



**Presented By:** Cory Neu  
Cheryl Neu Real Estate

**Client Full**

**RESIDENTIAL**                      **Status:** ACT    **10/29/2008**                      **8:50:44 AM**  
**ML#:** 8048162                      **Area:** 250    **List Price:**                      \$524,900  
**Addr:** 38937 MEADOW CREEK LN                      **Unit#:**  
**City:** Marcola                      **Zip:** 97454                      **Condo Loc/Lvl:**  
**Map Coord:** 84/B/12                      **Zoning:** RR5  
**County:** Lane                      **Tax ID:** 1629847  
**Elem:** MARCOLA                      **Middle:** MOHAWK  
**High:** MOHAWK                      **PropType:** DETACHD  
**Nhood/Bldg:** Mill Creek Meadows  
**Legal:** Tax Lot: 16 01 08 40 02800

**GENERAL INFORMATION**

**Lot Size:** 5-9.99AC                      **# Acres:** 5.63                      **Lot Dimensions:** irregular  
**Waterfront:** CREEK                      **View:** CREEK, MNTAIN                      **Lot Desc:** LEVEL, POND, TREES  
**River/Lake:** Mill Creek                      **Seller Disc:** DSCLOSUR                      **Other Disc:** siding

**RESIDENCE INFORMATION**

**Upper SQFT:** 0                      **SFSrc:** Owner                      **#Bdrms:** 3                      **#Lvl:** 1                      **Year Blt:** 2002 / APPROX                      **Green:**  
**Main SQFT:** 2574                      **TotUp/Mn:** 2574                      **Style:** MEDIT, 1STORY                      **Home Wrnty:** N 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0                      **Parking:** OTHER                      **#Garage:** 2 / ATTACHD                      **#Fireplaces:** 2/ STOVE, WOOD  
**Total SQFT:** 2574                      **Roof:** COMP                      **Exterior:** STUCCO                      **Bsmt/Fnd:** CONCRET, CRAWLSP

**REMARKS**

**XSt/Dir:** At Marcola, R on Wendling, L on Paschelke, R on Meadow Creek  
**Public:** 400 Ft. Picturesque Mill Creek Frontage! End-of-Country-Lane setting! Unbelievable openness! Builder's own home w designer amenities throughout, oak flrs & bi's, spacious rooms, elegant yet cozy, Lopi WS, walls of windows oversee property, SW flavor w delightful courtyards, stone paths, sauna w shower & dressing rm! Abuts pond! Enjoy Osprey, Blue Heron, more!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 23 X 19 / FIREPL, HARDWOD	<b>Mstr Bd:</b> M / 16 X 12 / HARDWOD, WI-CLOS	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 23 X 19 / SKYLITE, TILE-FL	<b>2nd Bd:</b> M / 10 X 11 / HARDWOD	<b>Upper Lvl:</b> 0.0
<b>Dining:</b> M / 19 X 9 / HARDWOD	<b>3rd Bd:</b> M / 11 X 9 / HARDWOD	<b>Main Lvl:</b> 2.0
<b>Family:</b> M / 19 X 18 / BAYWIND, WOODSTV	<b>DEN/OFF</b> M / 12 X 9 / HARDWOD	<b>Lower Lvl:</b> 0.0
<b>UTILITY</b> M / 11 X 5 /	/ /	<b>Total Bth:</b> 2.0

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, ISLAND, PANTRY, PLB-ICE  
**Interior:** GAR-OPN, HARDWOD, LAUNDRY, TILE-FL, HISPEED  
**Exterior:** DECK, GARDEN, PORCH, RV-PARK, SAUNA, TL-SHED, YARD  
**Accessibility:** 1LEVEL, WD-HALL  
**Cool:** NONE                      **Hot Water:** PROPANE                      **Heat:** WALL, WOODSTV                      **Fuel:** ELECT, WOOD  
**Water:** WELL                      **Sewer:** SEPTIC                      **Insul:** FULLY

**FINANCIAL**

**PTax/Yr:** 1887.26                      **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.