

Kelly Hagglund
Principal Broker

Please take one!

Inside you will find—

*Detailed home information,
School & Community information,
Maps, & more!*



8150 SE Hillview Dr.
Amity, Oregon

Visual Tour @ www.TheKellyGroup.net

503-730-9999



Information deemed reliable, but not guaranteed. Prices and specifications subject to change without notice.



Welcome Home



- ◆ Desirable Country Home on 4.85 Private Acres...
- ◆ 4 Bedrooms, 3 Baths, 2265 Sq Ft
- ◆ 1500 gallon septic
- ◆ Two 50 gallon H2O heaters
- ◆ 40 GPM Well



Kitchen



- ◆ Island
- ◆ Pantry
- ◆ Range
- ◆ Dishwasher
- ◆ Disposal
- ◆ Lazy Susan
- ◆ Pull-outs
- ◆ Vinyl Floor
- ◆ 13' 8" x 14'



Family Room



- ◆ Ceiling Fan
- ◆ Jøtul Cast Iron Pellet Stove
- ◆ Slider to Patio
- ◆ 13' 8" x 13' 8"



Dining Area



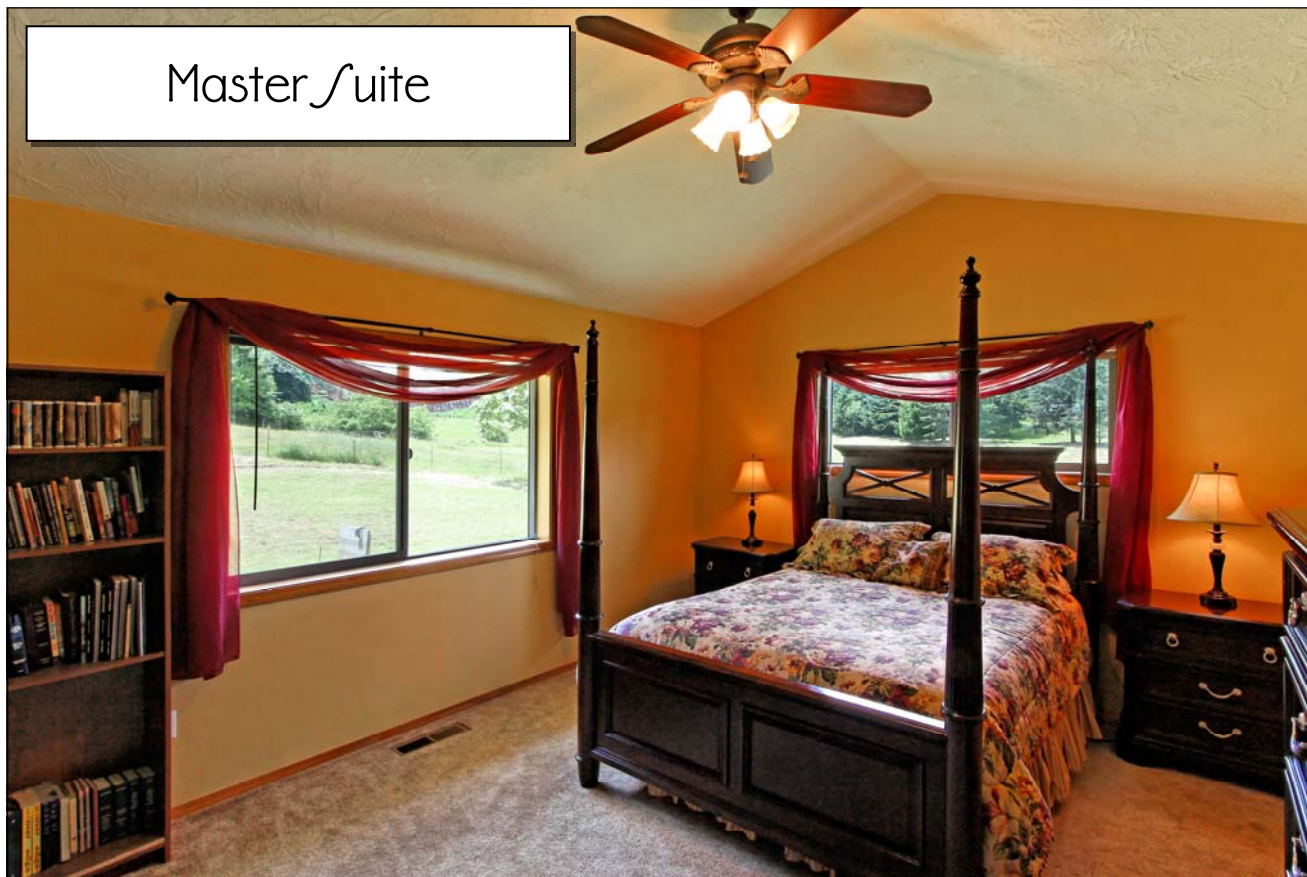
- ◆ Open to Family Room/Kitchen
- ◆ Slider to Patio
- ◆ 13' 8" x 13' 1"

Living Room

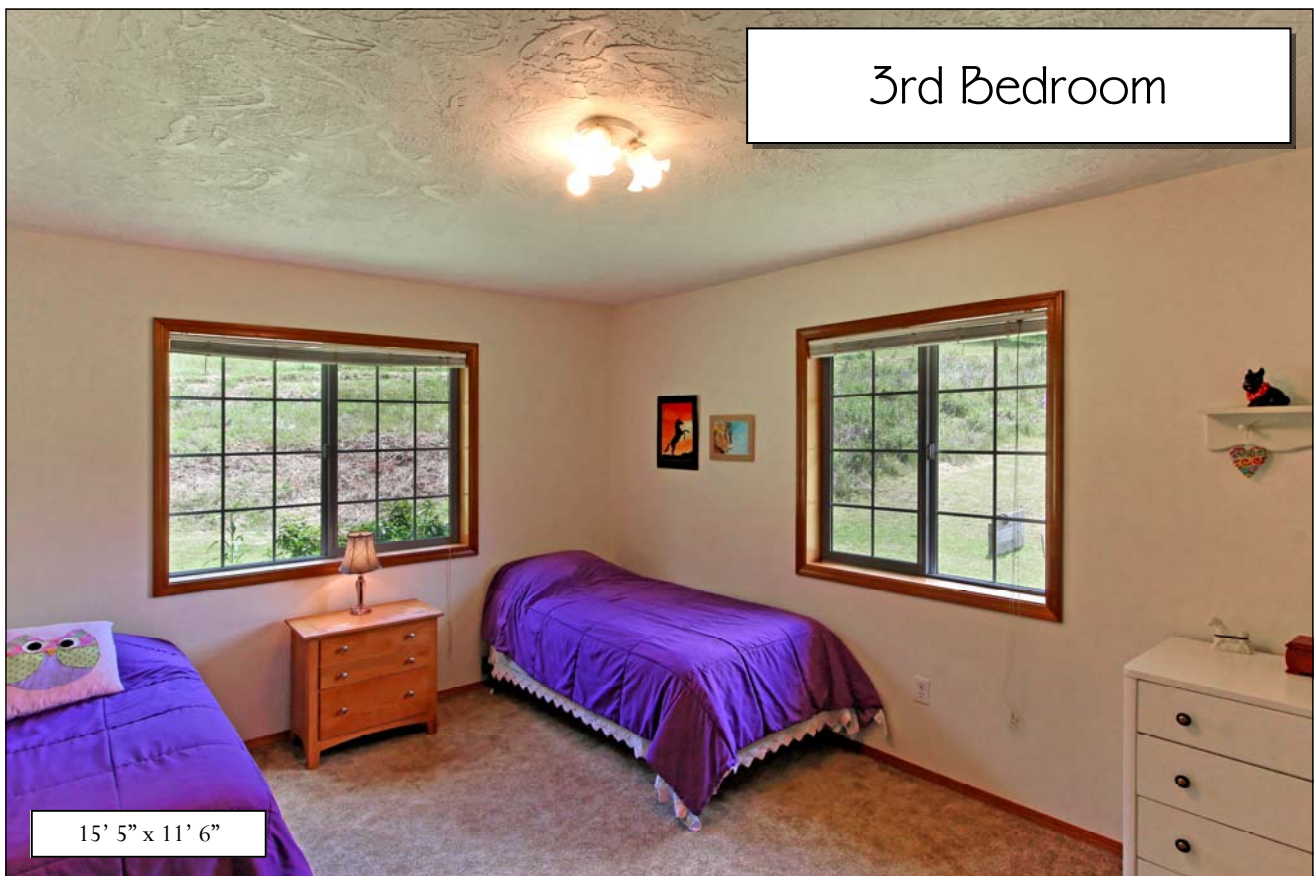


- ◆ Vaulted Ceiling
- ◆ Wall to Wall Carpet
- ◆ 10' x 9' 3"

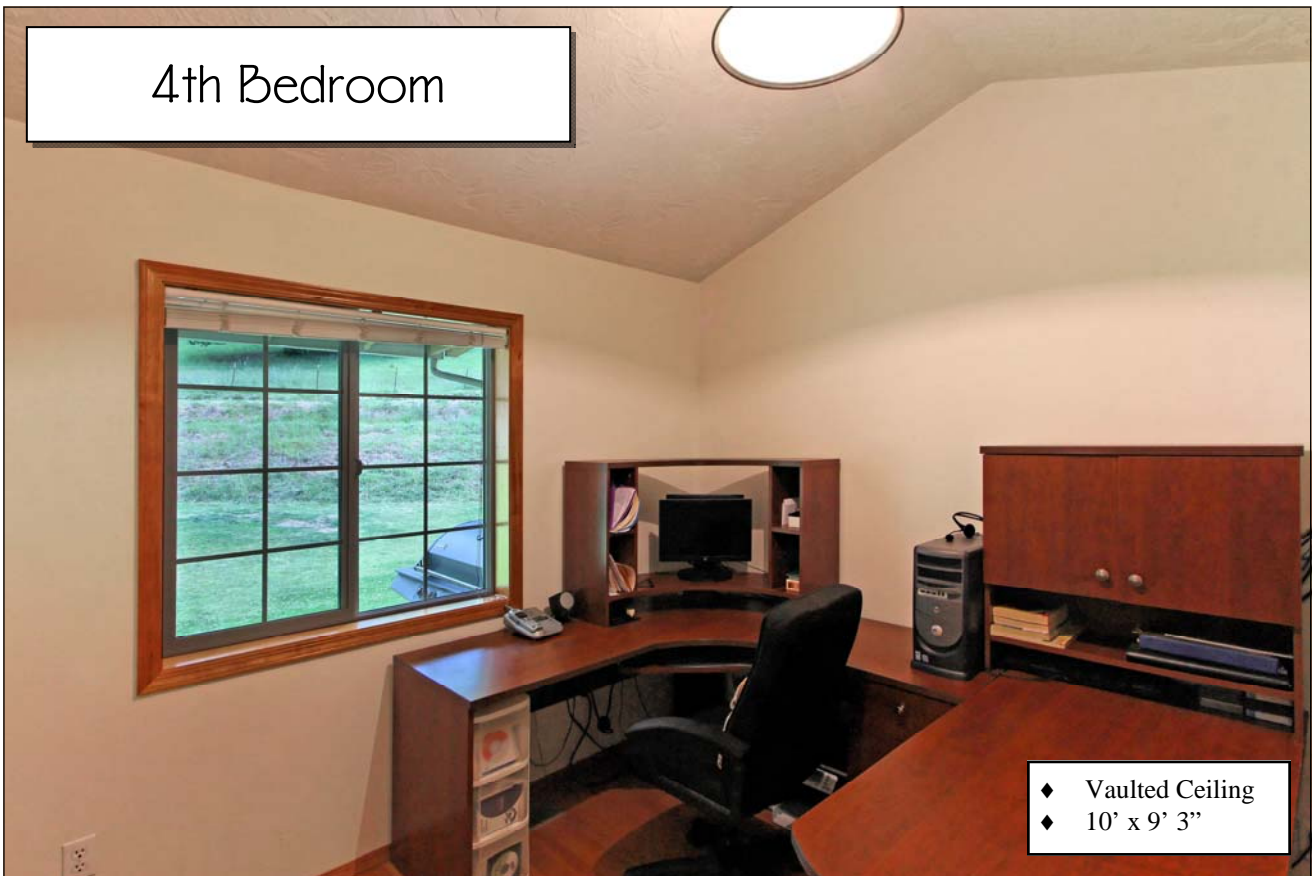
Master Suite



- ◆ Vaulted Ceiling
- ◆ Ceiling Fan
- ◆ Wall to Wall Carpet
- ◆ Dual Vanity Sinks
- ◆ 16' 3" x 12' 10"



4th Bedroom



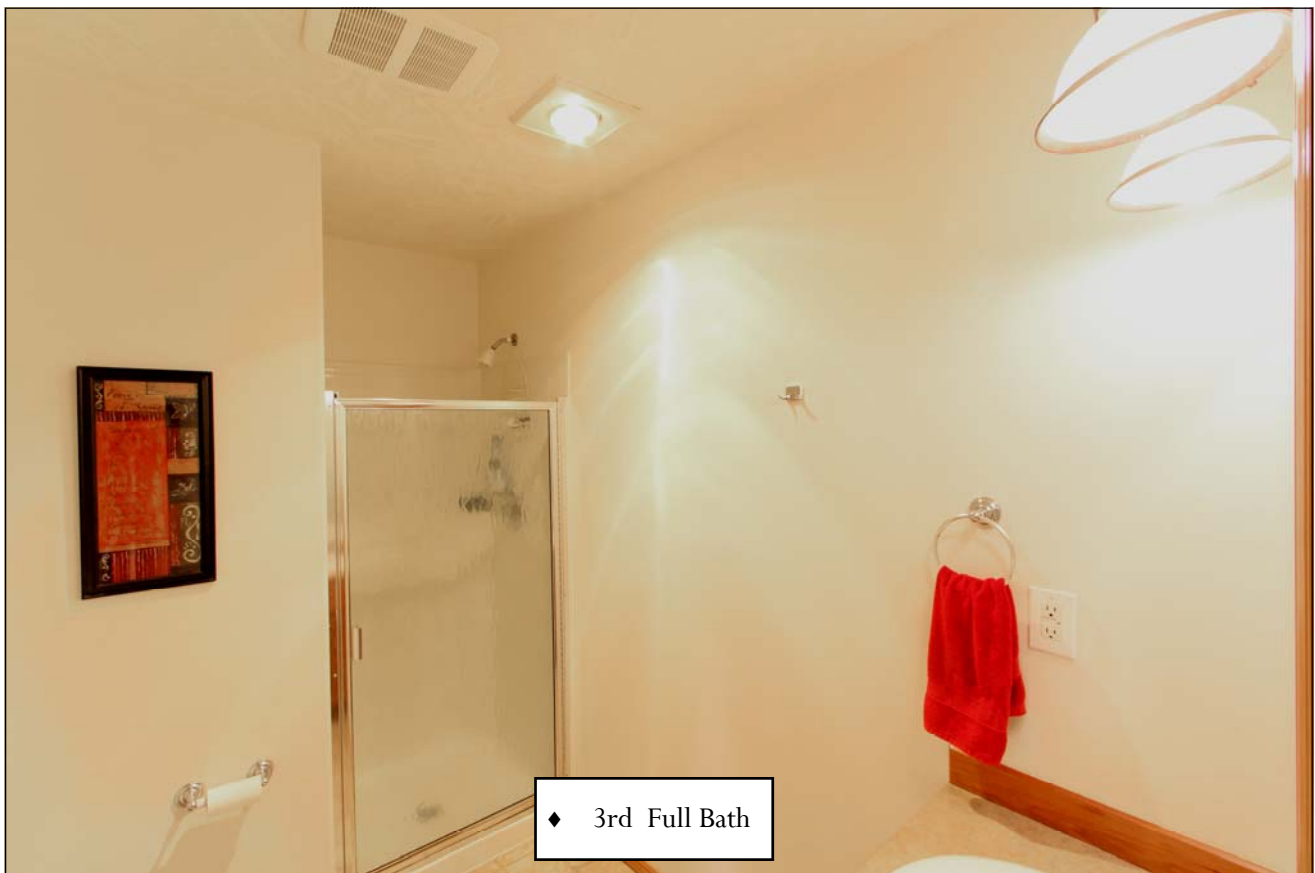
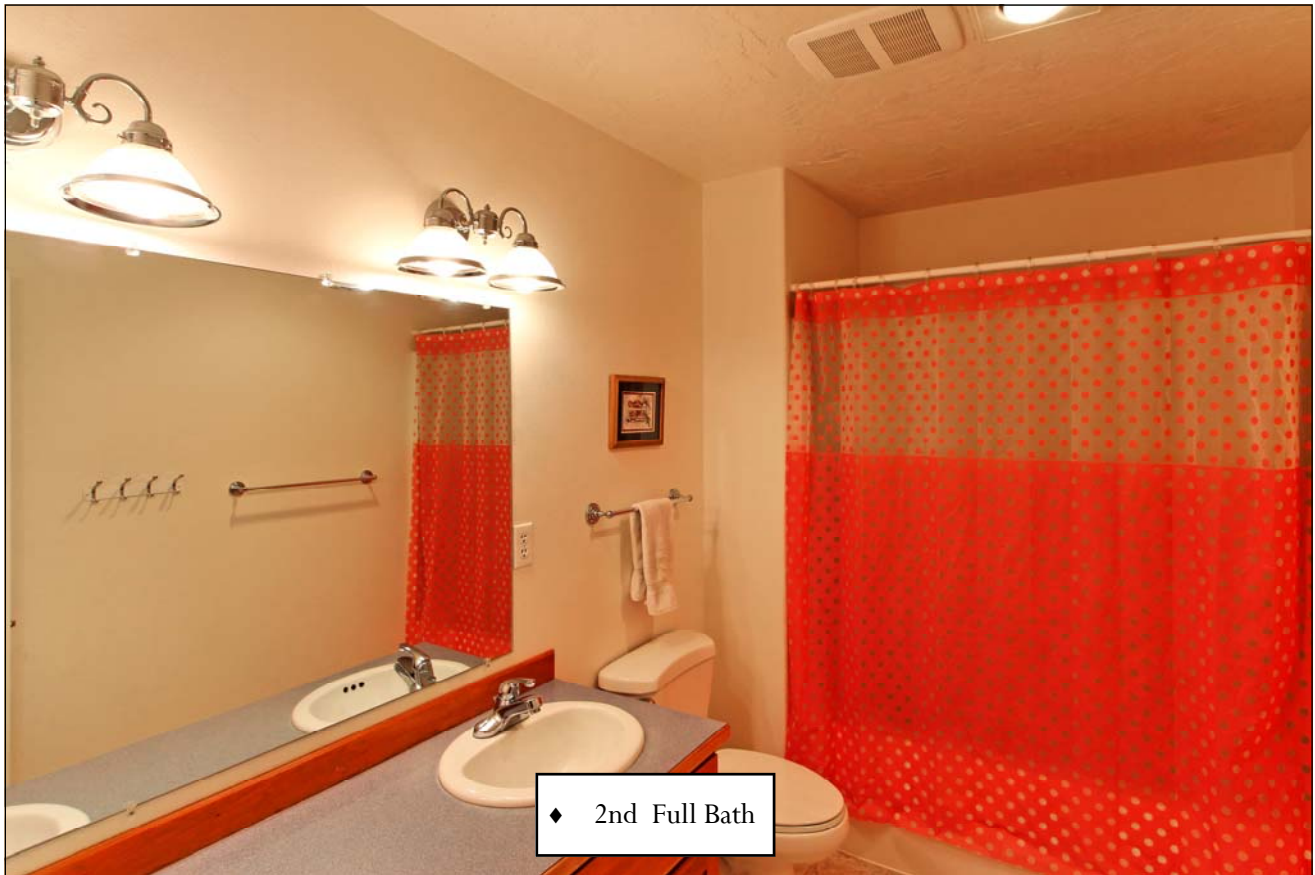
- ◆ Vaulted Ceiling
- ◆ 10' x 9' 3"

Utility Room



- ◆ Built-ins
- ◆ 8' x 5' 8"

Additional Bathrooms









- ◆ Patio
- ◆ Covered Patio behind Garage





Thank You For Visiting



© 2012



Client Full

Addr: 8150 SE HILLVIEW DR
City: Amity **Zip:** 97101
Map Coord: 0/A/0 **Zoning:** AF20
County: Yamhill **Tax ID:** R541404000
Elem: MEMORIAL **Middle:**
High: MCMINNVILLE **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:**
Legal: LOT 90 HILL-CREST WALNUT PLANTINGS = 4.85 ACRES
[Virtual Tour](#) [Video Tour](#)

GENERAL INFORMATION

Lot Size: 3-4.99AC **# Acres:** 4.85 **Lot Dimensions:**
Waterfront: **View:** TERRITR, TREES **Lot Desc:** SLOPED, LEVEL, TREES
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** Seller **#Bdrms:** 4 **#Bth:** 3 **#Lvl:** 2 **Year Blt:** 2004 / RESALE
Main SQFT: 2265 **TotUp/Mn:** 2265 **Style:** FARMHSE, CONTEMP **Green:** /
Lower SQFT: 0 **Parking:** **#Garage:** 2 / ATTACHD **#Fireplaces:** 1/ WOOD, STOVE
Total SQFT: 2265 **Roof:** COMP **Exterior:** FIBRCM **Bsmt/Fnd:** CRAWLSP
Home Wrnty: 55+ w/Affidavit Y/N: N

REMARKS

XSt/Dir: 154N, W on SE Walnut Hill Rd (veers N at 3 Trees), stay on W.Hill Rd, W on Hillview Dr
Public: Desirable Country Home on 4.85 Private Acres... 4 Bedrooms, 3 Baths, 2265 Sq Ft. Vaulted Living Rm w/hdwd floor, ceil fan. Kitchen w/Pantry, Island, Range, Dishwasher, Double Sink, Disposal. Front/Back Sprinkler. Oversize Garage. 20x20 Barn w/2 stalls, loft & power. Chicken coop w/power. 3 pastures, 2 chicken areas. X-Fencing. 1500gal septic. 2 50gal H2O heaters.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 14 X 13 / WOODSTV, CEILFAN	Mstr Bd: M / 16 X 13 / BATH, WI-CLOS	Bths - Full.Part
Kitchen: M / 14 X 13 / FS-RANG, DISHWAS, COOK-IS	2nd Bd: M / 13 X 13 /	Upper Lvl: 0.0
Dining: M / 14 X 14 /	3rd Bd: M / 15 X 12 /	Main Lvl: 3.0
Family: / /	DEN/OFF: M / 10 X 10 /	Lower Lvl: 0.0
BONUS: M / 10 X 11 /	UTILITY: M / 8 X 6 /	Total Bth: 3.0

FEATURES AND UTILITIES

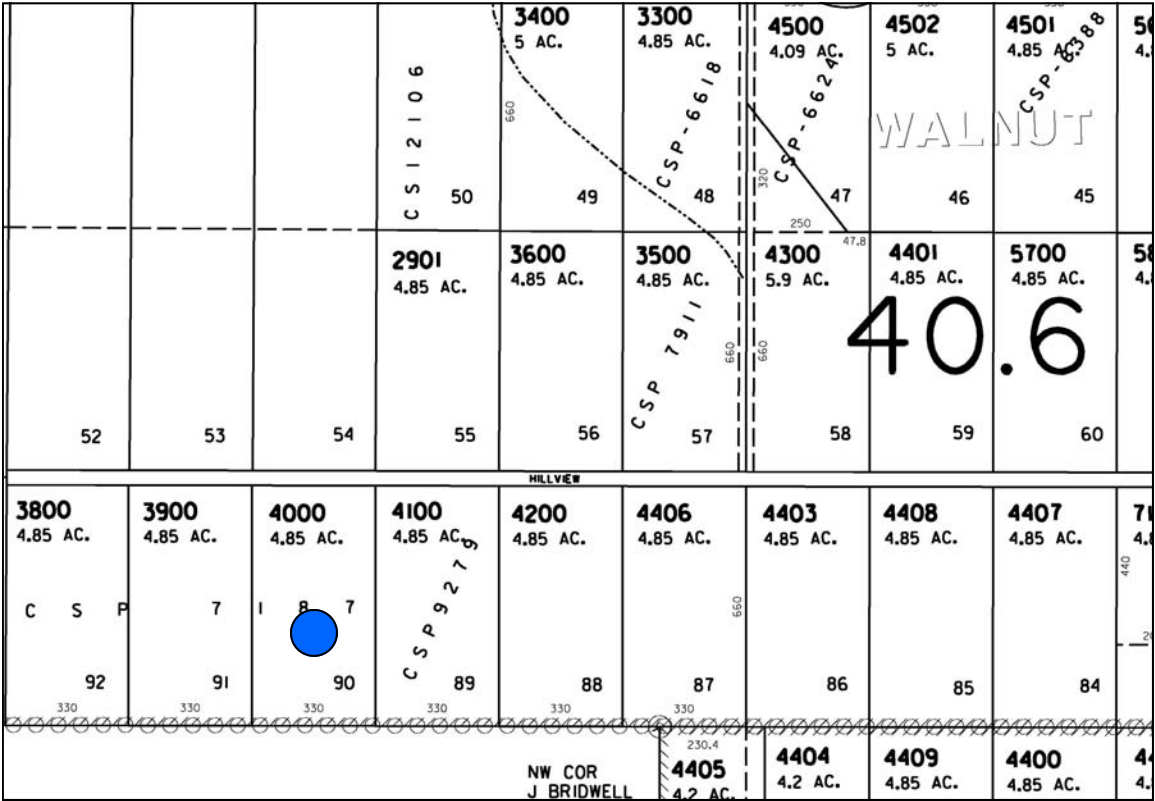
Kitchen: DISHWAS, FS-RANG
Interior: GAR-OPN, HARDWOD, CEILFAN, WW-CARP, WATSOFT, LAM-FL, WOODFLR, WATFILT
Exterior: TL-SHED, SPRNKLR, X-FENCE, FENCED, OUTBULD, SHOP, BARN
Accessibility:
Energy Eff: HT-PUMP **Cool:** HT-PUMP **Heat:** HT-PUMP
Water: WELL **Sewer:** SEPTIC **Hot Water:** ELECT **Fuel:** WOOD, ELECT

FINANCIAL

PTax/Yr: \$3,246.32 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
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.

Plat Map



Overlaid Plat Map



This home is located in the following school district

Memorial Elementary School



“Memorial’s mission is to ensure that there is a safe, orderly, and positive learning environment. The staff sets high expectations to encourage all students to achieve at their greatest potential. We expect all students at Memorial to be respectful, responsible, safe, and ready to learn. Everyone in the school brings energy and enthusiasm so we can produce great outcomes. Parents are invited, and always welcome, to help and be involved at school. If you want to volunteer we will find something for you to do in the classroom or in other areas of the school. I look forward to working with you this year. The entire Memorial staff puts a great deal of energy into creating outstanding citizens and high achieving students.” —excerpt from 2007 Principal’s Letter

Memorial Elementary School

501 West 14th Street, McMinnville, Oregon
503-565-4830
Fax 503- 565-4833

Duniway Middle School



Duniway is committed to creating a caring community of students, educators, support staff, and parents. Our efforts to nurture a positive atmosphere are guided by the needs of middle school students. This includes a deep commitment to providing a balanced program of academics, special interest opportunities, advisory, and extra-curricular activities to meet the unique social, emotional, and cognitive needs of today’s adolescent.

Duniway Middle School

575 Michelbook Lane
McMinnville, OR 97128
Phone: 503-565-4400
Fax: 503-565-4414

McMinnville High School



“McMinnville High School is one of the finest schools in Oregon. The staff, students, and members of the community should be very proud of the distinguished heritage and reputation we have earned over time. We are privileged to be a part of the continuing excellence, respect and vision that will characterize McMinnville High School for future generations. Take pride in being a McMinnville Grizzly.”

—(excerpt from McMinnville High’s 2007 Welcome Letter to Students)

McMinnville High School

15th E. 15th St.
McMinnville OR, 97128
Phone: 503.565.4200



McMinnville School District
1500 NE Baker Street
McMinnville, Oregon 97128
<http://www.msd.k12.or.us/>
(503)565-4000

COMMUNITY INFORMATION

AMITY, OREGON



City Location

County: Yamhill Incorporated in 1880

Location: Northwest Willamette Valley

Nearest Major Highway and Distance: US Hwy 99W

Nearest Major City and Distance:

McMinnville—7 miles, Estimated Drive Time: 10 minutes

Distance to Portland: 45 miles

Climate

Elevation: 161' Measurement Location: North Willamette Express Station

Temperature:

Monthly Ave. Low: 32°F Monthly Ave. High: 80°F

Hottest Month August Coldest Month January

Driest Month July Wettest Month December

Average annual precipitation: 40.780"

Humidity (Hour 10, local time):

Average July afternoon humidity: 57%

Average January afternoon humidity: 84%

Recreational Amenities

Local area attractions include: Aviation Museum, Aquatic Center, Turkey Rama, Outlet Mall, Historical District, Bald Peak State Park, Maude Williams State Park, Siuslaw National Forest, Amity Vineyards, Annual Pancake Breakfast (over 40 years), Briggittine Monastery, Amity Daffodil Festival.

Source: <http://www.all-oregon.com/amity.htm>

COMMUNITY TELEPHONE NUMBERS

AMITY, OREGON

Cable TV	Comcast	503-932-1411
Electricity	McMinnville Water & Light Portland General Electric	503-472-6158 800-542-8818
Water & Sewer	Amity Public Works	
Emergency	Fire, Police, Ambulance	911
Garbage Service	Western Oregon Waste	503-472-3176
Telephone Service	Verizon Home Service Business Service	800-483-4000 800-483-5000
Natural Gas	NW Natural	800-523-7661
Newspapers	News Register (McMinnville) Oregonian (Portland) Statesman Journal (Salem)	503-472-5114 503-221-8327 503-399-6622
Schools	Amity School District McMinnville School District	503-835-2171 503-665-4000
Elementary	Amity Cook Memorial	503-835-3751 503-565-4700 503-565-4830
Middle Schools	Amity Duniway	503-835-0518 503-565-4400
High Schools	Amity McMinnville High	503-565-4200



**OREGON REAL ESTATE AGENCY
DISCLOSURE PAMPHLET
OAR 863-015-215 (4)**

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent"), agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

**Duties and Responsibilities of an Agent
Who Represents Only the Seller or Only the Buyer**

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, as well as other parties and their agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

In addition to Nos. 1, 2, and 3, above, an agent who represents only the seller or only the buyer owes the following affirmative duties only to their client:

4. To exercise reasonable care and diligence;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.



None of the above affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between the client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

For further details, Buyer is encouraged to review the Oregon Property Buyer Advisory at "<http://www.ora.state.or.us/>" or at "<http://www.oregonrealtors.org>".

**Duties and Responsibilities of an Agent
Who Represents More than One Client in a Transaction**

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising broker and the agents representing either the seller or the buyer have the following duties to the buyer and seller:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.



215 N. Blaine Street
Newberg, OR 97132



KELLER WILLIAMS
REALTY
PORTLAND PREMIERE
503.730.9999

503.730.9999

Kelly Hagglund Principal Broker

About The Kelly Group:

Kelly Hagglund is ranked among the top 1% of agents in the Metropolitan Portland real estate market of over 8,000 agents. How did this happen in less than 5 years? Because Kelly, and her team, simply give you more! More in professional marketing; more in service and genuine care; and more in integrity as The Kelly Group is determined to maintain the highest of business virtues.



People are important to me. My whole life has been filled with helping people. Real Estate is a joy because I get to assist people in one of the most important events in life. Buying or selling a home sometimes feels a little like a roller coaster ride; sometimes it is not always smooth. I do my best to smooth out the ride. I share the seat right next to those I serve. Integrity and genuine concern are what I value in all areas of my life, with my family, my friends, and my clients.

The Kelly Group was formed to give the finest service for real people with Real Estate needs. I have carefully chosen those to serve with me so that together we can give you more than I could on my own. We look forward to working with you and for you!

Kelly Hagglund for The Kelly Group

6.29.2012