



Presented By: Michael Faunce **Agent Full**
 Keller Williams Realty Portland Premiere
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RESIDENTIAL **Status:** EXP **5/29/2017** **11:01:38 AM**
ML#: 7076832 **Area:** 142 **List Price:** \$270,500
Addr: 4532 NE SUMNER ST **Unit#:**
City: Portland **Zip:** 97218 **Condo Loc:**
Map Coord: 567/C/7 **Zoning:** R-5H **List Type:** ER **LR:** N
County: Multnomah **Tax ID:** R119030
Elem: Rigler **Middle:**
High: Madison **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:**
Legal: BOUNDARY AC; W 75' OF LOT 18
Internet/Address/No Blog/No AVM: Y/ Y/ / **Offer/Nego:**
Home Energy Score:
Home Wrnty: N **55+ w/Affidavit Y/N:**

GENERAL INFORMATION

Lot Size: 10K-14,999SF **# Acres:** 0.31 **Lot Dimensions:** 75X180
Wtfrnt: **View:** **Lot Desc:** LEVEL, PRIVATE
Body Water: **Seller Disc:** EXEMPT **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** TRIO **#Bdrms:** 2 **#Bath:** 1 / 0 **#Lvl:** 1 **Year Built:** 1953 / REMOD
Main SQFT: 1257 **TotUp/Mn:** 1257 **Roof:** COMP **Style:** RANCH **Green Cert:** N **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** / **Parking:** **Exterior:** WOOD
Total SQFT: 1257 **Addl. SQFT:** **#Gar:** 2/ATTACHD **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: N.E.42ND AVE TO SUMNER GO EAST TO PROPERTY
Private: LARGE 13,500 SQ FT LOT, MAY BE DIVIDED, ALL UTILITIES IN AT SITE, 1257 SQ. FT. HOUSE, 2 BR, 1BA. HOUSE CAN BE RENTAL WHILE YOU DEVELOP LOT, DO YOUR DUE DILIGENCE WITH CITY OF PORTLAND. LOCK BOX CODE, "0692".
Public: LARGE 13,500 SQ FT LOT, MAY BE DIVIDED, ALL UTILITIES IN AT SITE, 1257 SQ FT HOUSE, 2BR, 1 BA, HOUSE CAN BE RENTAL WHILE YOU DEVELOP LOT, DO YOUR DUE DILIGENCE WITH CITY OF PORTLAND.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ /	Mstr Bd: M/ /	Bths - Full/Part
Kitchen: M/ /	2nd Bd: M/ /	Upper Lvl: 0/0
Dining: M/ /	3rd Bed: / /	Main Lvl: 1/0
Family: M/ /	:	Lower Lvl: 0/0
:	:	Total Bth: 1/0

FEATURES AND UTILITIES

Kitchen: FS-RANG, FS-REFR
Interior: HARDWOD, WW-CARP
Exterior: PATIO, PORCH
Accessibility:
Cool: NONE **Heat:** FOR-AIR
Water: PUBLIC **Sewer:** PUBLIC **Hot Water:** ELECT **Fuel:** ELECT, OIL

FINANCIAL

Property Tax/Yr: \$2,246.26 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.25
Terms: CASH, CONV, LEAS-OP **Short Sale:** **\$ Pre-Approv:** **3rd Party:** N **Total Comm Differs:**
Escrow Pref: PACIFIC NW TITLE **Other Dues:** **Bank Owned/REO:**
HOA: **Dues:** **Rent, If Rented:**
HOA Incl:

BROKER / AGENT DATA

BRCD: RWMW04 **Office:** Real Pro NW.com **Phone:** 503-646-3848 **Fax:** 503-646-5208
LPID: RABINRAY **Agent:** Ray Rabin **Phone:** 503-320-4358 **Cell/Pgr:** 503-320-4358
Email(s) AG: RRabin@nwlink.com **Agent Ext:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
ShowHrs: 9AM-9PM **Tran:** 8/3/2008 **List:** 8/2/2007 **Exp:** 8/2/2008 **Occ:** VACANT **Poss:** CLOSING
LB/Loc/Cmb: LOCK BOX O692 **Owner:** T.E. **Phone:** 503-320-4358
Show: APTONLY, CALL1ST **Tenant/Other:** **Phone:**

COMPARABLE INFORMATION

Pend: **DOM/CDOM:** 366 / 1320 **O/Price:** \$275,500 **%SP/OLP:**
Sold: **Terms:** **Sold Price:** **%SP/LP:**
SPID: **S/Agt:** **S/Off:** **S/Off Phone:**