



Presented By: Kelly Stafford
 Haskins Realty Group

Client Full

RESIDENTIAL **Status:** PEN **7/28/2009** **5:49:23 PM**
ML#: 9048141 **Area:** 142 **List Price:** \$229,900
Addr: 2913 NE KILLINGSWORTH ST **Unit#:**
City: Portland **Zip:** 97211 **Condo Loc/Lvl:**
Map Coord: 567/A/7 **Zoning:**
County: Multnomah **Tax ID:** R190337
Elem: FAUBION **Middle:**
High: JEFFERSON **PropType:** DETACHD
Nhood/Bldg:
Legal: IRVINGTON PK; BLOCK 38, E 1/2 OF LOT 39&41&43&45

GENERAL INFORMATION

Lot Size: 5K-6,999SF **# Acres:** 0.11 **Lot Dimensions:**
Waterfront: **View:** **Lot Desc:**
River/Lake: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 390 **SFSrc:** Trio **#Bdrms:** 3 **# Bth:** 2 **#Lvl:** 3 **Year Blt:** 1997 / APPROX
Main SQFT: 1206 **TotUp/Mn:** 1596 **Style:** BUNGALO **Green:** /
Lower SQFT: 816 **Parking:** **#Garage:** 1 / DETACHD **#Fireplaces:** /
Total SQFT: 2412 **Roof:** COMP **Exterior:** MANMADE **Bsmt/Fnd:** FINISHD
Home Wrnty: **55+ w/Affidavit Y/N:**

REMARKS

XSt/Dir: 33 Ave, west on Kiullingsworth
Public: Bungalow built in '97. Located next to a nice coffee shop. Blocks from Kennedy School & New Seasons. Needs some TLC but this is a very good opportunity. Nice front porch, 2 bedrooms on main level and the master is up.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

| | | |
|-----------------------|-----------------------|--------------------------|
| Living: M / / | Mstr Bd: U / / | Baths - Full.Part |
| Kitchen: M / / | 2nd Bd: M / / | Upper Lvl: 1.0 |
| Dining: M / / | 3rd Bd: M / / | Main Lvl: 1.0 |
| Family: L / / | BONUS L / / | Lower Lvl: 0.0 |
| UTILITY L / / | | Total Bth: 2.0 |

FEATURES AND UTILITIES

Kitchen:
Interior: WW-CARP
Exterior: FENCED, PORCH
Accessibility:
Cool: **Hot Water:** ELECT **Heat:** FOR-AIR **Fuel:** GAS
Water: PUBLIC **Sewer:** PUBLIC **Insul:** UNKNOWN

FINANCIAL

PTax/Yr: 2762 **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

COMPARABLE INFORMATION

Pend: 6/22/2009 **DOM:** 3 **Sold:** **Terms:** **O/Price:** \$229,900 **Sold:**

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