY, RNGHOOD |
| Exterior: | ADU, COVDECK, FENCED, GSTQTR, PATIO, YARD |
| Accessibility: | CAREQTR |
| Security: | |
| Internet: | |
| Windows: | |
| Cool: | ACREADY |
| Heat: | FOR-AIR |
| Water: | PUBLICWTR |
| Sewer: | PUBLICSWR |
| Hot Water: | GAS, TNKLESS |
| Fuel: | GAS |

**FINANCIAL**

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

**COMPARABLE INFORMATION**

<p>| O/Price: | $779,000 |</p>
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Score: 9  Date: 11/28/2018

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**GENERAL INFORMATION**

- **Lot Size:** 0-2,999SF
- **# Acres:** 0.06
- **View:** CITY, TREEMOOD
- **Lot Dimensions:**
- **Lot Desc:** GEN-SLP
- **Wtrmnt:**
- **Body Water:**
- **Exterior:**
- **Accessibility:**
- **Security:**
- **Internet:**
- **Windows:**
- **Cool:**
- **Heat:**
- **Water:**
- **Sewer:**
- **Hot Water:**
- **Fuel:**

**RESIDENCE INFORMATION**

- **Upper SQFT:** 1040
- **Main SQFT:** 1082
- **Lower SQFT:** 600
- **Total SQFT:** 2722
- **#Fireplaces:** 1 / GAS
- **#Gar:** 1/ATTACHD, ,
- **URM:**
- **Foundation:**
- **Rd Surface:**

**REMARKS**

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

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

- **Living:** M/ 17 X 15 / FIREPL, HARDWOD
- **Kitchen:** M/ 15 X 11 / HARDWOD, ISLAND
- **Dining:** M/ 11 X 11 / HARDWOD, SLIDER
- **DEN:** M/ 14 X 10 / HARDWOD
- **Mstr Bd:** U/ 15 X 14 / SUITE, WI-CLOS
- **2nd Bd:** U/ 12 X 10 /
- **3rd Bed:** U/ 10 X 9 /
- **GSTQTR:** L/ 15 X 22 / BATH, EXTENTRY, KITCHEN
- **LAUNDRY:** U/ 7 X 5 /

**FEATURES AND UTILITIES**

- **Kitchen:** BI-MICO, BI-RANG, DISHWAS, DISPOSL, FS-REFR, GASAPPL, ISLAND, QUARTZ, RNGHOOD, SSAPPL
- **Interior:** GAR-OPN, HDWDENG, WW-CARP
- **Exterior:** ADU, VYW-DBL

**FINANCIAL**

- **PTax/Yr:** $8,011.00 / 2019
- **Rent, If Rented:**
- **Short Sale:** N
- **Bank Owned/REO:** N
- **Assoc. Am:**
- **Terms Considered:** CASH, CONV

**COMPARABLE INFORMATION**

- **O/Price:** $800,000

---

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### ADDITIONAL STRUCTURE(S) SUPPLEMENT

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<td>Construction:</td>
<td>OTHER</td>
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<tr>
<td>Roof:</td>
<td>2ND-RES</td>
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### Garage - Dim:

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<th>Feature</th>
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<th># Det:</th>
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</thead>
<tbody>
<tr>
<td>Public:</td>
<td>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.</td>
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### GREEN / ENERGY SUPPLEMENT

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<td>Public:</td>
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</table>
Living: M/18 X 24 / FIREPL
Kitchen: BI-MICO, BI-OVEN, CONVECT, DISHWAS, DISPOSL, ISLAND, RNGHOOD, SSAPPL
Dining: M/ 15 X 14 / GASAPPL, ISLAND, NOOK
XSt/Dir: Rosa park to Rodney
Public: Stunning 3 bed / 2.5 bath with extensive mill work and cabinetry. Beautiful box beam ceilings. Enjoy built-ins for the living room, slab countertops, 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.
<table>
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<th>Version</th>
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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
**RESIDENTIAL**

- **Status:** ACT  
- **ML#:** 19274390  
- **Area:** 142  
- **List Price:** $1,049,000  
- **Addr:** 2107 NE 14TH AVE  
- **City:** Portland  
- **Zip:** 97212  
- **Condo Loc:**  
- **Zoning:** R1  
- **County:** Multnomah  
- **Tax ID:** R301154  
- **Elem:** Irvington  
- **Middle:** Irvington  
- **PropType:** DETACHD  
- **Legal:** WEST IRVINGTON, BLOCK 77, LOT 10  
- **Open Upcoming:** N  
- **House:** Open House:  
- **Broker Upcoming:** N  
- **Tour:** Broker Tour:  
- **# Supplements:** 1  
- **SftSize:** 3850  
- **Addl. SQFT:** Main / 640  
- **Parking:** OFF-STR, STREET  
- **Exterior:** WOODSID  
- **URM:**  

**GENERAL INFORMATION**

- **Lot Size:** 5K-6,999SF  
- **# Acres:** 0.11  
- **Dimensions:** 50x100  
- **Lot Desc:** TREES  
- **View:** CITY  
- **World:**  
- **Seller Disc:** DISCLOSUR  
- **Lower SQFT:** 970  
- **Lower Lvl:** 970  
- **Total SQFT:** 3850  
- **Addl. SQFT:** Main / 640  
- **Parking:** OFF-STR, STREET  
- **Exterior:** WOODSID  
- **URM:**  

**REMARKS**

- **XSt/Dir:** NE Thompson St and NE Tillamook St  

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

- **Living:** M/ 25 X 14/ FIREPL, HARDWOD  
- **Mstr Bd:** U/ 13 X 14/ BALCONY, BATH, HARDWOD  
- **Kitchen:** M/ 13 X 14/ BLT-INS, ISLAND, PANTRY  
- **2nd Bd:** U/ 14 X 11/ HARDWOD  
- **Dining:** 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  

**FEATURES AND UTILITIES**

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

**FINANCIAL**

- **PTax/Yr:** $8,007.15 / 2018  
- **Rent, If Rented:**  
- **Short Sale:** N  
- **Other Dues:**  
- **HOA:** N  
- **Dues:**  
- **Assoc. Am:**  
- **Terms Considered:** CASH, CONV  
- **List Date:** 9/12/2019  
- **Wrnty:** 55+ w/Affidavit Y/N: N  

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Green Verification Obtained
Rating Year Version
Score Date
4 9/12/2019

Type 1: HES
https://rpt.greenbuildingregistry.com/hes/OR10155794
Type 2:
Reach Code: Solar Panel:
Energy Eff: Public:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.
**GENERAL INFORMATION**

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<thead>
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<th>10K-14,999SF</th>
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<thead>
<tr>
<th>Seller Disc:</th>
<th>DISCLOSUR</th>
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<td>View:</td>
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<td>Seller Disc:</td>
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<td>Body Water:</td>
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<td>View:</td>
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**RESIDENCE INFORMATION**

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<td>#Bd:</td>
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<td>#Bath:</td>
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<td>#Lvl:</td>
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<tr>
<td>Foundation:</td>
<td>SLAB</td>
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<td>Rd Surface:</td>
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**REMARKS**

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

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

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

**FEATURES AND UTILITIES**

| Kitchen:           | FS-RANG, GASAPPL      |
|--------------------|                       |
| Interior:          | CEILFAN, LAUNDRY, WASHDRY |
| Exterior:          | 2ND-RES, ADU, COV, DECK, GSTQTR, OUTBULD, RV-HKUP, TL-SHED, VYW-DBL, YARD |
| Accessibility:     | 1LEVEL, CAREQTR, GRNLVL, MINSTEP, NATLITE, PATHWAY, UTLMAIN, WD-DOOR |
| Security:          |                       |
| Internet:          |                       |
| Windows:           | DBLPANE, VYLFRAME     |
| Cool:              |                       |
| Heat:              | ZONAL                 |
| Water:             | PUBLICWTR             |
| Sewer:             | PUBLICSWR             |
| Hot Water:         | ELECT, GAS            |
| Fuel:              | ELECT, GAS            |
| PTax/Yr:           | $3,481.80 / 2018      |
| Rent, If Rented:   | $2,400                |
| Short Sale:        | N                     |
| Bank Owned/REO:    | N                     |
| Assoc. Am:         | N                      |
| Terms Considered:  | CASH, CONV, FHA, VA   |
| List Date:         | 5/24/2019             |

**FINANCIAL**

<p>| O/Price:           | $345,000               |</p>
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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Lot Size: 0-2,999SF  # Acres: 0.07 View:  
Body Water:  
Wtfrnt:  
View:  
Lot Desc:  
Seller Disc: EXEMPT  
Lot Dimensions: 25x114  
Lot Desc:  

RESIDENCE INFORMATION  

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

REMARKS  

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

APPROXIMATE ROOM SIZES AND DESCRIPTIONS  

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

FEATURES AND UTILITIES  

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

FINANCIAL  

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

COMPARABLE INFORMATION  

O/Price: $569,000  

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures: 1  # Stalls: 1
Type: ADU  Dimensions: 390 SQFT  # Bdrm: 1  # Bath: 1  Yr Built: 2019
Construction: FIBRCEM  Roof: COMP
Features: BATH, CLOSET, ELECMTR, HEATED, KITCHEN, POWER, STORAGE, VYW-DBL, WTRMTR

Garage - Dim: 1 SQFT  Lvl: 1  # Att: 1  # Det: 1  RV-Park Dim: 1

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

<table>
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<tr>
<th>Type</th>
<th>Green Verification Obtained</th>
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<th>Version</th>
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<td>8/7</td>
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Type 2: Reach Code: Solar Panel: Energy Eff: Public:

NEW CONSTRUCTION SUPPLEMENT

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<tr>
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<th>ADU permit # 18-244756-rs Buyer will receive required CCB notices, builders home warranty prior to writing offer</th>
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<tbody>
<tr>
<td>Builders Required Addendums:</td>
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<td>Builders Warranty:</td>
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<td>Oregon CCB Notices Attached:</td>
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<td>Certificate of Occupancy Obtained:</td>
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<td>Early Release of Earnest Money:</td>
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<td>Early Issue Title Insurance - Paid By:</td>
<td>BUYER</td>
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**Living:**
- M/17 X 15 / BLT-INS, FIREPL, HARDWOD
- Kitchen: M/11 X 15 / GOURMET, PANTRY, QUARTZ
- Dining: M/12 X 10 / FORMAL, HARDWOD

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

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

**Exterior:**
- ADU, PORCH, YARD

**Accessibility:**
- DBLPANE, VYLFRAME

**Cool:**
- ACREADY

**Water:**
- PUBLICWTR

**Wtrmnt:**
- 55+ w/Affidavit Y/N: N

**RESIDENCE INFORMATION**
- Upper SQFT: 900
- Main SQFT: 900
- Total SQFT: 2353
- Lower SQFT: 0
- #Fireplaces: 1 / GAS
- Roof: COMP
- Exterior: CRAFTSM
- Style: CRAFTSM
- Green Cert: N
- Energy Eff.: N
- URM: RV Desc:

**Approximate Room Sizes and Descriptions**

**Living:**
- Mstr Bd: U/15 X 15 / SUITE, WI-CLOS, WW-CARP
- 2nd Bd: U/11 X 10 / CLOSET, WW-CARP
- 3rd Bed: U/12 X 10 / CLOSET, WW-CARP
- GSTQTR: L/20 X 10 / BATH, KIT&DR, WOODFLR

**FINANCIAL**
- PTax/Yr: $7,406.65 / 2018
- Rent, If Rented: $0
- Short Sale: N
- Bank Owned/REO: N

**COMPARABLE INFORMATION**
- O/Price: $699,900

---

Public: Great room layout flooded with natural light in this newer Craftsman near Eastmoreland! Energy Star construction with gourmet kitchen featuring slab quartz counters & high end stainless appliances. Fantastic master suite with dual-vanities, spa like shower & spacious walk-in closet. Studio ADU with exterior entrance presents great opportunity for extra income. Bike score of 83 and on the neighborhood bike path to Springwater Corridor!
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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
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.
<table>
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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Living: M/ 22 X 14 / BOOKCASE, FPL-INS, HARDWOD

Kitchen: M/ 12 X 11 / FS-RANG, ISLAND, QUARTZ

Dining: M/ 17 X 11 / HARDWOD

2NDKIT: L/ 9 X 7 / FS-RANG, TILE-FL

Bths - Full/Part

Upper Lvl: 2/0

Lower Lvl: 0/1

Total Bth: 3/1

FINANCIAL

PTax/Yr: $1,774.00

Short Sale: N

Bank Owned/REO: N

Terms Considered: CASH, CONV, FHA

List Date 9/14/2019

COMPARABLE INFORMATION

O/Price: $759,999

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

SCHOOL AVAILABILITY SUBJECT TO CHANGE.
### ADDITIONAL STRUCTURE(S) SUPPLEMENT

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<tr>
<td># Bath:</td>
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<td>Yr Built:</td>
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<td>Construction:</td>
<td>CONCRET, FIBRCEM</td>
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<tr>
<td>Roof:</td>
<td>COMP</td>
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### Features:
- ADU
- BATH, CLOSET, HEATED, KITCHEN, PLUMBED, POWER, STORAGE, VYW-DBL

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

### Public:

### GREEN / ENERGY SUPPLEMENT

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- [https://rpt.greenbuildingregistry.com/hes/OR10177277](https://rpt.greenbuildingregistry.com/hes/OR10177277)

**Type 2:**

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

### Public:

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**Living:**
M/12 X 17 / FIREPL, HARDWOD, REMOD

**Kitchen:**
DISHWAS, DISPOSAL, FS-REFR, FGASSTV, GASAPPL, PLB-ICE, QUARTZ, RNGHOOD, SSAPPL

**Interior:**
ADU, CEILFAN, GAR-OPN, HARDWOD, LAM-FL, LAUNDRY, SEPLVQ, SMTTEMP, TILE-FL, WAINSCO, WASHDRY

**Exterior:**
2ND-RES, ADU, COVDECK, FENCED, GASHKUP, PORCH, RAISDBD, YARD

**Accessibility:**
GRGMN, MNDBTH, NATLITE, WALKSHR

**Security:**
INTCABL

**Windows:**
DBLPANE, VYLFRAME

**Cool:**
CENTAIR

**Heat:**
FOR-90

**Water:**
PUBLICWTR

**Sewer:**
PUBLICSWR

**Hot Water:**
GAS

**Fuel:**
GAS

**PTax/Yr:**
$7,733.99 / 2018

**Rent, If Rented:**

**Short Sale:**
N

**Bank Owned/REO:**
N

**HOA:**
N

**Dues:**

**Assoc. Am:**
CASH, CONV

**Terms Considered:**
CASH, CONV

**List Date:**
12/29/2019

**Comparative Information**
6/22/2020

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.
ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures: 1
# Stalls: 0
Type: ADU
Features: BATH, CNCTFLR, ELECMTTR, KITCHEN, PLUMBED, POWER, VYW-DBL
Garage - Dim: 12.5' x 29'
SQFT: 434
Lvl: MAIN
# Att: /
# Det: 1
RV-Park Dim: /

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

AMENITIES SUPPLEMENT

Distance To:
Public Rail Stop: 0.25
Waterfront: Shopping: 0.25
Bus Stop: 0.25
Ocean Beach: Public Park: 0.1
School Bus Stop: Beach Access: Walk Score: 73
Bike Path: Multi Use Path:
Public Horse Trail: Dir. Home:
Neighborhood Features: Park, Trader Joes, Walkable, Bikable
Home Warranty - Company: Price:
Add.SQFT Desc: Accessory Dwelling Unit
Percent Ownership:
Public Room: A completely separate apartment built in 2018 along with the new garage built same year. The apartment is a 1/1 with a living/kitchen combo. Impeccable interior and 100% on it's own meter for utilities. Opportunity to have family or rental income.
Public: The best of both worlds! A lazy quiet street perfect for walking to the park or Trader Joes yet a mere mile to Woodstock shops / hustle and bustle.

GREEN / ENERGY SUPPLEMENT

Type 1:
Type 2:
Reach Code: Solar Panel:
Energy Eff: Public:
**RESIDENTIAL**

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

**ML#:** 19301082  
Area: 143  
List Price: $1,475,000

**Addr:** 9911 SE CAMBRIDGE LN  
Unit:

**City:** Portland  
Zip: 97222  
Condo Loc: 

**Zoning:**  
**County:** Clackamas  
**Tax ID:** 00017396

**Elem:** Milwaukie  
**Middle:** Rowe

**High:** Milwaukie  
**PropType:** DETACHD

**Nhood/Bldg:** WAVERLY HEIGHTS  
**CC&Rs:**

**Legal:** 139 WAVERLY HGTS PT LT 14

**Open**  
**House:** Open House: 
**Broker**  
**Upcoming**  
**Tour:** Broker Tour: 

**# Supplements:** 2

**VTour #1**  
**VTour #2**

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

**GENERAL INFORMATION**

**Lot Size:** 20K-.99AC  
**# Acres:** 0.99

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

**Upper SQFT:** 1743  
**SFSrc:** floor plan

**Main SQFT:** 1728  
**TotUp/Mn:** 3471  
**Roof:** COMP  
**Style:** COLONIL  
**Green Cert:**  
**Energy Eff.:**

**Lower SQFT:** 572  
**#Fireplaces:** 2 / GAS

**Total SQFT:** 4043  
**#Gar:** 2/DETACHD, 

**URM:** 
**Foundation:**

**Rd Surface:**

**REMARKS**

**XSt/Dir:** SE 17th Ave, West on SE Waverly Dr, South on SE Cambridge Ln

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

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

**FEATURES AND UTILITIES**

**Kitchen:** BI-RANG, COOK-IS, DBLOVEN, DISHWAS, FS-REFR, GASAPPL, PANTRY, QUARTZ, SSAPPL

**Interior:** GRANITE, HARDWOD, LAUNDRY, QUARTZ, SOAKTUB, SPRNKLR, WAINSCO, WATSOFT, WOODFLR, WW-CARP

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

**Accessibility:** CAREQTR, NATLITE, UTLMAIN

**Security:**

**Internet:**

**Water:** PUBLIC WTR  
**Cool:** CENTAIR  
**Heat:** FOR-AIR

**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:**  
**Dues:**

**Assoc. Am:**

**Terms Considered:** CASH, CONV, OTHER

**List Date:** 10/2/2019

**COMPARABLE INFORMATION**

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
# Structures: 1
Type: ADU
Dimensions: 594 SQFT
# Bdrm: 1
# Bath: 1
Yr Built: 1923
Construction: WOODSID
Roof: COMP

Features:
ADU BATH, BLT-INS, HEATED, KITCHEN, POWER
Garage - Dim: "SQFT: Lvl: # Att: # Det: RV-Park Dim:

Public:

---

GREEN / ENERGY SUPPLEMENT

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<th>Type 1:</th>
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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
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.

**RESIDENCE INFORMATION**

- **Upper SQFT:** 1785
- **Main SQFT:** 1488
- **Lower SQFT:** 1440
- **Total SQFT:** 4713
- **Roof:** COMP
- **Style:** CRAFTSM
- **Exterior:** BRICK, CEDAR
- **Finishing:** FULLBAS
- **RV Desc:**

**URM:**

**Footage:**

- **#Gar:** 2/ATTACHD

**APPRAISAL информации**

**Comparaable Information**

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

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Green Verification

Type 1: HES
https://rpt.greenbuildingregistry.com/hes/OR10014459

Type 2:
Reach Code: Solar Panel:
Energy Eff:
Public:

GREEN / ENERGY SUPPLEMENT

Score  Date
4        9/24/2019

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
New construction craftsman with fully permitted ADU rent potential around $1350 mth, 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!
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<td>Features:</td>
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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
RESIDENTIAL
Status: ACT
ML#: 19678329
Area: 148
List Price: $799,000
Addr: 4077 SW KANAN DR
City: Portland
Zip: 97221
Condo Loc:
Zoning: R-7
County: Multnomah
Tax ID: R237616
Elem: Hayhurst
Middle:
High: Wilson
PropType: DETACHD
Nhood/Bldg:
Legal: PARTITION PLAT 1992-115, LOT 2
Open: N
House: Open House:
Broker: N
Tour: N
# Supplements: 1

PRESENTED BY:
Jennifer Lundstrom
Meadows Group Inc., Realtors
Phone: 503-449-5537
E-mail: jen@jenlundstrom.com

RESIDENTIAL
Status: ACT
ML#: 19678329
Area: 148
List Price: $799,000
Addr: 4077 SW KANAN DR
City: Portland
Zip: 97221
Condo Loc:
Zoning: R-7
County: Multnomah
Tax ID: R237616
Elem: Hayhurst
Middle:
High: Wilson
PropType: DETACHD
Nhood/Bldg:
Legal: PARTITION PLAT 1992-115, LOT 2
Open: N
House: Open House:
Broker: N
Tour: N
# Supplements: 1

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

RESIDENCE INFORMATION
Upper SQFT: 1042
SFSrc: tax
#Bdrms: 5
#Bath: 4 / 0
#Lvl: 4
Year Built: 1995 / RESALE
Roof: COMP
Style: 2STORY, VICT
Green Cert: 
Energy Eff.: Y
Lower SQFT: 0
#Fireplaces: 1 / WOOD
Addl. SQFT: Upper / 636
#Gar: 2/DETACHD, OVRSIZE,
Foundation: 
URM:

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

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

APPROXIMATE FINANCIAL
PTax/Yr: $9,991.12 / 2018
Rent, If Rented:
Short Sale: N
Bank Owned/REO: N

PROPERTIES
List Date: 5/22/2019
Terms Considered: CASH, CONV

COMPARABLE INFORMATION
O/Price: $899,900
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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
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Score: 2  Date: 4/5/2019

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Presented By: Jennifer Lundstrom 
Client Full Meadows Group Inc., Realtors
Phone: 503-449-5537 E-mail: jen@jenlundstrom.com

RESIDENTIAL
Status: ACT
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

Ele: Riverdale Mstr Bd: 
High: Riverdale Middle: Riverdale
Nhood/Bldg: RIVERDALE PropType: DETACHD
Legal: PALATINE HILL, LOT 12&13 TL 2500 CC&Rs: 

Open Upcoming House: Open House: 
Broker Upcoming Tour: Broker Tour: 
# Supplements: 2 

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

GENERAL INFORMATION
Lot Size: 20K-.99AC # Acres: 0.66
Wtrfnt: View: CITY, RIVER
Body Water: Seller Disc: DISCLOSUR
Lot Dimensions: Lot Desc: LEVEL, SLOPED

RESIDENCE INFORMATION
Upper SQFT: 0 SFSrc: RMLS #Bdrms: 8 #Bath: 3 / 0 #Lvl: 2
Main SQFT: 1732 TotUp/Mn: 1732 Roof: COMP Style: 2STORY, DAYRNCH
Lower SQFT: 1694 #Fireplaces: 1 / WOOD Parking: DRIVWAY, PAD Exterior: CEDAR
Total SQFT: 4226 #Gar: 3/DETACHD, 
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 Bths - Full/Part
Kitchen: M/ 15 X 9 / DISHWAS, DISPOSL, HARDWOD 2nd Bd: M/ 12 X 10 / CLOSET, HARDWOD Upper Lvl: 0/0
Dining: M/ / DECK, FORMAL 3rd Bed: L/ 14 X 13 / CLOSET, DECK Main Lvl: 2/0
Family: L/ / DEN: M/ 14 X 12 / FNCH-DR, HARDWOD Lower Lvl: 1/0
4TH-BD: L/ 12 X 9 / CLOSET, WW-CARP 5TH-BD: L/ /

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: 
Cool: HT-PUMP Heat: FOR-AIR Water: PUBLICWTR 
Sewer: PUBLICSWR Hot Water: ELECT Fuel: ELECT

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

COMPARABLE INFORMATION
O/Price: $949,000

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.
# Structures: 1  
Type: ADU  
Dimensions: 800 SQFT  
# Bdrm: 2  
# Bath: 1  
Yr Built: 1979  
Construction: CEDAR  
Roof: COMP  
Features: BATH, CLOSET, HEATED, KITCHEN, PLUMBED, POWER, VYW-DBL  
Garage - Dim:  
  SQFT:  
  Lvl:  
  # Att:  
  # Det:  
  RV-Park Dim:  

Green Verification  
Obtained  
Rating  
Year  
Version  
Score  
Date  

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.
Presented By: Jennifer Lundstrom  
Meadows Group Inc., Realtors

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

RESIDENTIAL  
Status: ACT  
ML#: 19024505  
Area: 148  
List Price: $899,950

Addr: 621 NW SKYLINE BLVD  
City: Portland  
Zip: 97229

Residential:  
Living: M/15 X 14 / SKYLITE, VAULTED, WW-CARP  
SKYLITE, VAULTED, WW-CARP  
 Addr: 621 NW SKYLINE BLVD  
City: Portland  
Zip: 97229

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

Body Water:  
View: MNTAIN, TERRITR, VALLEY

Living:  
Mstr Bd: M/16 X 14 / FNCH-DR, SUITE, VAULTED  
Baths - Full/Part: 2 / 0

Kitchen:  
BI-OVEN, BTL-PAN, D-DRAFT, DISHWAS, FS-REFR, GASAPPL, INST-HW, BLDGE, TV, FNCH-DR, SUITE, VAULTED

Dining:  
M/15 X 10 / ISLAND, NOOK, VAULTED  
Main Lvl: 2 / 0

Family:  
M/16 X 15 / DECK, FIREPL, VAULTED  
Lower Lvl: 1 / 0

2NDKIT:  
L/8 X 10 / DISHWAS, FS-REFR, WASHDRY  
Total Bth: 3 / 0

Bths - Full/Part: 2 / 0

Upcoming Open House:

Broker Tour:

# Supplements: 1

VTour #1

VTour #2

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

GENERAL INFORMATION

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RESIDENCE INFORMATION

Upper SQFT: 0  
SFSrc: county  
#Bdrms: 3  
#Bath: 3 / 0  
#Lvl: 2  
Year Built: 1989 / APPROX

Main SQFT: 2695  
SFSrc: county  
Roof: SHINGLE

Lower SQFT: 778  
#Fireplaces: 1 / GAS

Total SQFT: 3473  
Addl. SQFT: 5 / ATTACHD, OVRSIZE,

#Gar: 5 / ATTACHD, OVRSIZE,

REMARKS

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

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:  
M/15 X 14 / SKYLITE, VAULTED, WW-CARP  
Baths - Full/Part: 2 / 0

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

Dining:  
M/15 X 10 / FORMAL, SKYLITE, VAULTED  
Main Lvl: 2 / 0

Family:  
M/16 X 15 / DECK, FIREPL, VAULTED  
Lower Lvl: 1 / 0

2NDKIT:  
L/8 X 10 / DISHWAS, FS-REFR, WASHDRY  
Total Bth: 3 / 0

Baths - Full/Part: 2 / 0

FEATURES AND UTILITIES

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

Dining:  
M/15 X 10 / FORMAL, SKYLITE, VAULTED  
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Total Bth: 3 / 0

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FINANCIAL

PTax/Yr: $10,561.09 / 2018  
Rent, If Rented: Short Sale: N

Bank Owned/REO: N  
Other Dues:

Terms Considered: CASH, CONV

COMPARABLE INFORMATION

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