

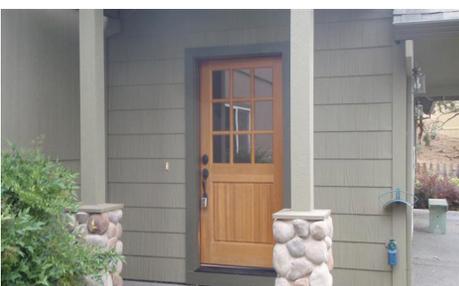
Southern Oregon Home With Views

\$219,000

See reverse side for purchase details.

486 Old Ferry Road, Shady Cove

4 bedroom 3 bathroom



DESCRIPTION

Beautiful 2004 home, ready to move in with river rock accents on the exterior and a covered patio in the front of the house with views. 2 story with master bed and bath downstairs and an additional bedroom downstairs with 2 bedrooms upstairs and an additional family room upstairs.

PROPERTY INFORMATION

Square feet	1896
Year Built	2004
Property Type	Residential
Stories	2
Condition	Good
Roof	Composition
Garage	2 Car Attached
Basement	None
Land	.58 acre

PROPERTY ATTRIBUTES

Exterior Features	Patio In-ground Sprinklers Partially Fenced
Interior Features	Hardwood Floors Wood Stove Air Conditioning Granite Countertops
Rooms	Family Dining
Appliances	Microwave Range Garbage Disposal Dishwasher

TAX INFORMATION

2010-2011 Taxes	\$1,963
Assessed Value	\$160,280
Real Market Value (RMV)	\$172,860
Land (RMV)	\$52,630
Improvements (RMV)	\$120,230
Year of Assessment	2011
Tax Account No.	10895488
County	Jackson

GENERAL INFORMATION

Electricity	Pacificorp
Water	Angler's Cove/ Shady Cove Heights Water
Sewer	City of Shady Cove
Elementary School	Elk Trail
Middle School	Shady Cove
High School	Eagle Point

A PDF of this flyer can be found at
www.oregon.gov/ODVA/HOMELOANS/properties.shtml

* This information is deemed reliable, but not guaranteed.

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See reverse side for property information.

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Purchase Details

486 Old Ferry Road, Shady Cove

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

FOR VIEWING AND/OR TO SUBMIT AN OFFER

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503-373-2051 | www.oregon.gov/odva/homeloans

PROPERTY ACCOUNT NUMBER

0003038452

LEGAL DESCRIPTION

Lot 1, Shady Cove Heights Subdivision, Shady Cove, Jackson County

DATE LISTED

10/14/11

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.

