



**Presented By:** Renee Kittrell  
 Camerelle Real Estate, LLC  
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**RESIDENTIAL** **Status:** ACT **8/25/2017** **3:34:56 PM**  
**ML#:** 17309613 **Area:** 233 **List Price:** \$689,900  
**Addr:** 48516 MCKENZIE HWY **Unit#:**  
**City:** Vida **Zip:** 97488 **Condo Loc:**  
**Zoning:** RR5 **List Type:** ER **LR:** N  
**County:** Lane **Tax ID:** 553923  
**Elem:** McKenzie River **Middle:** McKenzie  
**High:** McKenzie **PropType:** DETACHD  
**Nhood/Bldg:** **CC&Rs:** N  
**Legal:** TL 00601 **Offer/Nego:** CALL-LA  
**Internet/Address/No Blog/No AVM:** Y/ Y/ /  
**Open house:** N

[Virtual Tour](#) **Wrnty:** **Home Energy Score:** 55+ w/Affidavit Y/N: N

**GENERAL INFORMATION**

**Lot Size:** 1-2.99AC **# Acres:** 1.2 **Lot Dimensions:**  
**Wfrnt:** RIVER **View:** RIVER **Lot Desc:** SECLDED, TREES  
**Body Water:** McKenzie River **Seller Disc:** DSCLOSUR **Other Disc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 0 **SFSrc:** rlid **#Bdrms:** 3 **#Bath:** 2 / 0 **#Lvl:** 1 **Year Built:** 1992 / RESALE  
**Main SQFT:** 1624 **TotUp/Mn:** 1624 **Roof:** METAL **Style:** CRAFTSM **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 0 **#Fireplaces:** 1 / WOOD **Parking:** DRIVWAY **Exterior:** CEDAR  
**Total SQFT:** 1624 **Add. SQFT:** **#Gar:** 2 / DETACHD, **Bsmt/Fnd:** CRAWLSP  
**RV Desc:**

**REMARKS**

**XSt/Dir:** Mckenzie Hwy- Mile marker 33 48516 Mckenzie Hwy  
**Private:** Absolutely stunning view of the McKenzie River. 200k of landscaping on the river side. Please call or text Renee at 541-870-0704 to schedule your showing. 24 hour notice preferable if possible. Newer metal roof. Meticulously maintained.  
**Public:** There may be no finer property to grace the banks of the McKenzie River that combines attributes and amenities of this exclusive riverfront property with over 200 feet of McKenzie river frontage. The landscaping has been thoughtfully designed and meticulously maintained. The rock walls, planters and paths to the river side are spectacular. Unparalleled views of the McKenzie with superb privacy. The property is fully fenced on all sides.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

**Living:** M/ 25 X 15 / FIREPL, VAULTED **Mstr Bd:** M/ 15 X 12 / DECK **Bths - Full/Part**  
**Kitchen:** M/ 12 X 10 / BI-RANG, ISLAND, PANTRY **2nd Bd:** M/ 12 X 10 / **Upper Lvl:** 0/0  
**Dining:** M/ 7 X 7 / NOOK **3rd Bed:** M/ 12 X 9 / FNCH-DR **Main Lvl:** 2/0  
**Family:** / / **LAUNDRY:** M/ / **Lower Lvl:** 0/0  
**MSTBATH:** M/ 11 X 8 / SOAKTUB, SUITE : / / **Total Bth:** 2/0

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, DISHWAS, DISPOS, FS-RANG  
**Interior:** GAR-OPN, HARDWOD, JET-TUB, LAUNDRY, SOAKTUB, TILE-FL, VAULTED, WASHDRY  
**Exterior:** CKNCOOP, DECK, PORCH, SPRNKL, TL-SHED, YARD  
**Accessibility:** 1LEVEL  
**Cool:** XASTFAN **Heat:** FOR-AIR  
**Water:** WELL **Sewer:** SEPTIC **Hot Water:** ELECT **Fuel:** ELECT

**FINANCIAL**

**Property Tax/Yr:** \$4,060.71 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 2.5  
**Terms:** CASH, CONV **Short Sale:** N **\$ Pre-Approv:** N **3rd Party:** N **Total Comm Differs:** N  
**Escrow Pref:** Amanda/ Cascade **Bank Owned/REO:** N  
**HOA:** N **Dues:** **Other Dues:** **Rent, If Rented:**

**BROKER / AGENT DATA**

**BRCD:** 5CAM01 **OF:** Camerelle Real Estate, LLC **Lic#:** 201212052 **Ph:** 541-653-8288 **Fax:**  
**LPID:** RENKIT **AG:** Renee Kittrell **Lic#:** 201211276 **Ph:** 541-870-0704 **Cell/Pgr:**  
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**CoLPID:** **CoBRCD:** **CoAgent:** **CoPh:**  
**CoAgent Email:** **Owner Perm. Resid:** Y  
**ShowHrs:** 10am-8pm **Tran:** 8/5/2017 **List:** 8/3/2017 **Exp:** 1/31/2018 **Occ:** OWNER **Poss:** NEGO  
**LB/Loc/Cmb:** Porch **Owner(s):** BECKER FAMILY TRUST **FIRPTA:** N **Contact1:**  
**Show:** 24HR-NC, TEXT-LA **Tenant/Other:** **Contact2:**

**COMPARABLE INFORMATION**

**DOM:** 22 **O/Price:** \$689,900