



Presented By: Walter Valenta **Agent Full**
 Harbor Properties, Inc.
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RESIDENTIAL **Status:** ACT **6/22/2010** **12:57:26 PM**
ML#: 10016587 **Area:** 142 **List Price:** \$365,000
Addr: 55 NE BRIDGETON RD **Unit#:** 9
City: Portland **Zip:** 97211 **Condo Loc/Lvl:**
Map Coord: 566/G/1 **Zoning:** **List Type:** ER **LR:** N
County: Multnomah **Tax ID:** Not Found
Elem: FAUBION **Middle:**
High: JEFFERSON **PropType:** FLTHOME
Nhood/Bldg: CAPTAINS MOORAGE
Legal: OSMB #0109
Internet/Address/No Blog/No AVM: Y/ Y/ / **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:** **Lot Dimensions:**
Waterfront: RIVER **View:** RIVER **Lot Desc:** BUSLINE, LT-RAIL
Body Water: **Seller Disc:** EXEMPT **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** Measure **#Bdrms:** 2 **#Bth:** 1.1 **#Lvl:** 1 **Year Blt:** 2009 / NEW **Green:**
Main SQFT: 1072 **TotUp/Mn:** 1072 **Style:** CHALET, CUSTOM **Home Wrnty:** 55+ w/Affidavit Y/N: N
Lower SQFT: 0 **Parking:** OFF-STR **#Garage:** 0 / **#Fireplaces:** 1 / GAS
Total SQFT: 1072 **Roof:** METAL **Exterior:** SHAKE, SHINGLE **Bsmt/Fnd:** OTHER

REMARKS

XSt/Dir: MARINE DR. EAST, NORTH ON GANTENBEIN, RIGHT ON BRIDGETON RD.
Private: CUSTOM FLOATING HOME, FRONT SLIP & 1/6 MOORAGE OWNERSHIP. INCOME FROM BOATS, ETC. \$1500 ALLOWANCE FOR CLOSET INTERIOR. PINE LOGS, STONE FIREPLACE, WINE COOLER, GRANITE, LARGE BOAT SLIP, ETC. (HOME ONLY \$209,900- HOA \$575). OWNER IS LICENSED OR. REALTOR.
Public: FIRST CLASS CUSTOM HOME, PANORAMIC RIVER VIEW, HAND DIPPED SHAKE SIDING, PINE LOGS, VAULTED, STONE FIREPLACE (GAS), WINE COOLER, GRANITE, STAINLESS, TILE, LARGE BOAT SLIP, \$1500 ALLOWANCE FOR CLOSET INTER., INCLUDES FRONT SLIP & 1/6 MOORAGE OWNERSHIP W. INCOME. VERY DESIRABLE AREA W. BUS, MAX, SHOPS, RESTAURANTS, GOLF NEARBY. (HOME ONLY \$209,900, HOA \$575) POSS. OWNER CONTRACT ON SLIP.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M /	/	VAULTED, FIREPL	Mstr Bd:	M /	/	WI-CLOS, SUITE	Baths - Full.Part
Kitchen:	M /	/	GRANITE, GOURMET	2nd Bd:	M /	/	STORAGE, WW-CARP	Upper Lvl: 0.0
Dining:	M /	/	GREAT-R, HARDWOD	3rd Bd:	/	/		Main Lvl: 1.1
Family:	/	/		UTILITY	M /	/	WASHDRY	Lower Lvl: 0.0
	/	/			/	/		Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen: WINECLR, GRANITE, DISHWAS, DISPOS, BI-MICO, BI-RANG, PLB-ICE, FS-REFR
Interior: HARDWOD, GRANITE, LAUNDRY, WASHDRY, WW-CARP
Exterior: DECK
Accessibility:
Energy Eff:
Water: PUBLIC **Sewer:** PUBLIC **Hot Water:** GAS **Cool:** **Heat:** WALL, OTHER
Fuel: GAS, ELECT

FINANCIAL

Property Tax/Yr: \$2,651.00 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.75
Terms: OWNCONT, CONV, CALL-LA, CASH **Short Sale:** N **3rd Party:** N **Total Comm Differs:** N
Escrow Pref: FIDELITY -PAM **Short Sale Offer:** **Bank Owned:** N
HOADues: \$100 /MO **Other Dues:** **Rent, If Rented:**
HOA Incl: GARBAGE, SEWER, WATER

BROKER / AGENT DATA

BRCD: HARB01 **Office:** Harbor Properties, Inc. **Phone:** 503-285-2644 **Fax:** 503-285-2744
LPID: VALENTAW **Agent:** Walter Valenta **Phone:** 503-880-0181 **Cell/Pgr:**
Agent E-mail: walter@harbor-properties.com **Agent Ext:**
CoLPID: **CoAgent:** **CoPh:**
CoBRCD: **Owner:** JOYCE **Poss:** CLOSING
ShowHrs: DAYS **Tran:** 5/17/2010 **List:** 2/28/2010 **Exp:** 6/30/2010 **Occ:** VACANT **Phone:**
LBHrs/Loc/Cmb: DAYS **Tenant/Other:** **Phone:**
Show: VACANT, RMLSLBX

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.