



**Presented By:** Victoria Blodgett  
The Commonwealth RealEstate Co **Client Full**

**RESIDENTIAL**      **Status:** ACT    **7/22/2008**      **5:37:33 PM**  
**ML#:** 8072460      **Area:** 148    **List Price:** \$290,000  
**Addr:** 9452 SW KELLY AVE      **Unit#:**  
**City:** Portland      **Zip:** 97219      **Condo Loc/Lvl:**  
**Map Coord:** 626/F/7      **Zoning:** SFR  
**County:** Multnomah      **Tax ID:** R137950  
**Elem:** CAPITOL HILL      **Middle:** JACKSON  
**High:** WILSON      **PropType:** DETACHD  
**Nhood/Bldg:** COLLINS VIEW TR  
**Legal:** COLLINS VIEW TR; LOT 11 BLOCK 18

**GENERAL INFORMATION**

**Lot Size:** 7K-9,999SF      **# Acres:** 0.16      **Lot Dimensions:**  
**Waterfront:**      **View:**      **Lot Desc:** LEVEL  
**River/Lake:**      **Seller Disc:** DSCLOSUR      **Other Disc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 0      **SFSrc:** COUNTY    **#Bdrms:** 2    **#Lvl:** 1      **Year Blt:** 1972 /      **Green:**  
**Main SQFT:** 1488    **TotUp/Mn:** 1488    **Style:** RANCH      **Home Wrnty:** 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0      **Parking:** DRIVWAY    **#Garage:** 2 / ATTACHD      **#Fireplaces:** 1/ STOVE, WOOD  
**Total SQFT:** 1488    **Roof:** COMP      **Exterior:** WOOD      **Bsmt/Fnd:** CONCRET, CRAWLSP

**REMARKS**

**XSt/Dir:** Terwilliger, to Palater, to Palatine Hill, to Brugger, N on Kelly to end  
**Public:** Wonderful ranch home on quiet street. Fenced yard, nice landscaping. All new interior paint. Patio w/area wired for hot tub. Back yard very peaceful. Wood shelves, work bench included in 2 car garage. Vinyl windows. Owner says great neighbors. Near Lewis & Clark, Tryon Creek Park. This is a very nice location.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 22 X 14 / CEILFAN	<b>Mstr Bd:</b> M / 10 X 13 / BATH	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 7 X 14 /	<b>2nd Bd:</b> M / 11 X 14 /	<b>Upper Lvl:</b> 0.0
<b>Dining:</b> M / 7 X 7 / SLIDER	<b>3rd Bd:</b> / /	<b>Main Lvl:</b> 1.1
<b>Family:</b> / /	/ /	<b>Lower Lvl:</b> 0.0
/ /	/ /	<b>Total Bth:</b> 1.1

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, DISPOSL, PANTRY, FS-RANG, FS-REFR  
**Interior:** CEILFAN, WW-CARP  
**Exterior:** FENCED, PATIO, RV-PARK, VYW-DBL, YARD  
**Accessibility:** 1LEVEL

**Cool:**      **Hot Water:** ELECT      **Heat:** BASEBRD      **Fuel:** ELECT  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:**

**FINANCIAL**

**PTax/Yr:** 2869.39      **Rent, If Rented:**  
**HOA Dues:**      **Other Dues:**  
**HOA Incl:**

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