



**Presented By:** Jim Hale  
action agents.net

**Client Full**

**RESIDENTIAL**      **Status:** ACT      **2/27/2009**      **5:47:44 PM**  
**ML#:** 9011743      **Area:** 235      **List Price:** \$140,000  
**Addr:** 37824 ROW RIVER RD      **Unit#:**  
**City:** Culp Creek      **Zip:** 97427      **Condo Loc/Lvl:**  
**Map Coord:** 19/H/12      **Zoning:** RR5  
**County:** Lane      **Tax ID:** 930113  
**Elem:** DORENA      **Middle:** LINCOLN  
**High:** COTTAGE GROVE      **PropType:** DETACHD  
**Nhood/Bldg:** Culp Creek  
**Legal:** 21-01-32-30-007010

**GENERAL INFORMATION**

**Lot Size:** 7K-9,999SF      **# Acres:** 0.21      **Lot Dimensions:** irregular  
**Waterfront:** RIVER      **View:** RIVER, MNTAIN      **Lot Desc:** SLOPED, TREES  
**River/Lake:** Row River      **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 0      **SFSrc:** county      **#Bdrms:** 2      **# Bth:** 1      **#Lvl:** 1      **Year Blt:** 1935 /  
**Main SQFT:** 792      **TotUp/Mn:** 792      **Style:** CABIN, 1STORY      **Green:**  
**Lower SQFT:** 0      **Parking:** OFF-STR      **#Garage:** 0 /      **#Fireplaces:** / STOVE, WOOD  
**Total SQFT:** 792      **Roof:** COMP      **Exterior:** WOOD      **Bsmt/Fnd:**  
**Home Wrnty:** 55+ w/Affidavit Y/N:

**REMARKS**

**XSt/Dir:** Row River Road 3.4 mi. beyond Dorena School (before Culp Creek)  
**Public:** Wonderful Row River frontage. Private swimming hole. Great TROUT location. Carport at road level. Gated drive to house level. Covered view deck with fridge. Storage/wood shed. Satellite dish. Private swimming hole. Roof two years old. Outside water pump for fun. Jennaire range. Fridge included. Shower over tub. Bonus walk-in closet.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / /	<b>Mstr Bd:</b> M / /	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / /	<b>2nd Bd:</b> / /	<b>Upper Lvl:</b> 0.0
<b>Dining:</b> M / /	<b>3rd Bd:</b> / /	<b>Main Lvl:</b> 1.0
<b>Family:</b> / /	<b>DEN/OFF</b> M / /	<b>Lower Lvl:</b> 0.0
		<b>Total Bth:</b> 1.0

**FEATURES AND UTILITIES**

**Kitchen:** BI-RANG, BI-OVEN, FS-REFR  
**Interior:** LAUNDRY, WW-CARP, SOAKTUB  
**Exterior:** GAZEBO, OUTBULD, PORCH, SATDISH, TL-SHED, YARD  
**Accessibility:** 1LEVEL  
**Cool:** WALL      **Hot Water:** ELECT      **Heat:** BASEBRD, WOODSTV      **Fuel:** ELECT, WOOD  
**Water:** WELL      **Sewer:** SEPTIC      **Insul:**

**FINANCIAL**

**PTax/Yr:** 550.14      **Rent, If Rented:**  
**HOA Dues:**      **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.