



Presented By: Walter Valenta
 Harbor Properties, Inc.
Phone: 503-285-2644 **E-mail:** walter@harbor-properties.com
RESIDENTIAL **Status:** ACT **2/7/2011** **9:31:24 AM**
ML#: 9014615 **Area:** 142 **List Price:** \$129,000
Addr: 55 NE BRIDGETON RD **Unit#:** 3
City: Portland **Zip:** 97211 **Condo Loc/Lvl:**
Map Coord: 566/G/1 **Zoning:**
County: Multnomah **Tax ID:** P351329
Elem: FAUBION **Middle:**
High: JEFFERSON **PropType:** FLTHOME
Nhood/Bldg: CAPTAINS MOORAGE
Legal: OSMB FH #

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:** **Lot Dimensions:**
Waterfront: RIVER **View:** RIVER **Lot Desc:**
Body Water: COLUMBIA **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 884 **SFSrc:** OWNER **#Bdrms:** 4 **# Bth:** 3.1 **#Lvl:** 2 **Year Blt:** 1977 / REMOD
Main SQFT: 1050 **TotUp/Mn:** 1934 **Style:** CUSTOM, 2STORY **Green:** /
Lower SQFT: 0 **Parking:** OFF-STR **#Garage:** 0 / **#Fireplaces:** 1/ GAS
Total SQFT: 1934 **Roof:** METAL **Exterior:** SHAKE, CEDAR **Bsmt/Fnd:** OTHER
Home Wrnty: 55+ w/Affidavit Y/N:

REMARKS

XSt/Dir: MARINE DR. EAST TO GANTENBEIN, RIGHT ON BRIDGETON TO CAPTAINS MOORAGE
Public: EXCEPTIONAL CUSTOM BUILT HOME W. VAULTED BEAM CEILINGS, TONGUE & GROOVE WOODWORK, EAT-BAR, GAS FIREPLACE IN MASTER, SAUNA, CEDAR SHAKE SIDING, 50 YR. ROOF, LOTS OF STORAGE, VERY SPACIOUS - GREAT FOR ENTERTAINING. SLIP & PARTIAL MOORAGE OWNERSHIP AVAILABLE. OWNER ANXIOUS TO SELL. CALL FOR DETAILS. ROOM FOR LARGE BOAT.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M /	/	VAULTED, BEAMS	Mstr Bd:	U /	/	CEILFAN, FIREPL	Baths - Full.Part
Kitchen:	M /	/	BI-OVEN, EAT-BAR	2nd Bd:	M /	/	SAUNA, WHIRLPL	Upper Lvl: 2.0
Dining:	M /	/	BEAMS, VAULTED	3rd Bd:	U /	/	WI-CLOS, SUITE	Main Lvl: 1.1
Family:	/	/		UTILITY	M /	/	WASHDRY	Lower Lvl: 0.0
4TH-BD	U /	/		SHOP	/	/		Total Bth: 3.1

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, BI-OVEN, PLB-ICE, FS-REFR
Interior: CEILFAN, LAUNDRY, OWSECUR, WASHDRY, SOAKTUB
Exterior: DECK, OUTBULD, PORCH, SHOP
Accessibility:
Energy Eff:
Water: PUBLIC **Sewer:** PUBLIC **Hot Water:** ELECT **Cool:** HT-PUMP **Heat:** FOR-AIR
Fuel: GAS

FINANCIAL

PTax/Yr: \$1,500.00 **Rent, If Rented:** **Short Sale:** N **Bank Owned:** N
HOADues: \$750 /MO **Other Dues:** \$100 /MO
HOAIncl: GARBAGE, SEWER, SLIP, WATER

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.