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Presented By: Thomas Martin
 Integrity Realty Group **Agent Full**

RESIDENTIAL **Status:** PEN **1/6/2010** **8:39:07 AM**
ML#: 9089702 **Area:** 143 **List Price:** \$599,900
Addr: 6519 SE 32ND AVE **Unit#:**
City: Portland **Zip:** 97202 **Condo Loc/Lvl:**
Map Coord: 627/A/5 **Zoning:** R5 **List Type:** ER **LR:** N
County: Multnomah **Tax ID:** R152675
Elem: DUNIWAY **Middle:** SELLWOOD
High: CLEVELAND **PropType:** DETACHD
Nhood/Bldg: Eastmoreland
Legal: EASTMORELAND; N 47' OF LOT 9 BLOCK 29; S 10' OF LOT
Internet/Address/No Blog/No AVM: Y/ Y// **Offer/Nego:** CALL-LA
PDF Doc(s): 1
 Virtual Tour

GENERAL INFORMATION

Lot Size: 5K-6,999SF **# Acres:** 0.13 **Lot Dimensions:** 57 X 100
Waterfront: **View:** **Lot Desc:**
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 848 **SFSrc:** Appraisal **#Bdrms:** 4 **#Bth:** 3 **#Lvl:** 3 **Year Blt:** 1931 / REMOD **Green:**
Main SQFT: 1244 **TotUp/Mn:** 2092 **Style:** ENGLISH **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 775 **Parking:** DRIVWAY **#Garage:** 1 / DETACHD **#Fireplaces:** 1/ WOOD
Total SQFT: 2867 **Roof:** COMP **Exterior:** BRICK, WOOD **Bsmt/Fnd:** CONCRET

REMARKS

XSt/Dir: B/W Claybourne and Tolman on SE 32nd Ave.
Private: Elegant English in the heart of Eastmoreland! Mahogany woodwork, inlaid floors, coved ceilings, & leaded glass windows. New gourmet kitchen w/butcher block counters, slate floor & exquisite cabinetry. New master suite w/walk in closet & master bath w/elegant tile.
Public: Elegant English in the heart of Eastmoreland! Mahogany woodwork, inlaid floors, coved ceilings, & leaded glass windows. New gourmet kitchen w/butcher block counters, slate floor & exquisite cabinetry. New master suite w/walk in closet & master bath w/elegant tile, separate shower, huge bath tub & double sinks. Private yard perfect for entertaining!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 14 X 20 / FIREPL, HARDWOD	Mstr Bd: U / 12 X 15 / REMOD, WI-CLOS	Baths - Full.Part
Kitchen: M / 9 X 6 / GOURMET, NOOK	2nd Bd: M / 11 X 12 / HARDWOD	Upper Lvl: 2.0
Dining: M / 11 X 13 / COVED, HARDWOD	3rd Bd: M / 12 X 12 / HARDWOD	Main Lvl: 1.0
Family: / /	4TH-BD U / 10 X 11 / HARDWOD, WI-CLOS	Lower Lvl: 0.0
ENTRY M / / HARDWOD	/ /	Total Bth: 3.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOSL, GASAPPL, INST-HW
Interior: GAR-OPN, HARDWOD, OWSECUR, SOAKTUB
Exterior: SEC-LIT, YARD
Accessibility:
Cool: CENTAIR **Hot Water:** GAS **Heat:** FOR-AIR **Fuel:** GAS
Water: PUBLIC **Sewer:** PUBLIC **Insul:** FULLY

FINANCIAL

Property Tax/Yr: \$5,992 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.7
Terms: CASH, CONV **Short Sale:** N **3rd Party:** N **Total Comm Differs:** N
Escrow Pref: Fidelity-Heidi G. **Short Sale Offer:** **Bank Owned:** N
HOA Dues: **Other Dues:** **Rent, If Rented:**
HOA Incl:

BROKER / AGENT DATA

BRCD: RGIC05 **Office:** Windermere/C&C Moreland **Phone:** 503-233-7777 **Fax:** 503-235-1042
LPID: SKEELELI **Agent:** Linda Skeele **Phone:** 503-504-5811 **Cell/Pgr:**
Agent E-mail: lskeele@windermere.com **Agent Ext:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
ShowHrs: **Tran:** 12/4/2009 **List:** 12/1/2009 **Exp:** **Occ:** OWNER **Poss:**
LBHrs/Loc/Cmb: FRONT DOOR **Owner:** James*No need confirm w/seller **Phone:** 801-558-7704
Show: CALL1ST, OWN-OCC **Tenant/Other:** Key is for Rear Door **Phone:**

COMPARABLE INFORMATION

Pend: 12/4/2009 **DOM/CDOM:** 3 / 586 **O/Price:** \$599,900
Sold: **Terms:** **Sold Price:**
SPID: OCONNORD **S/Agnt:** Declan O'Connor **S/Off:** HASN05 **S/Off Phone:** 503-335-9898

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