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

**RESIDENTIAL**      **Status:** ACT    **7/26/2007**      **3:54:11 PM**  
**ML#:** 7074252      **Area:** 149    **List Price:**      \$164,000  
**Addr:** 23756 NW ST HELENS RD      **Unit#:** M-20  
**City:** Portland      **Zip:** 97231      **Condo Loc/Lvl:**  
**Map Coord:** 504/F/1    **Zoning:**  
**County:** Multnomah    **Tax ID:** Not Found  
**Elem:** GRANT WATTS      **Middle:** SCAPPOOSE  
**High:** SCAPPOOSE      **PropType:** HOUSEBT  
**Nhood/Bldg:** ROCKY POINT MARINA  
**Legal:** OSMB FH # 00459

**GENERAL INFORMATION**

**Lot Size:** 0-2,999SF  
**Waterfront:** RIVER  
**River/Lake:** MULTNOMAH CHANNEL

**# Acres:**  
**View:** RIVER  
**Seller Disc:** DSCLOSUR

**Lot Dimensions:** 40' x 60'  
**Lot Desc:**  
**Other Disc:** siding

**RESIDENCE INFORMATION**

**Upper SQFT:** 300    **SFSrc:**  
**Main SQFT:** 1000    **TotUp/Mn:** 1300  
**Lower SQFT:** 0    **Parking:** OFF-STR  
**Total SQFT:** 1300    **Roof:** METAL

**#Bdrms:** 2      **#Lvl:** 2  
**Style:** CHALET, 2STORY  
**#Garage:** 0 /  
**Exterior:** T-111

**Year Blt:** 1940 / REMOD    **Green:**  
**Home Wrnty:** 55+ w/Affidavit Y/N:  
**#Fireplaces:** /  
**Bsmt/Fnd:** NO-BAS

**REMARKS**

**XSt/Dir:** HWY 30 TOWARDS SCAPPOOSE-RIGHT AT WEIGH STATION-CALL LA FOR SHOWING  
**Public:** THIS HOME JUST NEEDS YOUR COSMETIC TOUCHES. NEW STRINGERS, JOIST AND INSULATED FLOORING. OPEN BEAMED AND VAULTED. NEW ROOF. NEW PAINT. NEW DECK, WINDOWS AND AWNINGS. NEW HONEY POT. REWIRED AND REPLUMBED. GREAT HOME AND PRICED TO SELL. DON'T MISS THIS ONE!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

**Living:** M / / BEAMS, DECK  
**Kitchen:** M / / EAT-BAR  
**Dining:** M / /  
**Family:** / /

**Mstr Bd:** U / /  
**2nd Bd:** M / /  
**3rd Bd:** / /

**Baths - Full.Part**  
**Upper Lvl:** 0.0  
**Main Lvl:** 1.0  
**Lower Lvl:** 0.0  
**Total Bth:** 1.0

**FEATURES AND UTILITIES**

**Kitchen:** FS-RANG, FS-REFR  
**Interior:** LAUNDRY, WASHDRY  
**Exterior:** DECK, PORCH  
**Accessibility:** RAMP  
**Cool:**  
**Water:** WELL

**Hot Water:** ELECT      **Heat:** ZONAL  
**Sewer:** PUBLIC      **Insul:** FLOOR, PARTIAL

**Fuel:** ELECT

**FINANCIAL**

**PTax/Yr:** 555      **Rent, If Rented:**  
**HOA Dues:** 656 /MO    **Other Dues:**  
**HOA Incl:** COMMONS, GARBAGE, 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.