



© 2006

Presented By: Karen Owings
Oregon First **Client Full**

RESIDENTIAL **Status:** ACT **4/5/2007** **9:31:57 AM**
ML#: 6097711 **Area:** 141 **List Price:** \$375,000
Addr: 2630 N HAYDEN ISLAND DR **Unit#:** #7
City: Portland **Zip:** 97217 **Condo Loc/Lvl:**
Map Coord: 536/D/7 **Zoning:**
County: Multnomah **Tax ID:** Not Found
Elem: FAUBION **Middle:** WHITAKER
High: JEFFERSON **PropType:** HOUSEBT
Nhood/Bldg: WEST HAYDEN
Legal: OSMB FH # 01384
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 0-2,999SF **# Acres:** **Lot Dimensions:** 36' X 61'
Waterfront: RIVER **View:** RIVER **Lot Desc:**
River/Lake: COLUMBIA **Seller Disc:** DSCLOSUR **Other Disc:** S

RESIDENCE INFORMATION

Upper SQFT: 841 **SFSrc:** **#Bdrms:** 3 **#Lvl:** 2 **Year Blt:** 1986 / REMOD **Green:**
Main SQFT: 1074 **TotUp/Mn:** 1915 **Style:** CONTEMP, 2STORY **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** OFF-STR **#Garage:** 0 / **#Fireplaces:** 1/ GAS
Total SQFT: 1915 **Roof:** METAL **Exterior:** CEDAR **Bsmt/Fnd:** NO-BAS

REMARKS

XSt/Dir: WEST HAYDEN MOORAGE - JANTZEN BEACH AREA CALL LA FOR GATE ACCESS
Public: FLOATING HOME FOR \$375K-FRONT ROW SLIP AVAILABLE AT WEST HAYDEN W/2 CAR GARAGE FOR ADDITIONAL \$250K. SUPER HOME INSIDE AND OUT WITH FLOOR TO CEILING WINDOWS. NICE MASTER WITH HOT TUB ON UPPER DECK. GRANITE KITCHEN COUNTERS. HARDWOODS. OPEN LIVING AREA WITH LOTS OF DECK SPACE. BEAUTIFUL HOME-WELL MAINTAINED.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 12 X 23 / FIREPL, LR&DR	Mstr Bd: U / 20 X 27 / BATH, DECK	Baths - Full.Part
Kitchen: M / 10 X 12 / GOURMET	2nd Bd: U / 10 X 10 /	Upper Lvl: 1.1
Dining: M / 11 X 11 / DECK	3rd Bd: M / 10 X 10 /	Main Lvl: 1.0
Family: / /	STORAGE M / 8 X 13 / SKYLITE	Lower Lvl: 0.0
ENTRY M / 5 X 8 /	/ /	Total Bth: 2.1

FEATURES AND UTILITIES

Kitchen: BI-RANG, COMPCTR, DISHWAS, DISPOS, GASAPPL, WAT-PUR, BI-OVEN, PLB-ICE, FS-REFR
Interior: CEILFAN, HARDWOD, OWSECUR, TILE-FL, WW-CARP
Exterior: DECK, GASHKUP, STMDOOR, TL-SHED, BI-HTUB
Accessibility: RAMP
Cool: CENTAIR **Hot Water:** GAS **Heat:** FOR-AIR **Fuel:** GAS
Water: PUBLIC **Sewer:** COMMUNY **Insul:** FULLY

FINANCIAL

PTax/Yr: 3027 **Rent, If Rented:**
HOA Dues: 285 /MO **Other Dues:**
HOA Incl: COMMONS, GARBAGE, SEC-GAT, SEWER, WATER

© RMLS™ 2007. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.