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## Client Full

Residential



**Presented By:** Teresa Toner **Client Full**  
 RE/MAX Signature Properties

**RESIDENTIAL**      **Status:** SLD    **10/27/2009**      **9:19:31 AM**  
**ML#:** 9058470      **Area:** 142    **List Price:** \$284,500  
**Addr:** 6220 NE 24TH AVE      **Unit#:**  
**City:** Portland      **Zip:** 97211      **Condo Loc/Lvl:**  
**Map Coord:** 566/J/6      **Zoning:** R5  
**County:** Multnomah      **Tax ID:** R189994  
**Elem:** FAUBION      **Middle:** TUBMAN  
**High:** JEFFERSON      **PropType:** DETACHD  
**Nhood/Bldg:** Concordia  
**Legal:** IRVINGTON PK; LOT 37&39 BLOCK 17

### GENERAL INFORMATION

**Lot Size:** 5K-6,999SF      **# Acres:** 0.11      **Lot Dimensions:**  
**Waterfront:**      **View:**      **Lot Desc:** LEVEL  
**River/Lake:**      **Seller Disc:** DSCLOSUR

### RESIDENCE INFORMATION

**Upper SQFT:** 0      **SFSrc:** TAX RECORD      **#Bdrms:** 2      **# Bth:** 1      **#Lvl:** 1      **Year Blt:** 1925 /  
**Main SQFT:** 900      **TotUp/Mn:** 900      **Style:** BUNGALO      **Green:** /  
**Lower SQFT:** 520      **Parking:** DRIVWAY      **#Garage:** 1 / DETACHD      **#Fireplaces:** 1/ WOOD  
**Total SQFT:** 1420      **Roof:** COMP      **Exterior:** LAP, METAL      **Bsmt/Fnd:** CONCRET, PARTBAS  
**Home Wrnty:** 55+ w/Affidavit Y/N:

### REMARKS

**XSt/Dir:** Ainsworth, North on 24th  
**Public:** Charming Concordia home with newer roof, newer gas furnace & updated kitchen & bath. Oil tank removed. Sweet starter home w/ unique period details, hardwood floors & thoughtful updating. Beautiful backyard extends the charm of this delightful period bungalow. Large detached garage. Minutes to Alberta Park and shops/eating on Alberta Street.

### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Living:</b>	M / /	<b>Mstr Bd:</b>	M / /	<b>Baths - Full.Part</b>
<b>Kitchen:</b>	M / /	<b>2nd Bd:</b>	M / /	<b>Upper Lvl:</b>
<b>Dining:</b>	M / /	<b>3rd Bd:</b>	/ / /	<b>Main Lvl:</b>
<b>Family:</b>	/ / /		/ / /	<b>Lower Lvl:</b>
	/ / /		/ / /	<b>Total Bth:</b>
	/ / /		/ / /	

### FEATURES AND UTILITIES

**Kitchen:** FS-RANG, FS-REFR  
**Interior:** HARDWOD, TILE-FL  
**Exterior:** COVPATI, FENCED, YARD  
**Accessibility:**  
**Cool:**      **Hot Water:** ELECT      **Heat:** FOR-AIR      **Fuel:** GAS  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:**

### FINANCIAL

**PTax/Yr:** 1710.04      **Rent, If Rented:**      **Short Sale:** N      **Bank Owned:** N  
**HOA Dues:**      **Other Dues:**

### COMPARABLE INFORMATION

**Pend:** 8/1/2009    **DOM:** 9    **Sold:** 10/7/2009    **Terms:** FHA    **O/Price:** \$284,500    **Sold:** \$286,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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