



Presented By: Jeffrey Young
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RESIDENTIAL **Status:** EXP **4/30/2018** **10:06:44 AM**

ML#: 17653179 **Area:** 146 **List Price:** \$259,900 **Unit#:**

Addr: 442 NW 2ND AVE

City: Canby **Zip:** 97013 **Condo Loc:**

Zoning: **List Type:** ER **LR:** N

County: Clackamas **Tax ID:** 00793225

Elem: Knight **Middle:**

High: Canby **PropType:** DETACHD

Nhood/Bldg: **CC&Rs:**

Legal: 14 CANBY LT 3 BLK 9

Internet/Address/No Blog/No AVM: Y/Y/ **Offer/Nego:** CALL-LA

Open house: N

Wrnty: **Home Energy Score:** N
55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 5K-6,999SF **# Acres:** 0.13 **Lot Dimensions:**

Wfrnt: **View:** **Lot Desc:** LEVEL

Body Water: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** RMLS **#Bdrms:** 3 **#Bath:** 2 / 0 **#Lvl:** 1 **Year Built:** 1915 / APPROX

Main SQFT: 1462 **TotUp/Mn:** 1462 **Roof:** SHINGLE **Style:** BUNGALO **Green Cert:** **Energy Eff.:**

Lower SQFT: 0 **#Fireplaces:** / **Parking:** STREET **Exterior:** T-111, OTHER

Total SQFT: 1462 **Add. SQFT:** **#Gar:** 1 / DETACHD, **Bsmt/Fnd:** CRAWLSP

RV Desc:

REMARKS

XSt/Dir: From 99 E, N on Elm, R on NW 2nd Ave

Private: One of the sellers is a licensed real estate broker in the state of oregon.

Public: Own a piece of history "The John Sims House" is just a short walk downtown Canby. With some elbow grease could make this home shine again. As per city this home allows commercial/residential use. Home is a fixer, sold as-is. Rehab loan or cash only.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 22 X 15 /	Mstr Bd: M/ 11 X 12 /	Bths - Full/Part
Kitchen: M/ 15 X 10 /	2nd Bd: M/ 9 X 11 /	Upper Lvl: 0/0
Dining: M/ /	3rd Bed: M/ 9 X 10 /	Main Lvl: 2/0
Family: / /	UTILITY: M/ 9 X 7 /	Lower Lvl: 0/0
: / /	: / /	Total Bth: 2/0

FEATURES AND UTILITIES

Kitchen:

Interior:

Exterior: FENCED, PATIO, YARD

Accessibility:

Cool: **Heat:** ZONAL

Water: PUBLIC **Sewer:** PUBLIC **Hot Water:** **Fuel:** ELECT

FINANCIAL

Property Tax/Yr: \$3,089.04 **Spcl Asmt Balance:** **Tax Deferral:**

Terms: CASH, REHAB **Short Sale:** N **\$ Pre-Approv:** **3rd Party:** N **BAC:** % 2.5

Escrow Pref: Lawyers Title **Other Dues:** **Rent, If Rented:**

HOA: N **Dues:** **Bank Owned/REO:** N

HOA Incl:

BROKER / AGENT DATA

BRCD: WEIR01 **OF:** Weichert, Realtors - Elite **Lic#:** 201213414 **Ph:** 503-747-6775 **Fax:**

LPID: WILLAMYR **AG:** Willa Myrman **Lic#:** 201204825 **Ph:** 503-327-9214 **Cell/Pgr:**

Email(s) AG: willamyman1@gmail.com **Agent Ext:**

CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**

CoAgent Email: **Owner Perm. Resid:**

ShowHrs: 8-8 **Tran:** 4/25/2018 **List:** 11/28/2017 **Exp:** 4/24/2018 **Occ:** VACANT **Poss:**

LB/Loc/Cmb: Front door **Owner(s):** WP HOLDINGS LLC **FIRPTA:** N **Contact1:**

Show: RMLSLBX, VACANT **Tenant/Other:** **Contact2:**

COMPARABLE INFORMATION

Pend: **DOM/CDOM:** 147 / 147 **O/Price:** \$259,900 **%SP/OLP:**

Sold: **Terms:** **Sold Price:** **%SP/LP:**

SPID: **S/Agf:** **S/Off:** **S/Off Phone:**