



Presented By: Nick Krautter P.C.  
Keller Williams-PDX Central

Client Full

**RESIDENTIAL** Status: ACT 3/28/2008 4:11:04 PM  
 ML#: 8030118 Area: 142 List Price: \$295,000  
 Addr: 511 NE LAWRENCE AVE Unit#:   
 City: Portland Zip: 97232 Condo Loc/Lvl:   
 Map Coord: 597/A/5 Zoning: CS  
 County: Multnomah Tax ID: R208198  
 Elem: BUCKMAN Middle: HOSFORD  
 High: CLEVELAND PropType: DETACHD  
 Nhood/Bldg: KERNS  
 Legal: LOGANS ADD; EXC PT IN E GLISAN ST LOT 6 BLOCK 8

**GENERAL INFORMATION**

Lot Size: 0-2,999SF # Acres: 0.06 Lot Dimensions: Triangular  
 Waterfront: View: Lot Desc: CORNER, LEVEL, TREES  
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 376 SFSrc: Appraisal #Bdrms: 3 #Lvl: 2 Year Blt: 1902 / Green:  
 Main SQFT: 937 TotUp/Mn: 1313 Style: COTTAGE, VICT Home Wrnty: 55+ w/Affidavit Y/N:  
 Lower SQFT: 0 Parking: STREET #Garage: 0 / #Fireplaces: /  
 Total SQFT: 1313 Roof: COMP Exterior: ASBESTS Bsmt/Fnd: PARTBAS, PIR&PST

**REMARKS**

XSt/Dir: NE 28th - West on NE Glisan one block to property  
 Public: OPEN SATURDAY 2-4PM - Don't miss this rare chance to buy a home in close-in NE for under 300k!! One block from NE 28th restaurants and shops, Victorian style with high ceilings, new bath, and includes all appliances! Move in ready, don't wait!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M / 12 X 15 / HI-CEIL, WOODFLR	Mstr Bd: U / 28 X 13 / WI-CLOS, WOODFLR	Baths - Full.Part
Kitchen: M / 11 X 19 / KITCHEN, HI-CEIL	2nd Bd: M / 13 X 11 / WOODFLR	Upper Lvl: 0.0
Dining: / /	3rd Bd: M / 10 X 11 / HARDWOD	Main Lvl: 1.0
Family: / /	DEN/OFF U / 6 X 6 / WOODFLR	Lower Lvl: 0.0
	/ /	Total Bth: 1.0

**FEATURES AND UTILITIES**

Kitchen: DISHWAS, FS-RANG, FS-REFR  
 Interior: CEILFAN, HARDWOD, WASHDRY, WOODFLR  
 Exterior: YARD  
 Accessibility: NATLITE  
 Cool: Hot Water: ELECT Heat: FOR-AIR Fuel: OIL  
 Water: PUBLIC Sewer: PUBLIC Insul: PARTIAL

**FINANCIAL**

PTax/Yr: 1694.77 Rent, If Rented:  
 HOA Dues: Other Dues:  
 HOA Incl:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.