Presented By: Sharon Dawson **Client Full**
Coldwell Banker BSSP
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RESIDENTIAL **Status:** ACT **7/3/2010** **11:06:18 PM**
ML#: 10053898 **Area:** 155 **List Price:** $399,000
Addr: 15358 CREEKVIEW LN **Unit#:**
City: Vernonia **Zip:** 97064 **Condo Loc/Lvl:**
Map Coord: 0/O/0 **Zoning:** Rr5
County: Columbia **Tax ID:** 24736
Elem: WASHINGTON **Middle:** WASHINGTON
High: VERNONIA **PropType:** DETACHD
Nhood/Bldg: Berndt's Creek
Legal: Berndt CR Suc, Lot 22Blk, Lot 23Blk

GENERAL INFORMATION

Lot Size: 1-2.99AC **# Acres:** 0.95 **Lot Dimensions:**
Waterfront: CREEK **View:** CREEK, TREES **Lot Desc:** PRIVATE, WOODED, GATED
Body Water: Rock Creek **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 226 **SFSrc:** RMLS tax **#Bdrms:** 2 **# Bth:** 2 **#Lvl:** 1 **Year Blt:** 2002 / APPROX
Main SQFT: 1544 **TotUp/Mn:** 1770 **Style:** CUSTOM **Green:** /
Lower SQFT: 0 **Parking:** RV-PARK **#Garage:** 3 / CARPORT **#Fireplaces:** 1/ STOVE, GAS
Total SQFT: 1770 **Roof:** COMP **Exterior:** CEDAR **Bsmt/Fnd:** CRAWLSP
Home Wrnty: **55+ w/Affidavit Y/N:** N

REMARKS

XSt/Dir: Hwy 47to Vernonia, R on Bridge St, L on State St, 4.5 miles to Creekview
Public: Dream Retreat. Fishing Haven. Extra completely detached guest house w/bath & bedrm. Lodge style home On River's Edge for total serenity. RV parking, carport, heated shop, potting shed. 6 panel solid doors, cathedral windows. Hot tub. Gated driveway. Water Flow thru Foundation. Too many extras to list.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 14 X 20 /	HI-CEIL, GREAT-R	**Mstr Bd:**	M / 15 X 13 /		**Baths - Full.Part**	
Kitchen:	M / 10 X 14 /	GOURMET, ISLAND	**2nd Bd:**	M / 11 X 10 /		**Upper Lvl:**	0.0
Dining:	M / 11 X 14 /	DECK, SKYLITE	**3rd Bd:**	U / 11 X 12 /	LOFT	**Main Lvl:**	2.0
Family:	/ /			/ /		**Lower Lvl:**	0.0
	/ /			/ /		**Total Bth:**	2.0

FEATURES AND UTILITIES

Kitchen: PANTRY, GASAPPL, BI-MICO, DISHWAS, DISPOSL, BI-OVEN
Interior: WW-CARP, CEILFAN
Exterior: PORCH, OUTBULD, GARDEN, TL-SHED, SHOP, BI-HTUB
Accessibility: 1LEVEL, CAREQTR, PARKING
Energy Eff: **Cool:** **Heat:** RADIANT, FOR-AIR
Water: COMMUNY, SH-WELL **Sewer:** SEPTIC **Hot Water:** PROPANE **Fuel:** ELECT, PROPANE

FINANCIAL

PTax/Yr: $2,400.08 **Rent, If Rented:** **Short Sale:** N **Bank Owned:** N
HOA Dues: $425 /YR **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.