



Presented By: Karen Owings
Oregon First

Client Full

RESIDENTIAL **Status:** ACT **12/4/2006** **9:51:47 AM**
ML#: 6078266 **Area:** 141 **List Price:** \$309,000
Addr: 238 N TOMAHAWK ISLAND DR **Unit#:**
City: Portland **Zip:** 97217 **Condo Loc/Lvl:**
Map Coord: 536/E/7 **Zoning:**
County: Multnomah **Tax ID:** Not Found
Elem: FAUBION **Middle:** WHITAKER
High: JEFFERSON **PropType:** HOUSEBT
Nhood: TOMAHAWK MOORAGE **#Image:** 8
Legal: OSMB FH #00039 & SLIP CERT IF TDA

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:** **Lot Dimensions:**
Waterfront: RIVER **View:** RIVER **Lot Desc:**
River/Lake: COLUMBIA **Seller Disc:** DSCLOSUR **Other Disc:** SIDING

RESIDENCE INFORMATION

Upper SQFT: 700 **SFSrc:** **#Bdrms/#Lvl:** 2 / 2 **Year Built:** 1980 / UNKNOWN
Main SQFT: 725 **TotUp/Mn:** 1425 **Style:** 2STORY **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** OFF-STR **#Garage:** 0 / **#Fireplaces:** /
Total SQFT: 1425 **Roof:** METAL **Exterior:** T-111 **Bsmt/Fnd:** NO-BAS

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 16 X 18 / DECK	Mstr Bd: U / 12 X 18 / DECK, SLIDER	Baths - Full.Part
Kitchen: M / 9 X 12 / EAT-BAR	2nd Bd: U / 12 X 15 /	Upper Lvl: 1.0
Dining: M / 8 X 9 /	3rd Bd: / /	Main Lvl: 1.0
Family: / /	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 2.0

REMARKS

XSt/Dir: I5N-JANTZEN BEACH EXIT-R AT SAFEWAY-PAST FIRESTATION TO MOORAGE
Remarks: FEELS LIKE HOME IN THIS COMPLETELY FURNISHED RIVER HOME THAT INCLUDES SLIP OWNERSHIP IN DESIRABLE TOMAHAWK MOORAGE. NEW PAINT INSIDE AND OUT. NEW CARPETS. NEW APPLIANCES. NEW SHEETROCK THROUGHOUT. SWIMFLOAT PLUS LARGE UPPER DECK. ROOM TO MOOR 26' PLUS BOAT. CHECK THIS ONE OUT!

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, FS-RANG, FS-REFR
Interior: CEILFAN, WW-CARP
Exterior: DECK
Accessibility: RAMP
Cool: **Hot Water:** GAS **Heat:** FOR-AIR **Fuel:** GAS
Water: PUBLIC **Sewer:** COMMUNY **Insul:** FULLY

FINANCIAL

PTax/Yr: 0 **Rent, If Rented:**
HOA Dues: 220 /MO **HOA Dues-2nd:**
HOA Incl: COMMONS, GARBAGE, SEC-GAT, SEWER, WATER

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