



Presented By: Karen Owings
Oregon First

Client Full

RESIDENTIAL Status: ACT 5/17/2007 4:53:41 AM
 ML#: 7046266 Area: 141 List Price: \$230,000
 Addr: 531 N BRIDGETON RD Unit#: #5
 City: Portland Zip: 97217 Condo Loc/Lvl:
 Map Coord: 566/G/1 Zoning:
 County: Multnomah Tax ID: Not Found
 Elem: FAUBION Middle:
 High: JEFFERSON PropType: HOUSEBT
 Nhood/Bldg: BLUE FROG MOORAGE
 Legal: OSMB FH #00614

GENERAL INFORMATION

Lot Size: 0-2,999SF
 Waterfront: RIVER
 River/Lake: COLUMBIA

Acres:
 View: RIVER
 Seller Disc: DSCLOSUR

Lot Dimensions:
 Lot Desc: BUSLINE
 Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 400 SFSrc:
 Main SQFT: 1500 TotUp/Mn: 1900 #Bdrms: 3 #Lvl: 2
 Lower SQFT: 0 Parking: OFF-STR Style: OTHER
 Total SQFT: 1900 Roof: METAL #Garage: 0 /
 Exterior: T-111, WOOD

Year Blt: 1980 / APPROX Green:
 Home Wrnty: N 55+ w/Affidavit Y/N:
 #Fireplaces: 1/ GAS
 Bsmt/Fnd: NO-BAS

REMARKS

XSt/Dir: I5 TO MARINE DR E-TO GANTENBEIN,L ON BRIDGETON TO BLUE FROG MOORAGE
 Public: EXCEPTIONAL ONE LEVEL 3BD FLOATING HOME! UNOBSTRUCTED FRONT ROW VIEWS OF NORTH
 PORTLAND HARBOR! FLOOR TO CEILING WINDOWS IN OPEN LIVING AREA. MANY UPDATES IN THIS HOME!
 GREAT BRIDGETON ROAD NEIGHBORHOOD! EXTRA LARGE MAIN BATH WITH LARGE SHOWER AND
 CLAWFOOT BATH TUB! ONE BEDROOM W/BUILT-IN OFFICE. GREAT HOME. ANIMAL FRIENDLY MOORAGE.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M /	/	FIREPL, GREAT-R	Mstr Bd:	M /	/	BATH	Baths - Full.Part
Kitchen:	M /	/	KIT&DR	2nd Bd:	M /	/		Upper Lvl:
Dining:	M /	/		3rd Bd:	M /	/	BLT-INS	Main Lvl:
Family:	/	/		STORAGE	U /	/		Lower Lvl:
	/	/			/	/		Total Bth:

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-RANG, DISHWAS, DISPOS, FS-REFR
 Interior: CEILFAN, SOAKTUB
 Exterior: COVPATI, DECK, SATDISH, STMDOOR, FS-HTUB
 Accessibility: RAMP

Cool: Hot Water: ELECT Heat: FOR-AIR Fuel: GAS
 Water: PUBLIC Sewer: PUBLIC Insul: SOME

FINANCIAL

PTax/Yr: 2491 Rent, If Rented:
 HOA Dues: 738 /MO Other Dues:
 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.