



Presented By: Charles Turner
Prudential NW Properties

Agent Full

RESIDENTIAL **Status:** ACT **1/2/2007** **8:53:54 PM**
ML#: 7000006 **Area:** 152 **List Price:** \$299,000
Addr: 1607 SNAPDRAGON LN **Unit#:**
City: Forest Grove **Zip:** 97116 **Condo Loc/Lvl:**
Map Coord: 591/H/3 **Zoning:** **List Type:** ER LR: N
County: Washington **Tax ID:** R2091434
Elem: HARVEY CLARK **Middle:**
High: FOREST GROVE **PropType:** ATTACHD
Nhood: **#Image:** 7
Legal: PACIFIC GROVE NO.3, LOT 171, ACRES .14
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 5K-6,999SF **# Acres:** 0.14 **Lot Dimensions:**
Waterfront: **View:** **Lot Desc:** LEVEL
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 979 **SFSrc:** tax **#Bdrms/#Lvl:** 3 / 2 **Year Built:** 2002/
Main SQFT: 690 **TotUp/Mn:** 1669 **Style:** 2STORY **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** DRIVWAY **#Garage:** 2 / ATTACHD **#Fireplaces:** 1/ GAS
Total SQFT: 1669 **Roof:** COMP **Exterior:** WOOD **Bsmt/Fnd:** CRAWLSP

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 16 X 11 / FIREPL	Mstr Bd: U / 13 X 12 / BATH	Baths - Full.Part
Kitchen: M / 10 X 10 /	2nd Bd: U / 10 X 9 /	Upper Lvl: 2.0
Dining: M / 11 X 10 / SLIDER	3rd Bd: U / 11 X 8 /	Main Lvl: 0.1
Family: U / 17 X 15 / BLT-INS, BOOKSVS	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 2.1

REMARKS

XSt/Dir: Pacific Ave, rt on B St., lft on Bonnie, rt on Snapdragon.
Private: Friendly dog in back yard - Please give 1 hour notice Immaculate home painted with designer colors. Separate Family room is large and great for entertaining, home theater, etc. Excellent floorplan. Backyard is expansive, well maintained and has a great deck for barbecues.
Public: Fantatastic home with a great floorplan w/ an eye for entertaining. Immaculate condition and painted with designer colors. Separate Family room is large & great for entertaining, home theater, etc. Excellent floorplan Backyard is expansive and has an ample deck for barbecues.

FEATURES AND UTILITIES

Kitchen: DISHWAS, PANTRY, FS-RANG, FS-REFR
Interior: CEILFAN, GAR-OPN, WW-CARP, LAM-FL
Exterior: DECK, FENCED
Accessibility:
Cool: **Hot Water:** GAS **Heat:** FOR-AIR **Fuel:** GAS
Water: PUBLIC **Sewer:** PUBLIC **Insul:**

FINANCIAL

Property Tax/Yr: 2635.77 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.5
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: **Rent, If Rented:**
HOA Dues: **HOA Dues-2nd:**
HOA Incl:

BROKER / AGENT DATA

BRCD: RIOR01 **Office:** Rio Realty LLC **Phone:** 503-645-4440 **Fax:** 503-646-1017
LPID: ROHRIGMI **Agent:** Michael Rohrig **Phone:** 503-750-6494 **Cell/Pgr:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: mike@mikecandoit.com
ShowHrs: **Tran:** 1/1/2007 **List:** 1/1/2007 **Exp:** **Occ:** OWNER **Poss:** NEGO
LBHrs/Loc/Cmb: Normal **Owner:** Jenny's Work **Phone:** 503-693-1944
Show: RMLSLBX, CALLOWN **Tenant:** Brandon's Cell **Phone:** 971-678-1833

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.