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**Presented By:** Jim Hale  
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**Client Full**

**RESIDENTIAL**      **Status:** ACT      **12/14/2008**      **8:01:45 AM**  
**ML#:** 8107498      **Area:** 241      **List Price:** \$299,000  
**Addr:** 2982 GILHAM RD      **Unit#:**  
**City:** Eugene      **Zip:** 97408      **Condo Loc/Lvl:**  
**Map Coord:** 16/F/10      **Zoning:** R-1  
**County:** Lane      **Tax ID:** 1419983  
**Elem:** GILHAM      **Middle:** CAL YOUNG  
**High:** SHELDON      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 17-03-17-23-00261

**GENERAL INFORMATION**

**Lot Size:** 5K-6,999SF      **# Acres:** 0.15      **Lot Dimensions:** 74 Ave X 81  
**Waterfront:**      **View:** MNTAIN      **Lot Desc:** CULDSAC, LEVEL  
**River/Lake:**      **Seller Disc:** DSCLOSUR      **Other Disc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 0      **SFSrc:** County      **#Bdrms:** 3      **#Lvl:** 1      **Year Blt:** 1988 /      **Green:**  
**Main SQFT:** 1663      **TotUp/Mn:** 1663      **Style:** CONTEMP, 1STORY      **Home Wrnty:** Y 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0      **Parking:** DRIVWAY      **#Garage:** 2 / ATTACHD      **#Fireplaces:** 1/ GAS  
**Total SQFT:** 1663      **Roof:** COMP      **Exterior:** BRICK, WOOD      **Bsmt/Fnd:**

**REMARKS**

**XSt/Dir:** Coburg RD to Crescent West to Gilham then North to cul de sac on left  
**Public:** Built with great room concept by Anslow & Degeneault. Quiet cul-de-sac. Tiled, vaulted entry, vaulted great room with built-in entertainment center. Kitchen has oak cabinets, pantry, eating bar. Formal dining with many windows. Custom computer desk in third bedroom/home office. Inside utility, Huge, vaulted master bedroom has gas fireplace, walk-in and bath. Skylights.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 17 X 16 / BLT-INS, VAULTED	<b>Mstr Bd:</b> M / 18 X 12 / VAULTED, WI-CLOS	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 14 X 11 / EAT-BAR, PANTRY	<b>2nd Bd:</b> M / 12 X 11 /	<b>Upper Lvl:</b> 0.0
<b>Dining:</b> M / 13 X 10 / BAYWIND, FORMAL	<b>3rd Bd:</b> M / 11 X 9 / BLT-INS	<b>Main Lvl:</b> 2.0
<b>Family:</b> M / / GREAT-R, VAULTED	<b>UTILITY</b> M / 9 X 6 /	<b>Lower Lvl:</b> 0.0
<b>ENTRY</b> M / 7 X 7 / TILE-FL, VAULTED	/ /	<b>Total Bth:</b> 2.0

**FEATURES AND UTILITIES**

**Kitchen:** BI-RANG, DISHWAS, DISPOS, PANTRY, PLB-ICE  
**Interior:** GAR-OPN, LAUNDRY, SOUNSYS, TILE-FL, WW-CARP  
**Exterior:** DECK, FENCED, SPRNKLR, TL-SHED, BI-HTUB  
**Accessibility:** 1LEVEL  
**Cool:** CENTAIR      **Hot Water:** GAS      **Heat:** FOR-AIR      **Fuel:** GAS  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:**

**FINANCIAL**

**PTax/Yr:** 3694.93      **Rent, If Rented:**  
**HOA Dues:**      **Other Dues:**  
**HOA Incl:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.