

# Daylight Ranch in Milwaukie

# \$224,900

See reverse side for purchase details.

2455 SE Juniper Dr, Milwaukie OR

## 3 bedroom 2.5 bathroom



### DESCRIPTION

Wonderful open, spacious floor plan. Hardwoods on main with huge remodeled kitchen featuring corian counters, maple cabinets and custom pull out drawers. Lower level has wide open family room with fireplace and outside entrance. A retro party room with wetbar. Massive RV parking with gate. Tons of charm!

### PROPERTY INFORMATION

|                      |                          |
|----------------------|--------------------------|
| <b>Square feet</b>   | 2,784                    |
| <b>Year Built</b>    | 1961                     |
| <b>Property Type</b> | Residential              |
| <b>Stories</b>       | 1 With Daylight Basement |
| <b>Condition</b>     | Fair                     |
| <b>Roof</b>          | Composition              |
| <b>Garage</b>        | 2 Car Attached           |
| <b>Basement</b>      | Yes                      |
| <b>Land</b>          | .26 Acres                |

### PROPERTY ATTRIBUTES

|                          |  |
|--------------------------|--|
| <b>Exterior Features</b> | Vinyl Siding<br>Fenced<br>Above Ground Pool<br>Hot Tub       |
| <b>Interior Features</b> | Hardwood Flooring<br>Corian Counters<br>Fireplace<br>Wet Bar |
| <b>Rooms</b>             | Recreation Room<br>Bonus Room with Wet Bar,<br>and half bath |
| <b>Appliances</b>        | Refrigerator<br>Dishwasher<br>Garbage Disposal               |

### TAX INFORMATION

|                                    |           |
|------------------------------------|-----------|
| <b>2011-2012 Taxes</b>             | \$3,299   |
| <b>Assessed Value</b>              | \$193,716 |
| <b>Market Value (Improvements)</b> | \$132,110 |
| <b>Market Value (Land)</b>         | \$110,357 |
| <b>Year of Assessment</b>          | 2011-12   |
| <b>Tax Account No.</b>             | 294853    |
| <b>County</b>                      | Clackamas |

### GENERAL INFORMATION

|                          |            |
|--------------------------|------------|
| <b>Electricity</b>       | PGE        |
| <b>Water</b>             | Public     |
| <b>Sewer</b>             | Public     |
| <b>Gas</b>               | NW Natural |
| <b>Elementary School</b> | Riverside  |
| <b>Middle School</b>     | Rowe       |
| <b>High School</b>       | Putnam     |

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.

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## Purchase Details

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### 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

Jean Adcock

2072 NE Burnside, Gresham OR

503-666-2020

503-495-3177 (cell)

[jeanequity@aol.com](mailto:jeanequity@aol.com)

[www.equitygroup.com/p/9/11270464](http://www.equitygroup.com/p/9/11270464)

See Virtual Tour at <http://bit.ly/w53wsq>



### PROPERTY ACCOUNT NUMBER

3042090

### LEGAL DESCRIPTION

829 Riveroaks Lt 7 Blk 1

### DATE LISTED

12/16/11

### 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.

503-373-2051 | [www.oregon.gov/odva/homeloans](http://www.oregon.gov/odva/homeloans)