



Presented By: Karen Owings  
Oregon First

Client Full

**RESIDENTIAL**      Status: ACT      7/2/2007      10:07:34 PM  
 ML#: 7064942      Area: 142      List Price: \$538,500  
 Addr: 18525 NE MARINE DR      Unit#: #B-7  
 City: Portland      Zip: 97230      Condo Loc/Lvl:  
 Map Coord: 598/G/1      Zoning:  
 County: Multnomah      Tax ID: Not Found  
 Elem: WILKES      Middle:  
 High: REYNOLDS      PropType: HOUSEBT  
 Nhood/Bldg: COLUMBIA RIDGE MARINA  
 Legal: OSMB FH # & SLIP IN COLUMBIA RID

#### GENERAL INFORMATION

Lot Size: 0-2,999SF      # Acres:  
 Waterfront: RIVER      View: TREES, RIVER      Lot Dimensions: 40' X 55'  
 River/Lake: COLUMBIA      Seller Disc: EXEMPT      Lot Desc: TREES  
 Other Disc:

#### RESIDENCE INFORMATION

Upper SQFT: 1145      SFSrc: SELLER      #Bdrms: 3      #Lvl: 2      Year Blt: 2007 / NEW      Green:  
 Main SQFT: 875      TotUp/Mn: 2020      Style: 2STORY      Home Wrnty: 55+ w/Affidavit Y/N:  
 Lower SQFT: 0      Parking: OFF-STR      #Garage: 0 /      #Fireplaces: 1/ GAS  
 Total SQFT: 2020      Roof: METAL      Exterior: VINYL      Bsmt/Fnd: NO-BAS

#### REMARKS

XSt/Dir: NE 185TH & MARINE DRIVE - COLUMBIA RIDGE MARINA  
 Public: STILL TIME TO PICK YOUR OWN COLORS IN THIS NEWLY BUILT HOME. GREAT OPEN FAMILY/LIVING AREA W/GRANITE GAS FIREPLACE AND BUILT-IN CABINETS AROUND. GRANITE KITCHEN W/BEECHWOOD CABINETS. NICE UPPER DECK W/GLASS RAIL. LOWER DECK OFF GUEST BEDROOM. BOATWELL W/STORAGE. EXCELLENT MARINA AND NEIGHBORS!

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	U / 18 X 17 / FIREPL, VAULTED	Mstr Bd:	U / 14 X 13 / BATH, WI-CLOS	Baths - Full.Part
Kitchen:	U / 14 X 10 / BI-RANG, EAT-BAR	2nd Bd:	M / 11 X 11 /	Upper Lvl: 1.1
Dining:	U / 13 X 12 / DECK	3rd Bd:	M / 14 X 13 / DECK	Main Lvl: 1.0
Family:	/ /	UTILITY	M / / STORAGE	Lower Lvl: 0.0
BONUS	M / /			Total Bth: 2.1

#### FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, GASAPPL  
 Interior: CEILFAN, GAR-OPN, HARDWOD, TILE-FL, WW-CARP  
 Exterior: DECK, BOAT-HS  
 Accessibility: PARKING, RAMP  
 Cool:      Hot Water: GAS      Heat: FOR-AIR      Fuel: GAS  
 Water: PUBLIC      Sewer: PUBLIC      Insul: CODE, FULLY

#### FINANCIAL

PTax/Yr: 0      Rent, If Rented:  
 HOA Dues: 285 /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.