

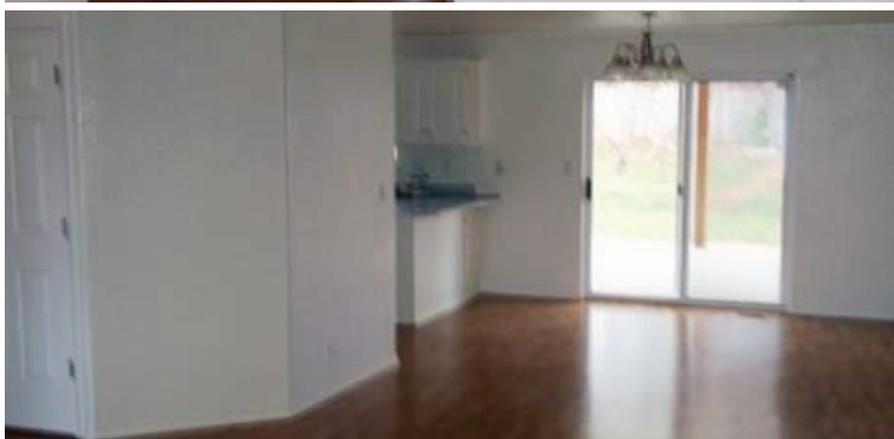
# Large Lot With Fruit Trees

# \$152,500

See reverse side for purchase details.

1241 Kokanee Lane, Grants Pass OR

## 3 bedroom 2 bathroom



### DESCRIPTION

Nice home on a large lot, ready to move in. Large lot with fruit trees and a large back yard for kids or even a pool. Quiet area close to town with a rural feel to it. Huge deck in the back for BBQ's or sit and enjoy the evenings.

### PROPERTY INFORMATION

<b>Square feet</b>	1,505
<b>Year Built</b>	1993
<b>Property Type</b>	Residential
<b>Stories</b>	1
<b>Condition</b>	Good
<b>Roof</b>	Composition
<b>Garage</b>	2 Car
<b>Basement</b>	None
<b>Land</b>	.27 Acres

### PROPERTY ATTRIBUTES

<b>Exterior Features</b>	Large Fenced Lot Sprinkler System Huge Deck RV Parking
<b>Interior Features</b>	Air Conditioner Vaulted Ceiling Walk-in Closet in Master
<b>Rooms</b>	Kitchen Dining Area Living Room
<b>Appliances</b>	Range Garbage Disposal

### TAX INFORMATION

<b>2011-2012 Taxes</b>	\$1,763
<b>Assessed Value</b>	\$126,340
<b>Market Value (Improvements)</b>	\$101,030
<b>Market Value (Land)</b>	\$60,900
<b>Year of Assessment</b>	2011-12
<b>Tax Account No.</b>	R335641
<b>County</b>	Josephine

### GENERAL INFORMATION

<b>Electricity</b>	Pacific Power
<b>Water</b>	Community
<b>Sewer</b>	City of Grants Pass
<b>Gas</b>	Avista
<b>Elementary School</b>	Redwood
<b>Middle School</b>	South
<b>High School</b>	Grants Pass

A PDF of this flyer can be found at  
[www.oregon.gov/ODVA/HOMELOANS/properties.shtml](http://www.oregon.gov/ODVA/HOMELOANS/properties.shtml)

\* This information is deemed reliable, but not guaranteed.

# \$152,500

See reverse side for property information.

## 3 bedroom 2 bathroom

## Purchase Details

1241 Kokanee Lane, Grants Pass OR

### CASH SALE PROPERTY OFFERED BY OREGON DEPARTMENT OF VETERANS' AFFAIRS

#### Home Loan Department

888-633-6826 ext. 2235 (Toll free in Oregon)

503-373-2235

[www.oregon.gov/odva/properties.shtml](http://www.oregon.gov/odva/properties.shtml)

### FOR VIEWING AND/OR TO SUBMIT AN OFFER

#### Remax / Ideal Brokers Inc.

Ed Oliver

3539 Heathrow Way, #200, Medford, OR

541-770-3325

541-821-0134 (For Showing)

[edoliver@idealbrokersinc.com](mailto:edoliver@idealbrokersinc.com)

[www.idealbrokersinc.com](http://www.idealbrokersinc.com)

### PROPERTY ACCOUNT NUMBER

3042348

### LEGAL DESCRIPTION

Lot 56, Meadow Creek Subdivision, Phase 3, Josephine County, OR

### DATE LISTED

12/29/11

### TERMS OF SALE

No Seller financing available.

No warranties or guarantees are expressed or implied as to the condition of appliances, heating, plumbing, electric, structural, or water systems. ODVA has disclosed all deficiencies which are known. Conveyance by Bargain and Sale Deed only. The property is being offered "as is."

The buyer will be required to sign a Property Acceptance Statement (Form 894-M) at closing. The buyer will also be required to sign an agreement to hold the Oregon Department of Veterans' Affairs and the State of Oregon harmless from all future claims and damages arising from any environmental or toxic hazards which might be found in or on this property now or in the future.

ODVA does not pay Title Insurance.

There are no redemption rights to this property.



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exclusively for  
Oregon veterans.

A product of the Oregon Department of Veterans' Affairs

ORVET Home Loans are available to qualifying veterans for properties up to \$417,000. ORVET Home Loans are not available for properties already owned by Oregon Department of Veterans' Affairs. Please call or visit the ODVA Home Loan Department for more information and eligibility details.

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