

# 3,045 Square Feet of Space to Relax!

# \$269,900

See reverse side for purchase details.

## 2632 SE Teal Ave., Gresham OR

## 5 bedroom 2.5 bathroom



### DESCRIPTION

Just like new! Fabulous Springwater Hills neighborhood! 5 bedrooms, a den and a loft! Pristine condition featuring a gourmet kitchen with granite slab counter tops, stainless gas appliances, butlers pantry and a nook. Master suite has "his" and "her" closets with soak tub and dbl sinks. Family room with fireplace and built-ins. This is a great home!

### PROPERTY INFORMATION

Square feet	3,045
Year Built	2007
Property Type	Residential
Stories	2
Condition	Good
Roof	Composition
Garage	2 Car
Basement	None
Land	.11 Acres

### PROPERTY ATTRIBUTES

Exterior Features	Fenced Lot View of Mt. Hood Landscaped Yard with Deck Porch
Interior Features	Vacuum System Granite Counter Tops "His and Hers" Walk-in - Closets off Master BR
Rooms	5 Bedrooms Den Loft
Appliances	Refrigerator Dishwasher Microwave Stainless Range Garbage Disposal

### TAX INFORMATION

2011-2012 Taxes	\$3,609
Assessed Value	\$223,920
Real Market Value	\$258,000
Real Market Value (Improvements)	\$154,000
Real Market Value (Land)	\$104,000
Year of Assessment	2011-12
Tax Account No.	R578565
County	Multnomah

### GENERAL INFORMATION

Electricity	PGE
Water	City of Gresham
Sewer	City of Gresham
Gas	NW Natural
Elementary School	East Orient
Middle School	
High School	Sam Barlow

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.

# \$269,900

See reverse side for property information.

## 5 bedroom 2.5 bathroom

## Purchase Details

2632 SE Teal Ave., Gresham 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 Equity Group

Jean Adcock

2072 NE Burnside, Gresham OR 97030

503-666-2020 office

503-810-3235 cell

503-667-2478 fax

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



Home loans  
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)

### PROPERTY ACCOUNT NUMBER

3041928

### LEGAL DESCRIPTION

Springwater Hills, Lot 63

### DATE LISTED

1/11/12

### 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.

