



**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:11 PM**  
**ML#:** 9040330      **Area:** 243      **List Price:** \$215,000  
**Addr:** 3455 KINCAID ST      **Unit#:**  
**City:** Eugene      **Zip:** 97405      **Condo Loc/Lvl:**  
**Map Coord:** 38/K/10      **Zoning:** R-1  
**County:** Lane      **Tax ID:** 647394  
**Elem:** HARRIS      **Middle:** ROOSEVELT  
**High:** SOUTH EUGENE      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 18003081301600

**GENERAL INFORMATION**

**Lot Size:** 5K-6,999SF  
**Waterfront:**  
**River/Lake:**

**# Acres:**  
**View:**  
**Seller Disc:** DSCLOSUR

**Lot Dimensions:** 60X115  
**Lot Desc:** LEVEL, TREES

**RESIDENCE INFORMATION**

**Upper SQFT:** 96      **SFSrc:** 960      **#Bdrms:** 3      **# Bth:** 1  
**Main SQFT:** 864      **TotUp/Mn:** 960      **Style:** 2STORY  
**Lower SQFT:** 0      **Parking:** DRIVWAY      **#Garage:** 1 / ATTACHD  
**Total SQFT:** 960      **Roof:** COMP      **Exterior:** MANMADE  
**Home Wrnty:** Y      **55+ w/Affidavit Y/N:**

**#Lvl:** 2      **Year Blt:** 1959 / APPROX  
**Green:** /  
**#Fireplaces:** 1/ WOOD  
**Bsmt/Fnd:** CRAWLSP

**REMARKS**

**XSt/Dir:** Hilyard left on 32nd right on Kincaid  
**Public:** Darling home with lots of extras, Eweb vinyl windows and insulation, fireplace in living room, hardwood floors, remodled kitchen and bathroom, large fenced yard with mature landscaping, two level deck with pond. Great Area!!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b>	M / 21 X 15 / FIREPL	<b>Mstr Bd:</b>	M / 12 X 11 /	<b>Baths - Full.Part</b>
<b>Kitchen:</b>	M / 11 X 8 / SKYLITE, TILE-FL	<b>2nd Bd:</b>	M / 12 X 9 /	<b>Upper Lvl:</b> 0.0
<b>Dining:</b>	M / 9 X 7 /	<b>3rd Bd:</b>	U / 12 X 11 /	<b>Main Lvl:</b> 1.0
<b>Family:</b>	/ /		/ /	<b>Lower Lvl:</b> 0.0
	/ /		/ /	<b>Total Bth:</b> 1.0

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, FS-RANG  
**Interior:** HARDWOD, LAUNDRY, TILE-FL, SLATEFL  
**Exterior:** DECK, FENCED, YARD  
**Accessibility:** MINSTEP

**Cool:**      **Hot Water:** ELECT      **Heat:** CEILING, WALL      **Fuel:** ELECT  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:** FULLY

**FINANCIAL**

**PTax/Yr:** 2253.61      **Rent, If Rented:**      **Short Sale:**      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

**HOA Incl:**

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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: Kevin Gordon  
Off and Running Real Estate

Client Full

**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:11 PM**  
**ML#:** 9067538      **Area:** 243      **List Price:** \$219,900  
**Addr:** 595 E 43RD AVE      **Unit#:**  
**City:** Eugene      **Zip:** 97405      **Condo Loc/Lvl:**  
**Map Coord:** 0/0/0      **Zoning:** RA  
**County:** Lane      **Tax ID:** 673887  
**Elem:** EDGEWOOD      **Middle:** SPENCER BUTTE  
**High:** SOUTH EUGENE      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 18 03 17 20 08400 000

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**GENERAL INFORMATION**


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**Lot Size:** 7K-9,999SF      **# Acres:** 0.2      **Lot Dimensions:** 120 X 74  
**Waterfront:**      **View:** TREES      **Lot Desc:** LEVEL  
**River/Lake:**      **Seller Disc:** DSCLOSUR

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**RESIDENCE INFORMATION**


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**Upper SQFT:** 0      **SFSrc:** Tax Record      **#Bdrms:** 3      **# Bth:** 1.1      **#Lvl:** 1      **Year Blt:** 1960 /  
**Main SQFT:** 1140      **TotUp/Mn:** 1140      **Style:** RANCH      **Green:** /  
**Lower SQFT:** 0      **Parking:**      **#Garage:** 2 / ATTACHD      **#Fireplaces:** /  
**Total SQFT:** 1140      **Roof:** COMP      **Exterior:** WOOD      **Bsmt/Fnd:** CRAWLSP  
**Home Wrnty:**      **55+ w/Affidavit Y/N:**

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**REMARKS**


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**XSt/Dir:** Donald to E. 43rd to 595.  
**Public:** LOCATION! Fresh interior and exterior paint on this 3 bedroom, 1.1 bath house (second bath is plumbed, just needs fixtures). Some new flooring. Hardwood flooring. Large fenced back yard backs up to EWEB owned land that creates views of hill, open field, and trees. Seller related to listing agent.

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**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**


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<b>Living:</b>	M /	/	WOODFLR	<b>Mstr Bd:</b>	M /	/	WOODFLR	<b>Baths - Full.Part</b>
<b>Kitchen:</b>	M /	/		<b>2nd Bd:</b>	M /	/	WOODFLR	<b>Upper Lvl:</b> 0.0
<b>Dining:</b>	M /	/		<b>3rd Bd:</b>	M /	/	WOODFLR	<b>Main Lvl:</b> 1.1
<b>Family:</b>	/	/			/	/		<b>Lower Lvl:</b> 0.0
	/	/			/	/		<b>Total Bth:</b> 1.1

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**FEATURES AND UTILITIES**


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**Kitchen:** DISHWAS, DISPOS, FS-RANG  
**Interior:** WOODFLR  
**Exterior:** FENCED, GARDEN  
**Accessibility:** 1LEVEL  
**Cool:**      **Hot Water:** ELECT      **Heat:** CEILING      **Fuel:** ELECT  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:**

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**FINANCIAL**


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**PTax/Yr:** 2275.73      **Rent, If Rented:**      **Short Sale:** N      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:11 PM**  
**ML#:** 6099471      **Area:** 243      **List Price:** \$220,000  
**Addr:** 88660 MCVAY HWY      **Unit#:**  
**City:** Eugene      **Zip:** 97405      **Condo Loc/Lvl:**  
**Map Coord:** 40/K/13      **Zoning:** RC  
**County:** Lane      **Tax ID:** 663946  
**Elem:** GOSHEN      **Middle:** SPRINGFIELD  
**High:** SPRINGFIELD      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 18-03-11-30-1800

**GENERAL INFORMATION**

**Lot Size:** 7K-9,999SF  
**Waterfront:**  
**River/Lake:**

**# Acres:** 0.18  
**View:**  
**Seller Disc:** DSCLOSUR

**Lot Dimensions:**  
**Lot Desc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 554      **SFSrc:** owner  
**Main SQFT:** 805      **TotUp/Mn:** 1359  
**Lower SQFT:** 0      **Parking:**  
**Total SQFT:** 1359      **Roof:**  
**Home Wrnty:** 55+ w/Affidavit Y/N:

**#Bdrms:** 4      **# Bth:** 2  
**Style:** 2STORY  
**#Garage:** 0 /  
**Exterior:** BLOCK, STUCCO

**#Lvl:** 2      **Year Blt:** 1946 /  
**Green:** /  
**#Fireplaces:** /  
**Bsmt/Fnd:**

**REMARKS**

**XSt/Dir:** I-5, to 30th to McVay Hwy  
**Public:** Zoned C-2 Lane County. Could be used as a home or as commercial property (verify with county). Easy access to I-5. Property is completely landscaped including 48 Rhodys. Nice home with many possibilities. Outside urban growth area.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

**Living:** M / 19 X 12 /  
**Kitchen:** M / 12 X 9 /  
**Dining:** M / 7 X 5 /  
**Family:** U / 14 X 9 /

**Mstr Bd:** M / 14 X 9 /  
**2nd Bd:** M / 11 X 9 /  
**3rd Bd:** U / 11 X 11 /  
**4TH-BD:** U / 17 X 9 /

**Baths - Full.Part**  
**Upper Lvl:** 1.0  
**Main Lvl:** 1.0  
**Lower Lvl:** 0.0  
**Total Bth:** 2.0

**FEATURES AND UTILITIES**

**Kitchen:**  
**Interior:** WOODFLR  
**Exterior:** PATIO, PORCH  
**Accessibility:**

**Cool:**      **Hot Water:**      **Heat:** OTHER      **Fuel:** ELECT  
**Water:** PRIVATE, WELL      **Sewer:** SEPTIC      **Insul:**

**FINANCIAL**

**PTax/Yr:** 712.04      **Rent, If Rented:**      **Short Sale:**      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:11 PM**  
**ML#:** 9077533      **Area:** 243      **List Price:** \$225,000  
**Addr:** 2938 RIVERVIEW ST      **Unit#:**  
**City:** Eugene      **Zip:** 97403      **Condo Loc/Lvl:**  
**Map Coord:** 38/J/12      **Zoning:** R-1  
**County:** Lane      **Tax ID:** 1271509  
**Elem:** EDISON      **Middle:** ROOSEVELT  
**High:** SOUTH EUGENE      **PropType:** DETACHD  
**Nhood/Bldg:** Hendricks Hill PUD  
**Legal:** 18-03-04.55 #603

**GENERAL INFORMATION**

**Lot Size:** 3K-4,999SF  
**Waterfront:**  
**River/Lake:**

**# Acres:** 0.08  
**View:** TREES  
**Seller Disc:** DSCLOSUR

**Lot Dimensions:**  
**Lot Desc:** PRIVATE, SLOPED, TREES

**RESIDENCE INFORMATION**

**Upper SQFT:** 0      **SFSrc:** List Kit      **#Bdrms:** 2      **# Bth:** 1.1  
**Main SQFT:** 612      **TotUp/Mn:** 612      **Style:** BUNGALO, 2STORY  
**Lower SQFT:** 590      **Parking:** PAD      **#Garage:** 0 /  
**Total SQFT:** 1202      **Roof:** COMP      **Exterior:** CEDAR, LAP  
**Home Wrnty:** 55+ w/Affidavit Y/N:

**#Lvl:** 2      **Year Blt:** 1997 /  
**Green:** /  
**#Fireplaces:** 0/  
**Bsmt/Fnd:** CRAWLSP

**REMARKS**

**XSt/Dir:** Franklin Blvd. to Riverview, past Floral Hill.

**Public:** One-owner, quality built home with great room floor plan and spacious kitchen with gas cooking. Decks off dining/living area and master bedroom provide peaceful connection with treed Common Area of Hendricks Hill PUD. For more information on the Homeowner's Association, please "google" "Hendricks Hill Homeowners" for link.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b>	M / 15 X 12 / DECK, LAM-FL	<b>Mstr Bd:</b>	L / 10 X 14 / DECK, WI-CLOS	<b>Baths - Full.Part</b>
<b>Kitchen:</b>	M / 10 X 12 / GASAPPL, LAM-FL	<b>2nd Bd:</b>	L / 10 X 9 / WW-CARP	<b>Upper Lvl:</b> 0.0
<b>Dining:</b>	M / 13 X 10 / DECK, GREAT-R	<b>3rd Bd:</b>	/ /	<b>Main Lvl:</b> 0.1
<b>Family:</b>	/ /	<b>UTILITY</b>	L / 6 X 8 /	<b>Lower Lvl:</b> 1.0
	/ /		/ /	<b>Total Bth:</b> 1.1

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, BI-RANG, DISHWAS, DISPOSL, GASAPPL, FS-REFR  
**Interior:** LAUNDRY, WW-CARP, HISPEED, LAM-FL  
**Exterior:** DECK, PAVEDRD, PRIVRD, VYW-DBL

**Accessibility:**

**Cool:** NONE      **Hot Water:** ELECT      **Heat:** FOR-AIR      **Fuel:** GAS  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:** FULLY

**FINANCIAL**

**PTax/Yr:** 2908      **Rent, If Rented:**      **Short Sale:** N      **Bank Owned:** N  
**HOA Dues:** 75 /QTR      **Other Dues:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**RESIDENTIAL** Status: ACT 10/15/2009 1:58:11 PM  
ML#: 9063103 Area: 243 List Price: \$228,000  
Addr:5393 FOX HOLLOW RD Unit#:   
City: Eugene Zip:97405 Condo Loc/Lvl:   
Map Coord: 49/M/10 Zoning:   
County:Lane Tax ID: 1604683  
Elem: EDGEWOOD Middle: SPENCER BUTTE  
High: SOUTH EUGENE PropType: DETACHD  
Nhood/Bldg:   
Legal: 1803202200901

**GENERAL INFORMATION**

Lot Size: 10K-14,999SF  
Waterfront:  
River/Lake:

# Acres: 0.31  
View: TREES  
Seller Disc: DSCLOSUR

Lot Dimensions:  
Lot Desc: TREES

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: county #Bdrms: 3 # Bth: 1.1  
Main SQFT: 1098 TotUp/Mn:1098 Style: 1STORY  
Lower SQFT: 0 Parking: OFF-STR #Garage: 2 / DETACHD  
Total SQFT: 1098 Roof: COMP Exterior: T-111  
Home Wrnty: 55+ w/Affidavit Y/N:

#Lvl: 1 Year Blt: 1999 /  
Green: /  
#Fireplaces: /  
Bsmt/Fnd: CRAWLSP

**REMARKS**

XSt/Dir: Hilyard, s. on W. Amazon to Fox Hollow. Left behind fence  
Public: "Cute As Can Be" house sited on almost a 1/3 of an acre. Completely fenced. double gate into prop w/ lots of space for parking. Detached 2 car gar. Great deck. Spacious living rm/dining rm,efficient kit w/ tile fls and all appliances. 14x11 mstr suite w/ 1/2 bath/walk-thru to full bath. 2 add'l bedrms. Workshop under house. Super location to University, schools and busline.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 15 X 10 / SLIDER, WW-CARP	Mstr Bd:	M / 14 X 11 / BATH	Baths - Full.Part	
Kitchen:	M / 11 X 9 / EAT-BAR, TILE-FL	2nd Bd:	M / 9 X 9 /	Upper Lvl:	0.0
Dining:	/ /	3rd Bd:	M / 9 X 9 /	Main Lvl:	1.1
Family:	/ /		/ /	Lower Lvl:	0.0
	/ /		/ /	Total Bth:	1.1

**FEATURES AND UTILITIES**

Kitchen: BI-RANG, DISHWAS, DISPOSL, FS-REFR  
Interior: TILE-FL, WW-CARP  
Exterior: DECK, FENCED, RV-PARK

**Accessibility:**

Cool: Hot Water: ELECT Heat: WALL Fuel: ELECT  
Water: PUBLIC Sewer: PUBLIC Insul: FULLY

**FINANCIAL**

PTax/Yr: 2959.21 Rent, If Rented: Short Sale: N Bank Owned: N  
HOA Dues: Other Dues:  
HOA Incl:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:11 PM**  
**ML#:** 9016025      **Area:** 243      **List Price:** \$229,000  
**Addr:** 4530 Fox Hollow RD      **Unit#:**  
**City:** Eugene      **Zip:** 97405      **Condo Loc/Lvl:**  
**Map Coord:** 215/B/4      **Zoning:** R1  
**County:** Lane      **Tax ID:** 1650967  
**Elem:** EDGEWOOD      **Middle:** SPENCER BUTTE  
**High:** SOUTH EUGENE      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 18-03-17-24-15700

**GENERAL INFORMATION**

**Lot Size:** 10K-14,999SF  
**Waterfront:**  
**River/Lake:**

**# Acres:** 0.24  
**View:**  
**Seller Disc:** EXEMPT

**Lot Dimensions:**  
**Lot Desc:** SLOPED

**RESIDENCE INFORMATION**

**Upper SQFT:** 1000      **SFSrc:**      **#Bdrms:** 4      **# Bth:** 2  
**Main SQFT:** 1003      **TotUp/Mn:** 2003      **Style:** COTTAGE, 2STORY  
**Lower SQFT:** 0      **Parking:** DRIVWAY      **#Garage:** 2 / ATTACHD  
**Total SQFT:** 2003      **Roof:** COMP      **Exterior:** LAP, WOOD  
**Home Wrnty:** N      **55+ w/Affidavit Y/N:** N

**#Lvl:** 2      **Year Blt:** 1948 /  
**Green:** /  
**#Fireplaces:** 1/ GAS, INSERT  
**Bsmt/Fnd:** CRAWLSP

**REMARKS**

**XSt/Dir:** 30th, Amazon Dr, R on Fox Hollow to address on Right hand side.  
**Public:** Amazing 4 bedroom, 2 bath home with separate studio on a beautiful treed lot. Close to Spencer Butte, Hult Park, all the colleges, shopping, movies & hospital. Many upgrades including endless hot water gas heater. New gas fireplace insert in 2003. All vinyl windows, new appliances in 2002. New roof in 2004. Three decks, front, side & back, a rare find! 3 mi to downtown Eugene!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 13 X 11 / FIREPL, FPL-INS	<b>Mstr Bd:</b> M / 10 X 12 /	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 7 X 12 / FS-RANG, FS-REFR	<b>2nd Bd:</b> U / 10 X 10 /	<b>Upper Lvl:</b> 1.0
<b>Dining:</b> M / 10 X 11 / CEILFAN	<b>3rd Bd:</b> U / 10 X 10 /	<b>Main Lvl:</b> 1.0
<b>Family:</b> M / /	<b>4TH-BD</b> U / 9 X 11 /	<b>Lower Lvl:</b> 0.0
<b>BONUS</b> U / / WI-CLOS	/ /	<b>Total Bth:</b> 2.0

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, FS-RANG, FS-REFR  
**Interior:** CEILFAN, WW-CARP  
**Exterior:** BBQ-PIT, DECK, PORCH, YARD

**Accessibility:**

**Cool:** NONE      **Hot Water:** TNKLESS      **Heat:** FOR-AIR, ZONAL      **Fuel:** ELECT, GAS  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:** CODE, FULLY

**FINANCIAL**

**PTax/Yr:** 2353.59      **Rent, If Rented:**      **Short Sale:** N      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

**HOA Incl:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:11 PM**  
**ML#:** 9057420      **Area:** 243      **List Price:** \$229,000  
**Addr:** 2516 ALDER ST      **Unit#:**  
**City:** Eugene      **Zip:** 97405      **Condo Loc/Lvl:**  
**Map Coord:** 0/0/0      **Zoning:**  
**County:** Lane      **Tax ID:** 603405  
**Elem:** OTHER      **Middle:** ROOSEVELT  
**High:** SOUTH EUGENE      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** to be provided prior to the close of escrow  
Virtual Tour [Video Tour](#)

**GENERAL INFORMATION**

**Lot Size:** 5K-6,999SF  
**Waterfront:**  
**River/Lake:**

**# Acres:** 0.14  
**View:** TREES  
**Seller Disc:** DSCLOSUR

**Lot Dimensions:**  
**Lot Desc:** LEVEL, TREES

**RESIDENCE INFORMATION**

**Upper SQFT:** 0      **SFSrc:** Seller      **#Bdrms:** 3      **# Bth:** 1  
**Main SQFT:** 850      **TotUp/Mn:** 850      **Style:** 1STORY  
**Lower SQFT:** 0      **Parking:** DRIVWAY      **#Garage:** 1 / CARPORT  
**Total SQFT:** 850      **Roof:** COMP      **Exterior:** SHINGLE  
**Home Wrnty:** 55+ w/Affidavit Y/N:

**#Lvl:** 1      **Year Blt:** 1946 /  
**Green:** /  
**#Fireplaces:** /  
**Bsmt/Fnd:** CONCRET, CRAWLSP

**REMARKS**

**XSt/Dir:** E. 24th (to) Alder Street (or Hilyard to E. 25th) to Alder Street  
**Public:** Rare opportunity in the University neighborhood. Charming 40's era home in a spectacular South Eugene location close to UofO, bike path, Amazon park & convenient to local schools, shopping & Sundance. Wood floor, vinyl windows & New Roof in 2008. Large newly fenced lot w/alley access & tool shed is a gardener's delight. Cozy home is complemented by a covered front porch. Come see

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

**Living:** M / 12 X 15 / HARDWOD  
**Kitchen:** M / 7 X 15 /  
**Dining:** / /  
**Family:** / /

**Mstr Bd:** M / 10 X 12 /  
**2nd Bd:** M / 9 X 10 /  
**3rd Bd:** M / 8 X 10 /  
**UTILITY** M / 9 X 10 /

**Baths - Full.Part**  
**Upper Lvl:** 0.0  
**Main Lvl:** 1.0  
**Lower Lvl:** 0.0  
**Total Bth:** 1.0

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, FS-RANG, FS-REFR  
**Interior:** HARDWOD, LAUNDRY, LAM-FL, WOODFLR  
**Exterior:** DECK, FENCED, GARDEN, OUTBULD, PATIO, PORCH, TL-SHED, VYW-DBL, YARD

**Accessibility:**

**Cool:**      **Hot Water:**      **Heat:** BASEBRD      **Fuel:** ELECT  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:**

**FINANCIAL**

**PTax/Yr:** 1644.47      **Rent, If Rented:**      **Short Sale:** N      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented By:** Kevin Gordon  
Off and Running Real Estate

**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:11 PM**  
**ML#:** 9060547      **Area:** 243      **List Price:** \$234,000  
**Addr:** 202 FOXTAIL DR      **Unit#:**  
**City:** Eugene      **Zip:** 97405      **Condo Loc/Lvl:** TOWNHSE  
**Map Coord:** 49/M/10      **Zoning:**  
**County:** Lane      **Tax ID:** 1163466  
**Elem:** EDGEWOOD      **Middle:** SPENCER BUTTE  
**High:** SOUTH EUGENE      **PropType:** CONDO  
**Nhood/Bldg:** Woodridge Condominiums  
**Legal:** 18-0319-11-02800

**GENERAL INFORMATION**

**Lot Size:**      **# Acres:**      **Lot Dimensions:**  
**Waterfront:**      **View:** MNTAIN, VALLEY      **Lot Desc:** COMMONS, SECLDED, TREES  
**River/Lake:**      **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 858      **SFSrc:** County      **#Bdrms:** 2      **# Bth:** 2.1      **#Lvl:** 2      **Year Blt:** 1978 /  
**Main SQFT:** 886      **TotUp/Mn:** 1744      **Style:** TOWNHSE      **Green:** /  
**Lower SQFT:** 0      **Parking:** DRIVWAY      **#Garage:** 2 / ATTACHD      **#Fireplaces:** 1/ WOOD  
**Total SQFT:** 1744      **Roof:** COMP      **Exterior:** T-111      **Bsmt/Fnd:** FINISHD  
**Home Wrnty:** Y      **55+ w/Affidavit Y/N:** N

**REMARKS**

**XSt/Dir:** W Amazon, Rt Fox Hollow, Rt on Donald, Lft Heritage Oaks, Rt on Foxtail  
**Public:** Ground floor is finished oversized double garage(840 sq ft)with inside stairway to main floor. Well cared for home in private natural setting. Lots of wildlife. Delightful Living room with fireplace, semi formal dining, family room and great kitchen and half bath. Top floor Master suite, 2nd bedroom and office/den. City and valley views. AHS Warranty pd by seller.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 20 X 15 / FIREPL, WW-CARP	<b>Mstr Bd:</b> U / 12 X 16 / BALCONY, WI-CLOS	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 10 X 9 / DISHWAS, FS-RANG	<b>2nd Bd:</b> U / 14 X 13 / WW-CARP	<b>Upper Lvl:</b> 2.0
<b>Dining:</b> M / 9 X 13 / WW-CARP	<b>3rd Bd:</b> / /	<b>Main Lvl:</b> 0.1
<b>Family:</b> M / 12 X 12 / WW-CARP	<b>BONUS</b> U / 13 X 9 /	<b>Lower Lvl:</b> 0.0
/ /	/ /	<b>Total Bth:</b> 2.1

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, DISPOS, FS-RANG, FS-REFR  
**Interior:** WASHDRY, WW-CARP  
**Exterior:** DECK, PATIO, POOL, VYW-DBL  
**Accessibility:**  
**Cool:**      **Hot Water:** ELECT      **Heat:** FOR-AIR      **Fuel:** ELECT, WOOD  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:** FULLY

**FINANCIAL**

**PTax/Yr:** 2419.17      **Rent, If Rented:**      **Short Sale:** N      **Bank Owned:** N  
**HOA Dues:** 175 /MO      **Other Dues:**  
**HOA Incl:** COMMONS, GARBAGE, GYM, INS, POOL, WATER, WT-RM

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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:** Kevin Gordon  
Off and Running Real Estate

**Client Full**

**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:11 PM**  
**ML#:** 9068073      **Area:** 243      **List Price:** \$239,000  
**Addr:** 3475 KINCAID ST      **Unit#:**  
**City:** Eugene      **Zip:** 97405      **Condo Loc/Lvl:**  
**Map Coord:** 38/K/10      **Zoning:** R1  
**County:** Lane      **Tax ID:** 647410  
**Elem:** CAMAS RIDGE      **Middle:** ROOSEVELT  
**High:** SOUTH EUGENE      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 1803081301800

**GENERAL INFORMATION**

**Lot Size:** 7K-9,999SF      **# Acres:** 0.18      **Lot Dimensions:** 72X130  
**Waterfront:**      **View:**      **Lot Desc:** LEVEL, SLOPED  
**River/Lake:**      **Seller Disc:** EXEMPT

**RESIDENCE INFORMATION**

**Upper SQFT:** 252      **SFSrc:** County      **#Bdrms:** 4      **# Bth:** 1.1      **#Lvl:** 2      **Year Blt:** 1958 /  
**Main SQFT:** 1116      **TotUp/Mn:** 1368      **Style:** 2STORY      **Green:** /  
**Lower SQFT:** 0      **Parking:** STREET      **#Garage:** 1 / ATTACHD      **#Fireplaces:** /  
**Total SQFT:** 1368      **Roof:** COMP      **Exterior:** WOOD      **Bsmt/Fnd:** CRAWLSP  
**Home Wrnty:** Y      **55+ w/Affidavit Y/N:** N

**REMARKS**

**XSt/Dir:** S. on Hilyard, left on 32nd, right on Kincaid  
**Public:** Quiet area, near UO campus, perfect for owner occ. or student rental. Incl home warranty up to \$319. 4th bedroom+1/2 bath above finished gar. 16X20 unheated shop w/220v off mstr. bed. offers many options. All appl.+newer clothes washer incl. Attic fan, hdwd flrs, newer a/c in living, huge dining/fam. rm. Lots of light. Excellent condition!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 13 X 14 / HARDWOD	<b>Mstr Bd:</b> M / 11 X 12 / HARDWOD	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 8 X 17 / EAT-BAR, FS-REFR	<b>2nd Bd:</b> M / 8 X 12 / HARDWOD	<b>Upper Lvl:</b> 0.1
<b>Dining:</b> M / 11 X 20 /	<b>3rd Bd:</b> M / 9 X 10 / HARDWOD	<b>Main Lvl:</b> 1.0
<b>Family:</b> / /	<b>4TH-BD</b> U / 9 X 18 / BATH, STORAGE	<b>Lower Lvl:</b> 0.0
<b>SHOP</b> M / 16 X 20 / STORAGE	/ /	<b>Total Bth:</b> 1.1

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, BI-REFR, FS-RANG  
**Interior:** GAR-OPN, HARDWOD, LAUNDRY, WASHDRY, WOODFLR  
**Exterior:** FENCED, SHOP, YARD  
**Accessibility:** GRNDLVL  
**Cool:** WALL      **Hot Water:** ELECT      **Heat:** BASEBRD, WALL      **Fuel:** ELECT  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:** UNKNOWN

**FINANCIAL**

**PTax/Yr:** 2482.68      **Rent, If Rented:**      **Short Sale:** N      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:11 PM**  
**ML#:** 9059680      **Area:** 243      **List Price:** \$239,900  
**Addr:** 3721 E Amazon      **Unit#:**  
**City:** Eugene      **Zip:** 97405      **Condo Loc/Lvl:**  
**Map Coord:** 38/K/10      **Zoning:** R-1  
**County:** Lane      **Tax ID:** 1813128  
**Elem:** PARKER      **Middle:** SPENCER BUTTE  
**High:** SOUTH EUGENE      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 18-03-08-31-02902

**GENERAL INFORMATION**

**Lot Size:** 5K-6,999SF      **# Acres:** 0.12      **Lot Dimensions:**  
**Waterfront:**      **View:**      **Lot Desc:**  
**River/Lake:**      **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 884      **SFSrc:** Builder      **#Bdrms:** 4      **# Bth:** 2.1      **#Lvl:** 2      **Year Blt:** 2009 /  
**Main SQFT:** 884      **TotUp/Mn:** 1768      **Style:** OTHER      **Green:** /  
**Lower SQFT:** 0      **Parking:** OFF-STR      **#Garage:** 0 /      **#Fireplaces:** /  
**Total SQFT:** 1768      **Roof:**      **Exterior:** MANMADE      **Bsmt/Fnd:** CONCRET  
**Home Wrnty:** 55+ w/Affidavit Y/N:

**REMARKS**

**XSt/Dir:** South on E. Amazon to property  
**Public:** New home across from the jogging trails and Amazon Creek. Scheduled to be completed near the middle of September. Home has 3 spacious bedrooms including vaulted master suite with views of Spencer Butte, a kitchen with South-Eastern light, and a charming covered front porch overlooking the park. Office/Den could be used as fourth bedroom.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 17 X 14 /	<b>Mstr Bd:</b> U / 13 X 14 / VAULTED	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 11 X 10 /	<b>2nd Bd:</b> U / 13 X 11 /	<b>Upper Lvl:</b> 2.0
<b>Dining:</b> M / 12 X 14 /	<b>3rd Bd:</b> U / 13 X 11 /	<b>Main Lvl:</b> 0.1
<b>Family:</b> / /	<b>DEN/OFF</b> M / 12 X 11 /	<b>Lower Lvl:</b> 0.0
<b>UTILITY</b> M / 6 X 10 /	/ /	<b>Total Bth:</b> 2.1

**FEATURES AND UTILITIES**

**Kitchen:** BI-RANG, BI-REFR, DISHWAS, DISPOSL  
**Interior:** LAUNDRY, WASHDRY, WW-CARP  
**Exterior:** FENCED, PATIO, PORCH, YARD  
**Accessibility:**  
**Cool:** NONE      **Hot Water:** ELECT      **Heat:** WALL      **Fuel:** ELECT  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:** FULLY

**FINANCIAL**

**PTax/Yr:** 290.32      **Rent, If Rented:**      **Short Sale:**      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Kevin Gordon  
Off and Running Real Estate

**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:12 PM**  
**ML#:** 9026636      **Area:** 243      **List Price:** \$245,000  
**Addr:**2040 WILLAMETTE ST      **Unit#:**  
**City:** Eugene      **Zip:** 97405      **Condo Loc/Lvl:**  
**Map Coord:** 38/J/9      **Zoning:**  
**County:**Lane      **Tax ID:** 613065  
**Elem:** ADAMS      **Middle:** ROOSEVELT  
**High:** SOUTH EUGENE      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 18-03-06-12-12000

**GENERAL INFORMATION**

**Lot Size:** 5K-6,999SF      **# Acres:** 0.15      **Lot Dimensions:**  
**Waterfront:**      **View:**      **Lot Desc:** LEVEL, SLOPED  
**River/Lake:**      **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 0      **SFSrc:** County      **#Bdrms:** 3      **# Bth:** 1.1      **#Lvl:** 1      **Year Blt:** 1976 / APPROX  
**Main SQFT:** 1176      **TotUp/Mn:**1176      **Style:** 1STORY      **Green:** /  
**Lower SQFT:** 0      **Parking:**      **#Garage:** 2 / DETACHD      **#Fireplaces:** 1/ WOOD  
**Total SQFT:** 1176      **Roof:** COMP      **Exterior:** T-111      **Bsmt/Fnd:** CRAWLSP  
**Home Wrnty:** N      **55+ w/Affidavit Y/N:**

**REMARKS**

**XSt/Dir:** Willamette right on Grand View turn left 1/2 block up on graveled alley  
**Public:** Wonderful home... in great a location..... for an affordable price!!! Don't miss viewing this updated college hill property.Features include new carpet,new interior and exterior paint and new vinyl windows. Just blocks from shopping and downtown!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 15 X 18 / FIREPL	<b>Mstr Bd:</b> M / 11 X 12 / WI-CLOS	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 8 X 9 / DISHWAS, DISPOSL	<b>2nd Bd:</b> M / 10 X 11 /	<b>Upper Lvl:</b> 0.0
<b>Dining:</b> M / 8 X 11 /	<b>3rd Bd:</b> M / 10 X 11 /	<b>Main Lvl:</b> 1.1
<b>Family:</b> / /	/ /	<b>Lower Lvl:</b> 0.0
/ /	/ /	<b>Total Bth:</b> 1.1

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, DISPOSL, FS-RANG  
**Interior:** WW-CARP  
**Exterior:** GARDEN  
**Accessibility:**  
**Cool:** NONE      **Hot Water:** ELECT      **Heat:** CEILING, WALL      **Fuel:** ELECT  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:**

**FINANCIAL**

**PTax/Yr:** 1936.64      **Rent, If Rented:**      **Short Sale:**      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented By:** Kevin Gordon  
Off and Running Real Estate

**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:12 PM**  
**ML#:** 9038556      **Area:** 243      **List Price:** \$245,000  
**Addr:** 330 E 34TH AVE      **Unit#:**  
**City:** Eugene      **Zip:** 97405      **Condo Loc/Lvl:**  
**Map Coord:** 38/K/11      **Zoning:** R1  
**County:** Lane      **Tax ID:** 652691  
**Elem:** PARKER      **Middle:** SPENCER BUTTE  
**High:** SOUTH EUGENE      **PropType:** DETACHD  
**Nhood/Bldg:** Crestwood Terrace  
**Legal:** 18-03-08-23-09500

**GENERAL INFORMATION**

**Lot Size:** 10K-14,999SF      **# Acres:** 0.24      **Lot Dimensions:** 66 x 156  
**Waterfront:**      **View:** TREES      **Lot Desc:** LEVEL, PRIVATE, TREES  
**River/Lake:**      **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 0      **SFSrc:** County      **#Bdrms:** 2      **# Bth:** 1      **#Lvl:** 1      **Year Blt:** 1948 /  
**Main SQFT:** 888      **TotUp/Mn:** 888      **Style:** BUNGALO, 1STORY      **Green:** /  
**Lower SQFT:** 0      **Parking:** DRIVWAY      **#Garage:** 1 / DETACHD      **#Fireplaces:** 1/ GAS, STOVE  
**Total SQFT:** 888      **Roof:** COMP      **Exterior:** WOOD      **Bsmt/Fnd:** CRAWLSP  
**Home Wrnty:** 55+ w/Affidavit Y/N:

**REMARKS**

**XSt/Dir:** Willamette to Donald, left on 34th  
**Public:** Immaculate vintage hm w/covrd front porch & much updating in quiet East Eugene neighborhd! Kit w/newer Cherry cabs, vinyl, formica & appliances. Utility rm. Crown Molding. Hardwd flring under carpet in livingrm, hall and BR's. Newer vinyl windows. Absolutely gorgeous landscaped .24 acre lot w/trees. French dr off MBR leads to deck w/hot tub & gazebo! 1G plus shop! Won't last!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / / HARDWOD	<b>Mstr Bd:</b> M / / FNCH-DR, HARDWOD	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / / DISHWAS, EATAREA	<b>2nd Bd:</b> M / / HARDWOD	<b>Upper Lvl:</b> 0.0
<b>Dining:</b> / /	<b>3rd Bd:</b> / /	<b>Main Lvl:</b> 1.0
<b>Family:</b> / /	<b>UTILITY</b> M / /	<b>Lower Lvl:</b> 0.0
		<b>Total Bth:</b> 1.0

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, FS-RANG  
**Interior:** CEILFAN, GAR-OPN, HARDWOD, WW-CARP  
**Exterior:** DECK, FENCED, GARDEN, SHOP, FS-HTUB, YARD  
**Accessibility:** 1LEVEL  
**Cool:**      **Hot Water:** ELECT      **Heat:** OTHER, WALL      **Fuel:** ELECT, GAS  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:** CODE

**FINANCIAL**

**PTax/Yr:** 1773.3      **Rent, If Rented:**      **Short Sale:** N      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:12 PM**  
**ML#:** 9057775      **Area:** 243      **List Price:** \$249,900  
**Addr:** 2470 Fieldcress RD      **Unit#:**  
**City:** Eugene      **Zip:** 97403      **Condo Loc/Lvl:**  
**Map Coord:** 39/J/12      **Zoning:** R-1  
**County:** Lane      **Tax ID:** 1817012  
**Elem:** EDISON      **Middle:** ROOSEVELT  
**High:** SOUTH EUGENE      **PropType:** DETACHD  
**Nhood/Bldg:** East Ridge Village  
**Legal:** 18-03-03-32-0700 (Lot 97)

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**GENERAL INFORMATION**


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**Lot Size:** 3K-4,999SF  
**Waterfront:**  
**River/Lake:**

**# Acres:** 0.1  
**View:**  
**Seller Disc:** EXEMPT

**Lot Dimensions:**  
**Lot Desc:** LEVEL

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**RESIDENCE INFORMATION**


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**Upper SQFT:** 921      **SFSrc:** house plan      **#Bdrms:** 3      **# Bth:** 2.1  
**Main SQFT:** 678      **TotUp/Mn:** 1599      **Style:** TRAD, 2STORY  
**Lower SQFT:** 0      **Parking:** DRIVWAY      **#Garage:** 2 / ATTACHD  
**Total SQFT:** 1599      **Roof:** COMP      **Exterior:** OTHER  
**Home Wrnty:** Y      **55+ w/Affidavit Y/N:** N

**#Lvl:** 2      **Year Blt:** 2009 / PROPOSD  
**Green:** /  
**#Fireplaces:** 1 / GAS  
**Bsmt/Fnd:** CRAWLSP

---

**REMARKS**


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**XSt/Dir:** I-5, exit 191, L.Glenwd Blvd., L. Brackenfern, L. Snowberry L. Fieldcress  
**Public:** Fantastic Opportunity in Charming East Ridge Village. The Magnolia offers Custom Features (see attached list). Don't miss out on this great Introductory Pricing. Custom Features, see attached list. Located just minutes from Downtown Eugene and U of O with easy freeway access. This Community offers extensive conservation areas plus future trails and a City Park.

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**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**


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<b>Living:</b>	M / 17 X 15 /	FIREPL, GREAT-R	<b>Mstr Bd:</b>	U / 14 X 14 /	BATH, WI-CLOS	<b>Baths - Full.Part</b>
<b>Kitchen:</b>	M /	EATAREA	<b>2nd Bd:</b>	U / 9 X 14 /		<b>Upper Lvl:</b> 2.0
<b>Dining:</b>	M /	/	<b>3rd Bd:</b>	U / 10 X 12 /		<b>Main Lvl:</b> 0.1
<b>Family:</b>	/	/	<b>UTILITY</b>	U /	/	<b>Lower Lvl:</b> 0.0
	/	/		/	/	<b>Total Bth:</b> 2.1

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**FEATURES AND UTILITIES**


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**Kitchen:**  
**Interior:**  
**Exterior:**  
**Accessibility:**  
**Cool:**      **Hot Water:** GAS      **Heat:** FOR-AIR      **Fuel:** GAS  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:** CODE

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**FINANCIAL**


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**PTax/Yr:** 132.85      **Rent, If Rented:**      **Short Sale:** N      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

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**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:12 PM**  
**ML#:** 9077843      **Area:** 243      **List Price:** \$249,900  
**Addr:** 3735 KINCAID ST      **Unit#:**  
**City:** Eugene      **Zip:** 97405      **Condo Loc/Lvl:**  
**Map Coord:** 38/K/10      **Zoning:** R-1  
**County:** Lane      **Tax ID:** 660512  
**Elem:** PARKER      **Middle:** SPENCER BUTTE  
**High:** SOUTH EUGENE      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 18 03 08 42 6300

**GENERAL INFORMATION**

**Lot Size:** 10K-14,999SF  
**Waterfront:**  
**River/Lake:**

**# Acres:** 0.23  
**View:**  
**Seller Disc:** DSCLOSUR

**Lot Dimensions:**  
**Lot Desc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 384      **SFSrc:** County      **#Bdrms:** 4      **# Bth:** 1.1  
**Main SQFT:** 789      **TotUp/Mn:** 1173      **Style:** TRAD, 2STORY  
**Lower SQFT:** 0      **Parking:** DRIVWAY      **#Garage:** 1 / CARPORT  
**Total SQFT:** 1173      **Roof:** COMP      **Exterior:** WOOD  
**Home Wrnty:** 55+ w/Affidavit Y/N:

**#Lvl:** 2      **Year Blt:** 1958 / REMOD  
**Green:** /  
**#Fireplaces:** /  
**Bsmt/Fnd:** CRAWLSP

**REMARKS**

**XSt/Dir:** South on East Amazon, left (east) on 37th, right (south) on Kincaid  
**Public:** Updated with lots of light, huge backyard, hardwood floors, updated baths, covered porch and back patio. Window walls upstairs.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b>	M / 19 X 13 /	<b>Mstr Bd:</b>	U / 14 X 13 /	<b>Baths - Full.Part</b>
<b>Kitchen:</b>	M / 13 X 17 /	<b>2nd Bd:</b>	U / 12 X 10 /	<b>Upper Lvl:</b> 0.1
<b>Dining:</b>	/ /	<b>3rd Bd:</b>	M / 12 X 9 /	<b>Main Lvl:</b> 1.0
<b>Family:</b>	/ /	<b>4TH-BD</b>	M / 12 X 9 /	<b>Lower Lvl:</b> 0.0
	/ /		/ /	<b>Total Bth:</b> 1.1

**FEATURES AND UTILITIES**

**Kitchen:** FS-RANG, FS-REFR  
**Interior:** HARDWOD, WW-CARP  
**Exterior:** COVPATI, FENCED, TL-SHED, WDW-DBL

**Accessibility:**

**Cool:** NONE      **Hot Water:** ELECT      **Heat:** CEILING      **Fuel:** ELECT  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:** UNKNOWN

**FINANCIAL**

**PTax/Yr:** 1858.27      **Rent, If Rented:**      **Short Sale:** N      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

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**RESIDENTIAL**      **Status:** ACT      **10/15/2009**      **1:58:12 PM**  
**ML#:** 9079242      **Area:** 243      **List Price:** \$249,900  
**Addr:** 3755 ONYX ST      **Unit#:**  
**City:** Eugene      **Zip:** 97405      **Condo Loc/Lvl:**  
**Map Coord:** 38/K/10      **Zoning:**  
**County:** Lane      **Tax ID:** 658920  
**Elem:** PARKER      **Middle:** SPENCER BUTTE  
**High:** SOUTH EUGENE      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** as per country records  
Virtual Tour

**GENERAL INFORMATION**

**Lot Size:** 7K-9,999SF      **# Acres:** 0.18      **Lot Dimensions:**  
**Waterfront:**      **View:** CITY      **Lot Desc:** PRIVATE, SLOPED  
**River/Lake:**      **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 252      **SFSrc:** co.rec      **#Bdrms:** 3      **# Bth:** 2      **#Lvl:** 3      **Year Blt:** 1979 / REMOD  
**Main SQFT:** 576      **TotUp/Mn:** 828      **Style:** CONTEMP, COTTAGE      **Green:** /  
**Lower SQFT:** 576      **Parking:** STREET      **#Garage:** 0 /      **#Fireplaces:** 1 / WOOD  
**Total SQFT:** 1404      **Roof:** COMP      **Exterior:** WOOD      **Bsmt/Fnd:** CRAWLSP  
**Home Wrnty:** Y      **55+ w/Affidavit Y/N:** N

**REMARKS**

**XSt/Dir:** E. Amazon--L. on 37th--R. on Potter--L. on 38th--L. on Onyx (HILLS)  
**Public:** VIEW VIEW VIEW!! Priced to sell! One of a kind treehouse living. Beautiful wood accents, hardwood floors, open kitchen, dining and living areas, updated kitchen with new appliances, new pedestal sinks in bathrooms, Custom marble fireplace & kitchen counters, updated electrical, deck off main level with beautiful city views, large lot & more! Hurry! Won't last!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 14 X 13 / FIREPL, HARDWOD	<b>Mstr Bd:</b> U / 22 X 17 / HARDWOD, WAINSCO	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 8 X 9 / REMOD, MARBLE	<b>2nd Bd:</b> U / 12 X 11 / BALCONY, HARDWOD	<b>Upper Lvl:</b> 1.0
<b>Dining:</b> M / 10 X 10 / LR&DR, LAM-FL	<b>3rd Bd:</b> U / 12 X 11 / BLT-INS, HARDWOD	<b>Main Lvl:</b> 1.0
<b>Family:</b> / /	<b>UTILITY</b> M / 8 X 6 / LAM-FL	<b>Lower Lvl:</b> 0.0
<b>STORAGE</b> M / 8 X 8 /		<b>Total Bth:</b> 2.0

**FEATURES AND UTILITIES**

**Kitchen:** BI-RANG, DISHWAS, DISPOSL, PANTRY      **Heat:** BASEBRD      **Fuel:** ELECT  
**Interior:** HARDWOD, LAUNDRY, LAM-FL, WOODFLR, MARBLE      **Insul:** CEILING, FLOOR, SOME  
**Exterior:** DECK, YARD  
**Accessibility:**  
**Cool:**      **Hot Water:** ELECT      **Sewer:** PUBLIC

**FINANCIAL**

**PTax/Yr:** 2094.33      **Rent, If Rented:**      **Short Sale:** N      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

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