



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

Client Full

RESIDENTIAL **Status:** ACT **7/16/2009** **10:13:03 AM**
ML#: 9055790 **Area:** 142 **List Price:** \$425,000
Addr: 6325 NE 35TH AVE **Unit#:**
City: Portland **Zip:** 97211 **Condo Loc/Lvl:**
Map Coord: 567/B/6 **Zoning:** R5AH
County: Multnomah **Tax ID:** R173217
Elem: FAUBION **Middle:**
High: JEFFERSON **PropType:** DETACHD
Nhood/Bldg: CONCORDIA
Legal: GREENDELL PK; BLOCK 2, S 15' OF LOT 2, LOT 3

GENERAL INFORMATION

Lot Size: 5K-6,999SF
Waterfront:
River/Lake:

Acres: 0.15
View:
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: LEVEL, GATED

RESIDENCE INFORMATION

Upper SQFT: 493 **SFSrc:** PMAPS
Main SQFT: 909 **TotUp/Mn:** 1402
Lower SQFT: 909 **Parking:**
Total SQFT: 2311 **Roof:** BUILTUP
Home Wrnty: 55+ w/Affidavit Y/N:

#Bdrms: 4 **# Bth:** 2.1
Style: CAPECOD, TRAD
#Garage: 2 / DETACHD
Exterior: WOOD

#Lvl: 2 **Year Blt:** 1945 / REMOD
Green: /
#Fireplaces: 1/
Bsmt/Fnd: FINISHD, FULLBAS

REMARKS

XSt/Dir: 33RD, EAST ON AINSWORTH, NORTH ON 35TH AVE TO PROPERTY
Public: Remodeled and meticulously maintained! This house is truly one of a kind. Remod kitchen & baths, radiant heated bathroom floors, high eff. furnace + AC, finished basement and updated electrical & plumbing. Front and back yard are beautifully landscaped. OPEN SUN 7/19 from 11-1.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / /
Kitchen: M / / GRANITE
Dining: M / /
Family: / /

Mstr Bd: U / / HARDWOD
2nd Bd: U / / HARDWOD, WAINSCO
3rd Bd: M / / HARDWOD
4TH-BD: M / / HARDWOD

Baths - Full.Part
Upper Lvl: 0.1
Main Lvl: 1.0
Lower Lvl: 1.0
Total Bth: 2.1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, FS-REFR
Interior: HARDWOD, WW-CARP
Exterior: FENCED, GASHKUP, YARD
Accessibility: NATLITE

Cool: CENTAIR **Hot Water:** ELECT **Heat:** FOR-90 **Fuel:** GAS
Water: PUBLIC **Sewer:** PUBLIC **Insul:** BLOWNIN, FLOOR, SOME

FINANCIAL

PTax/Yr: 2477.24 **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.