



Presented By: Greg Messick
RealtyNET

Agent Full

RESIDENTIAL **Status:** ACT **7/20/2008 11:33:22 PM**
ML#: 8032689 **Area:** 147 **List Price:** \$659,950
Addr: 17764 KELOK RD **Unit#:**
City: Lake Oswego **Zip:** 97034 **Condo Loc/Lvl:**
Map Coord: 686/A/1 **Zoning:** **List Type:** EA **LR:** Y
County: Clackamas **Tax ID:** 00325231
Elem: WESTRIDGE **Middle:** WALUGA
High: LAKERIDGE **PropType:** DETACHD
Nhood/Bldg:
Legal: 625 LAKE HAVEN #2 PT LT 74
Public Internet/Address Display: Y/Y **Offer/Nego:** SELLER

[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 20K-.99AC **# Acres:** **Lot Dimensions:** 90 x 304 x 60 x 302
Waterfront: **View:** TREES **Lot Desc:** LEVEL, PRIVATE, SECLDED
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 992 **SFSrc:** Appraisal **#Bdrms:** 4 **#Lvl:** 2 **Year Blt:** 1977 / REMOD **Green:**
Main SQFT: 1737 **TotUp/Mn:** 2729 **Style:** TRAD, 2STORY **Home Wrnty:** N 55+ w/Affidavit Y/N: N
Lower SQFT: 0 **Parking:** PAD **#Garage:** 2 / ATTACHD **#Fireplaces:** 3/ GAS, WOOD
Total SQFT: 2729 **Roof:** COMP **Exterior:** BRICK, LAP **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: Bryant to Kelok
Private: Limited Representation - Contact owner direct at Linda 503-473-5053 for property information, showing appointments & negotiations. Buyer to verify all listing information. Listing agent has not been to property. Fax final Sales Agreement & Addenda to 503.635.1697.
Public: Extensively updated family home w/2 boat easements! Sunny family rm, lg kitchen w/gas island, extensive use of fir/maple/oak throughout, 3 brick fireplaces. Beautifully landscaped yard with sport court, mature shade trees, shed & garden area. Walk to elem. & jr. high schools.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

| | | |
|--------------------------------------|---|--------------------------|
| Living: M / 15 X 11 / FIREPL | Mstr Bd: U / 17 X 11 / FIREPL, WI-CLOS | Baths - Full.Part |
| Kitchen: M / 18 X 10 / ISLAND | 2nd Bd: U / 14 X 11 / WI-CLOS | Upper Lvl: 2.0 |
| Dining: M / 15 X 11 / LR&DR | 3rd Bd: U / 12 X 11 / | Main Lvl: 1.0 |
| Family: M / 27 X 16 / WOODSTV | 4TH-BD M / 11 X 10 / | Lower Lvl: 0.0 |
| DEN/OFF M / 15 X 11 / FIREPL | / / | Total Bth: 3.0 |

FEATURES AND UTILITIES

Kitchen: BI-MICO, COOK-IS, DISHWAS, DISPOS, GASAPPL, INST-HW, ISLAND, BI-OVEN
Interior: CEILFAN, GAR-OPN, HARDWOD, TILE-FL, WW-CARP, LAM-FL
Exterior: DECK, FENCED, GARDEN, OUTBULD, PATIO, PORCH

Accessibility:

Cool: **Hot Water:** GAS **Heat:** FOR-AIR **Fuel:** GAS
Water: PUBLIC **Sewer:** PUBLIC **Insul:** CEILING, FLOOR, WALL

FINANCIAL

Property Tax/Yr: 4818.69 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3.0
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: HMAX01 **Office:** RealtyNET **Phone:** 503-635-1696 **Fax:** 503-635-1697
LPID: MESSICK **Agent:** Greg Messick **Phone:** 503-620-3011 **Cell/Pgr:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: greg@homemaxllc.com
ShowHrs: 10-5 **Tran:** 4/3/2008 **List:** 3/3/2008 **Exp:** 9/3/2008 **Occ:** OWNER **Poss:** NEGO
LBHrs/Loc/Cmb: combo box **Owner:** Linda Burk **Phone:** 503-473-5053
Show: APTONLY, CALL1ST, COMBOBX **Tenant:** **Phone:**

© RMLS™ 2008. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.