



Presented By: 16 Courtesy
 Courtesy Office
Phone: **E-mail:** training@rmls.com
RESIDENTIAL **Status:** ACT **5/23/2018** **1:58:47 PM**
ML#: 18531720 **Area:** 170 **List Price:** \$525,000
Addr: 2491 Meridian Dr **Unit#:**
City: Woodburn **Zip:** 97071-7684 **Condo Loc:**
Zoning: RS **List Type:** ER **LR:** Y
County: Marion **Tax ID:** R334228
Elem: LINCOLN **Middle:** FRENCH PRARIE
High: WOODBURN **PropType:** DETACHD
Nhood/Bldg: GOOSE HOLLOW AT TUKWILA PHASE **CC&Rs:** N
Legal: GOOSE HOLLOW AT TUKWILA PHASE 1, LOT 19
Internet/Address/No Blog/No AVM: Y/Y/Y/Y **Offer/Nego:** CALL-LA
Open house: N
Supplements: 8 **Home Energy Score:** N
Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 7K-9,999SF **# Acres:** 0 **Lot Dimensions:**
Wfrnt: **View:** MNTAIN **Lot Desc:** CORNER, LEVEL
Body Water: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 928 **SFSrc:** Public Rec **#Bdrms:** 4 **#Bath:** 2 / 1 **#Lvl:** 2 **Year Built:** 2006 / RESALE
Main SQFT: 1872 **TotUp/Mn:** 2800 **Roof:** COMP **Style:** 2STORY, TRAD **Green Cert:** N **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** 1 / GAS **Parking:** DRIVWAY **Exterior:** CEDAR, STONE
Total SQFT: 2800 **Addl. SQFT:** **#Gar:** 3 / ATTACHD, , **Bsmt/Fnd:** CRAWLSP
RV Desc:

REMARKS

XSt/Dir: I5 to HWY 124 East, Turn Left on Meridian Dr. House on the Left.
Private: Please allow a few hours notice.
Public: Stunning Traditional Style Home in the Upscale Oregon Golf Association Community. This Homes offers a Light & Bright Open Floor Plan w/ High End Finishes & Fixtures. Enjoy Multiple Entertaining Areas for Guests including the Chef's Inspired Kitchen, The Oversized Bonus Room, or the Large Covered Patios! Stay Relaxed in the Master w/ Large Jetted Tub and HUGE WIC! Within Walking Distance to Golf Course, Community Saltwater Pool, & More!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 17 X 20 / FIREPL, VAULTED, WW-CARP **Mstr Bd:** M/ 19 X 15 / HI-CEIL, SUITE, WI-CLOS **Bths - Full/Part**
Kitchen: M/ 15 X 8 / BI-DOWN, GASAPPL, GRANITE **2nd Bd:** U/ 26 X 14 / CLOSET, WW-CARP **Upper Lvl:** 1/0
Dining: M/ 14 X 10 / HARDWOD, HI-CEIL **3rd Bed:** U/ 12 X 10 / CLOSET, WW-CARP **Main Lvl:** 1/1
Family: / / **BONUS:** U/ 21 X 18 / WW-CARP **Lower Lvl:** 0/0
DEN/OFF: M/ 11 X 11 / CLOSET, WW-CARP **Total Bth:** 2/1

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-OVEN, COOKTOP, DISHWAS, DISPOS, GASAPPL, GRANITE, PANTRY, PLB-ICE, SSAPPL
Interior: BI-VACM, GAR-OPN, GRANITE, HARDWOD, HI-CEIL, HISPEED, LAUNDRY, TILE-FL, VAULTED, WW-CARP
Exterior: COVPATI, FENCED, PATIO, SPRNKLR, YARD
Accessibility: GRGMAIN, MNBDBTH, UTLMAIN
Cool: CENTAIR **Heat:** FOR-90
Water: **Sewer:** **Hot Water:** ELECT, GAS **Fuel:** ELECT, GAS

FINANCIAL

Property Tax/Yr: \$6,024.00, **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** %2.5
Terms: CASH, CONV **Short Sale:** N **\$ Pre-Approv:** N **3rd Party:** N **Total Comm Differs:** N
Escrow Pref: **Bank Owned/REO:** N
HOA:Y **Dues:** \$300 / MO **Other Dues:** \$395 / YR **Rent, If Rented:**
HOA Incl: MTGROOM, POOL, REC-FAC, TENNIS

BROKER / AGENT DATA

BRCD: 5KES01 **OF:** Keller Williams /Eugene-Spfld **Lic#:** 200606400 **Ph:** [541-431-6480](tel:541-431-6480) **Fax:** 541-485-9652
SAID: SCOATS **AG:** Stephanie Coats **Lic#:** 200607047 **Ph:** [541-554-9435](tel:541-554-9435) **Cell/Pgr:**
Email(s) AG: stephaniecoats@kw.com **Agent Ext:**
CoSAID: **CoBRCD:** **CoAgent:** **CoPh:**
CoAgent Email: **Owner Perm. Resid:** Y
ShowHrs: **Tran:** 5/23/2018 **List:** 5/23/2018 **Exp:** **Occ:** OWNER **Poss:**
LB/Loc/Cmb: FRONT DOOR **Owner(s):** Robert W and Marca A **FIRPTA:** N **Contact1:** [503-544-7584](tel:503-544-7584)
Show: CALLOWN, RMLSLBX, SEERMKS **Tenant/Other:** **Contact2:**

COMPARABLE INFORMATION

DOM: 0 **O/Price:** \$525,000

ADDITIONAL STRUCTURE(S) SUPPLEMENT

Structures: # Stalls:
 Type: Dimensions: SQFT: # Bdrm: # Bath: Yr Built: Construction: Roof:
 2800 2006
 Features:
 Garage - Dim: x SQFT: Lvl: 1000007131 # Att: # Det: RV-Park Dim:
 Conditional Use Permit Required for 2nd Residence: N
 Public:

AMENITIES SUPPLEMENT

Approximate Distance From: Additional Rooms:
 Public Rail Stop: Waterfront: Shopping: / /
 Bus Stop: Ocean Beach: Public Park: / /
 School Bus Stop: Beach Access: Walk Score: / /
 Bike Path: Multi Use Path:
 Public Horse Trail: Dir. Home:
 Neighborhood Features:
 Home Warranty - Company: Price:
 Easement Information:
 Add.SQFT Desc: Percent Ownership:
 Public Room:
 Public:
 Exclusions:

CONDO SUPPLEMENT

Condo Conversion: Upper Condo Level: Deck/Balcony Available:
 # Units in complex: Total Levels in Building: Deck/Balcony SQFT:
 Elevator Access: Washer/Dryer Description: Deck/Balcony Dim.:
 Storage Available: Flr Plan/Unit Type: Yard:
 Storage Unit #/ID: 1st Parking Space #/ID: 1st Deeded Parking Tax:
 Tandem Parking: 2nd Parking Space #/ID: 2nd Deeded Parking Tax:
 Deeded Storage Tax: Garage Type:
 Concierge Y/N:
 Condo Pet Policies:
 Rent Cap:
 Condo Association Name: [Go to Site](#) Pending HOA Litigation:
 Condo Association Contact: Condo Association Phone:
 Public:

GREEN / ENERGY SUPPLEMENT

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						
Reach Code: N	Solar Panel:					
Energy Eff:						
Public:						

FARM AND RANCHES SUPPLEMENT

Add Parcels: N / Habitable: #Stalls: Type:
 Current Irrig. Wtr Rights: N / Distance to School Bus:
 Irrig. Sys/Source: Distance to BLM: Distance from Shopping:
 Add Dwelling: / Personal Prop: Fixtures Excluded: Crops Included:
 Electric on Prop: N / Approx Dist Elect: Certified Organic:
 Grazing Permits - BLM: /AUM: Forest Service: /AUM: Private: /AUM:
 Approx # Acres - Cultivated: Pasture: Range: Wooded:
 Nursery: Orchard: Vineyard:
 Currently Usable: FCS Shares Included:
 Documents Avail: Fencing:
 Public:

FLOATING HOME SUPPLEMENT

Moorage Name: Moorage Phone:
 Moorage Address:
 VIN/Title#: Personal Property Tax ID:
 Slip Only: Slip Included: Slip Owned: Slip #:
 Slip Rent Paid: Slip Rent Paid Freq.: Slip Dues: Slip Dues Freq.:
 Slip Length: Slip Width: Slip Desc:
 Slip Location in Moorage: Distance from Ramp:
 Boat Dock: Boat Dock Desc: Size of Boat:
 Size of Boat Slip: Pets Allowed:
 Floation: Short Term Rental Allowed: Rental Allowed:
 Accessible Utilities:
 Public:

NON-OWNER OCCUPANT SUPPLEMENT

Rental Permitted? Rent Type: Lease Expiration:
Rental Restriction Desc:
Buyer Must Accept Tenant at Closing: Furnished:
Utilities Incl.:
Pets Allowed: Pet Policies: Entry Location:
Public:

WATER RIGHTS SUPPLEMENT

Note: Water Right data is as reported by the Seller's broker. For source of information and details of Water Right information, contact the Seller's broker. Information not guaranteed and should be verified.

Current Water Rights: Source of Information:
Application ID: Permit ID: Certificate ID: Status:
Date Last Used: 5+ Consecutive Years Of Non-use In Last 15 Years: Unknown Priority Date:
Type of Right: Type of Use:
Approx # of Total Irrigated Acres: Power Available at Point of Diversion:
Water Source: Is Delivery System Pressurized:
Delivery System: Delivery Methodology:
Well and Pump Information- # Wells: Type of Pump: Type of Well:
Location of Pump: Pump Shared: Who Owns the Pump:
Public:

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