



**Presented By:** Jim Hale  
ACTIONAGENTS.NET

**Client Full**

**RESIDENTIAL**      **Status:** ACT    **4/19/2009**      **7:49:04 AM**  
**ML#:** 9030148      **Area:** 235      **List Price:** \$359,000  
**Addr:** 83057 HUNGRY HILL RD      **Unit#:**  
**City:** Creswell      **Zip:** 97426-9795      **Condo Loc/Lvl:**  
**Map Coord:** 91/E/10      **Zoning:** F2  
**County:** Lane      **Tax ID:** 839611  
**Elem:** CRESLANE      **Middle:** CRESWELL  
**High:** CRESWELL      **PropType:** DETACHD  
**Nhood/Bldg:** Camas Swale  
**Legal:** 10317002100

**GENERAL INFORMATION**

**Lot Size:** 10-19.99AC      **# Acres:** 19.48      **Lot Dimensions:** 1321 X 655  
**Waterfront:**      **View:** CREEK, MNTAIN      **Lot Desc:** PRIVATE, SLOPED, TREES  
**River/Lake:**      **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 0      **SFSrc:** County      **#Bdrms:** 2      **# Bth:** 1      **#Lvl:** 1      **Year Blt:** 1930 /  
**Main SQFT:** 960      **TotUp/Mn:** 960      **Style:** COTTAGE, 1STORY      **Green:** /  
**Lower SQFT:** 0      **Parking:** OFF-STR      **#Garage:** 0 / CARPORT      **#Fireplaces:** 1/ PELLSTV  
**Total SQFT:** 960      **Roof:** COMP      **Exterior:** ALUM      **Bsmt/Fnd:** CRAWLSP, PERIMTR  
**Home Wrnty:**      **55+ w/Affidavit Y/N:**

**REMARKS**

**XSt/Dir:** W of Creswell on Camas Swale RD 2.6 mi then L on Hungry Hill RD  
**Public:** (14 mi to UO/17 mi to RiverBend) Comfortable home has been rebuilt from studs and fully insulated. Mostly open hillside = great horse pasture/riding potential. 5 acres nearest home are truly like park. 1100 sqft Shop with Metal, Paint & Wood areas + bonus storage. Possible hilltop (replacement-dwelling) building site with stunning views of Cascades and Spencer Butte. TrueBliss.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 15 X 13 / CEILFAN, PATIO	<b>Mstr Bd:</b> M / 14 X 13 / BATH, CEILFAN	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 13 X 11 / BI-RANG, BI-OVEN	<b>2nd Bd:</b> M / 13 X 10 / CLO-ORG	<b>Upper Lvl:</b> 0.0
<b>Dining:</b> M / 13 X 10 / FORMAL, WOODSTV	<b>3rd Bd:</b> / /	<b>Main Lvl:</b> 1.0
<b>Family:</b> / /	<b>UTILITY</b> M / 11 X 5 /	<b>Lower Lvl:</b> 0.0
		<b>Total Bth:</b> 1.0

**FEATURES AND UTILITIES**

**Kitchen:** BI-RANG, PANTRY, BI-OVEN  
**Interior:** CEILFAN, LAUNDRY, WW-CARP  
**Exterior:** OUTBULD, PATIO, SHOP, TL-SHED, PRIVRD, WTRFEAT  
**Accessibility:** 1LEVEL  
**Cool:**      **Hot Water:** ELECT      **Heat:** WALL, WOODSTV      **Fuel:** ELECT, WOOD  
**Water:** CISTERN, SPRING      **Sewer:** SEPTIC      **Insul:** FULLY

**FINANCIAL**

**PTax/Yr:** 1223.87      **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.