



Presented By: Diana Ferguson **Client Full**
The Commonwealth RealEstate Co

RESIDENTIAL **Status:** ACT **5/15/2008** **3:43:25 PM**
ML#: 8045767 **Area:** 143 **List Price:** \$240,000
Addr:1954 SE 171ST AVE **Unit#:**
City: Portland **Zip:**97233 **Condo Loc/Lvl:**
Map Coord: 628/F/1 **Zoning:**lr7
County:Multnomah **Tax ID:** R337875,R338171
Elem: LYNCH MEADOWS **Middle:**CENTENNIAL
High: CENTENNIAL **PropType:** DETACHD
Nhood/Bldg:
Legal: SECTION 06 1S 3E; TL 7700 0.21 ACRES

GENERAL INFORMATION

Lot Size: 10K-14,999SF **# Acres:** 0.21 **Lot Dimensions:** 120 x 113
Waterfront: **View:** **Lot Desc:** LEVEL
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** tax **#Bdrms:**4 **#Lvl:**1 **Year Blt:** 1967 / REMOD **Green:**
Main SQFT: 1709 **TotUp/Mn:**1709 **Style:** RANCH, 1STORY **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:**DRIVWAY **#Garage:** 1 / ATTACHD **#Fireplaces:** /
Total SQFT: 1709 **Roof:** COMP **Exterior:** LAP **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: Division to 170th North Turns into 171st
Public: Updated 4 bedroom home on 1/4 acre. Private, quiet, low traffic setting. Two Tax lots. Huge fenced back yard with covered patio. New furnace & A/C in 2002 still under warranty.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / / GREAT-R, VAULTED	Mstr Bd: M / /	Baths - Full.Part
Kitchen: M / /	2nd Bd: M / /	Upper Lvl: 0.0
Dining: M / /	3rd Bd: M / /	Main Lvl: 1.1
Family: / /	4TH-BD M / /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen: DISHWAS, FS-RANG
Interior: CEILFAN, OWSECUR, LAM-FL
Exterior: PATIO, PORCH, RV-PARK, GRAVLRD

Accessibility:

Cool: CENTAIR **Hot Water:** ELECT **Heat:** FOR-AIR **Fuel:** GAS
Water: PUBLIC **Sewer:** PUBLIC **Insul:** SOME

FINANCIAL

PTax/Yr: 2473 **Rent, If Rented:**
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.