



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

**Client Full**

**RESIDENTIAL**                      **Status:** ACT    **9/15/2008**                      **5:33:59 PM**  
**ML#:** 8044639                      **Area:** 250    **List Price:**                      \$389,500  
**Addr:**95010 MARCOLA RD                      **Unit#:**  
**City:** Marcola                      **Zip:**97454                      **Condo Loc/Lvl:**  
**Map Coord:** 84/A/9                      **Zoning:** RR5  
**County:**Lane                      **Tax ID:** 4260772  
**Elem:** MARCOLA                      **Middle:** MOHAWK  
**High:** MOHAWK                      **PropType:** ATTACHD  
**Nhood/Bldg:**  
**Legal:** Tax Lot: 15 01 22 00 00930

**GENERAL INFORMATION**

**Lot Size:** 5-9.99AC                      **# Acres:** 5.09                      **Lot Dimensions:** 600 X 380  
**Waterfront:**                      **View:** TREES, MNTAIN                      **Lot Desc:** PRIVATE, GEN-SLP  
**River/Lake:**                      **Seller Disc:** DSCLOSUR                      **Other Disc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 0                      **SFSrc:** Tax Record                      **#Bdrms:** 3                      **#Lvl:** 1                      **Year Blt:** 2002 / APPROX                      **Green:**  
**Main SQFT:** 2780                      **TotUp/Mn:**2780                      **Style:** CONTEMP, MANUFHS                      **Home Wrnty:** Y 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0                      **Parking:**                      **#Garage:** 2 / DETACHD                      **#Fireplaces:** 1/ PROPANE  
**Total SQFT:** 2780                      **Roof:** COMP                      **Exterior:** MANMADE                      **Bsmt/Fnd:** CONCRET, CRAWLSP

**REMARKS**

**XSt/Dir:** Marcola Road, 7 miles past Marcola, left on private lane to property  
**Public:** Stunning views every window! Palm Harbor Triplewide with FP, tile, laminate, surround sound, sunny morning nook, lovely master, vaulted ceilings, granite, 3rd bath in utility rm, Alder Bls, hm plush throughout, SUPREME QUALITY! Pastures, 48 X 36 barn + 7-stall lean-to, 16 X 24 heated shop, green house, OS garage, MORE ! Sharp 2nd mft hm needs hardship permit to retain.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 22 X 14 / WW-CARP	<b>Mstr Bd:</b> M / 15 X 14 / BATH, WI-CLOS	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 13 X 11 / TILE-FL, BTL-PAN	<b>2nd Bd:</b> M / 12 X 12 / VAULTED, WI-CLOS	<b>Upper Lvl:</b> 0.0
<b>Dining:</b> M / 13 X 9 / FORMAL, VAULTED	<b>3rd Bd:</b> M / 12 X 11 / WI-CLOS, WW-CARP	<b>Main Lvl:</b> 2.1
<b>Family:</b> M / 23 X 14 / FIREPL, LAM-FL	<b>ENTRY</b> M / 11 X 4 /	<b>Lower Lvl:</b> 0.0
<b>DEN/OFF</b> L / 13 X 11 /	<b>EATAREA</b> M / 13 X 10 / FNCH-DR, TILE-FL	<b>Total Bth:</b> 2.1

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, ISLAND, PANTRY, PLB-ICE, FS-RANG  
**Interior:** CEILFAN, GAR-OPN, LAUNDRY, TILE-FL, WW-CARP, HISPEED, LAM-FL  
**Exterior:** BARN, FENCED, GRN-HSE, OUTBULD, SHOP, SPRNKLR, 2ND-RES, GRAVLRD, VYW-DBL  
**Accessibility:** 1LEVEL  
**Cool:** HT-PUMP                      **Hot Water:** ELECT                      **Heat:** HT-PUMP                      **Fuel:** ELECT  
**Water:** WELL                      **Sewer:** SEPTIC                      **Insul:** FULLY

**FINANCIAL**

**PTax/Yr:** 2305                      **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.