



Presented By: Lisa Johnson
HORSEPOWER REAL ESTATE
Phone: [541-510-4601](tel:541-510-4601) E-mail: CountryProperty@gmail.com
RESIDENTIAL Status: ACT 11/6/2018 11:44:40 AM
ML#: 18066084 Area: 221 List Price: \$449,000
Addr: 35211 UNION POINT LN Unit#:
City: Brownsville Zip: 97327 Condo Loc:
Zoning: EFU List Type: ER LR: N
County: Linn Tax ID: 0309506
Elem: Central Linn Middle: Central Linn
High: Central Linn PropType: DETACHD
Nhood/Bldg: CC&Rs: N
Legal: 14-02-18-00-803
Internet/Address/No Blog/No AVM: Y/Y/Y/Y Offer/Nego: SA-ONLY
Open house: N
PDF Doc(s): 3
Home Energy Score:
Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 10-19.99AC # Acres: 12.14 Lot Dimensions:
Wtfrnt: View: MNTAIN, VALLEY Lot Desc: GEN-SLP, LEVEL
Body Water: Seller Disc: DSCLOSUR Other Disc: Woodstove, Lead

RESIDENCE INFORMATION

Upper SQFT: 667 SFSrc: County #Bdrms: 3 #Bath: 3/0 #Lvl: 3 Year Built: 1971 / RESALE
Main SQFT: 675 TotUp/Mn: 1342 Roof: COMP Style: SPLIT Green Cert: Energy Eff.:
Lower SQFT: 575 #Fireplaces: 2 / INSERT, STOVE, WOOD Parking: CARPORT, DRIVEWAY Exterior: LAP, WOODSID
Total SQFT: 1917 Addl. SQFT: #Gar: 2 / ATTACHD, Bsm't/Fnd: DAYLITE, PARTBAS
RV Desc:

REMARKS

XSt/Dir: From Brownsville, S on Washburne (turns into Gap) 2 miles to E on Union Point Ln
Private: Please use Additional Info docs loaded to MLS. Please make appts for pre-approved buyers only. Seller works from home. Please ask clients to stay out of pastures with animals in them. Excluded in sale; Mirror in entryway behind door, workbenches in shop, horseshoe hooks in house and barn.
Public: Beautiful farm & mountain views from this 12+ acres on a little country lane w/ a nice 3 bdrm, 3 bath home w/ spacious living areas. Great breezeway barn currently set up for Alpacas with 5 stall areas, loft, tack room, & vet room. Addtl 1 bay shop/barn, and 48x48 hay barn with lean to's open on 2 sides. 4 separate pastures & 1 addtl turn out in the barn yard. Incredible mature trees and landscape! Hi-speed internet by Centurylink!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M/ 19 X 13 / BAYWIND, WW-CARP	Mstr Bd:	U/ 14 X 14 / BALCONY, BATH, WW-CARP	Bths - Full/Part
Kitchen:	M/ 11 X 12 / KIT&DR	2nd Bd:	U/ 10 X 14 / WW-CARP	Upper Lvl:
Dining:	M/ 11 X 15 / SLIDER, VNYL-FL, WOODSTV	3rd Bd:	U/ 9 X 10 / WW-CARP	2/0
Family:	L/ 21 X 12 / CEILFAN, VNYL-FL, WOODSTV	DEN/OFF:	L/ 12 X 13 / BATH, SLIDER, VNYL-FL	Main Lvl:
:	/	:	/	0/0
:	/	:	/	Lower Lvl:
:	/	:	/	1/0
:	/	:	/	Total Bth:
:	/	:	/	3/0

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-RANG
Interior: CEILFAN, GAR-OPN, WW-CARP
Exterior: BARN, CORRAL, DECK, FENCED, SHOP, WDW-DBL, X-FENCE
Accessibility:
Cool: HT-PUMP Heat: FOR-AIR, HT-PUMP, WOODSTV
Water: PRIVATE, WELL Sewer: SEPTIC, STD-SEP Hot Water: ELECT, TANK Fuel: ELECT, WOOD

FINANCIAL

Property Tax/Yr: \$2,435.79, 2018 Spcl Asmt Balance: Tax Deferral: Y, BAC: %3
Terms: CASH, CONV, FCS, FHA, VA Short Sale: N \$ Pre-Approv: N 3rd Party: N Total Comm Differs: N
Escrow Pref: First American Sue Creel Bank Owned/REO: N
HOA: N Dues: Other Dues: Rent, If Rented:
HOA Incl:

BROKER / AGENT DATA

BRCD: 5HPR01 OF: HORSEPOWER REAL ESTATE Lic#: 200808070 Ph: [541-510-4601](tel:541-510-4601) Fax:
SAID: 50354 AG: Lisa Johnson Lic#: 200412204 Ph: [541-510-4601](tel:541-510-4601) Cell/Pgr: [541-510-4601](tel:541-510-4601)
Email(s) AG: CountryProperty@gmail.com Agent Ext:
CoSAID: CoBRCD: CoAgent: CoPh:
CoAgent Email: Owner Perm. Resid: Y
ShowHrs: 9 to 5 Tran: 11/6/2018 List: 11/5/2018 Exp: 4/30/2019 Occ: OWNER Poss: NEGO
LB/Loc/Cmb: Front Door Owner(s): STOCKLAND FIRPTA: N Contact1:
Show: APTONLY, CALL-SA, TEXT-SA Tenant/Other: Contact2:

COMPARABLE INFORMATION

DOM: 1 O/Price: \$449,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.