



**Presented By:** Kathy Ging  
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**RESIDENTIAL** **Status:** ACT **2/23/2012** **1:37:24 PM**  
**ML#:** 11487352 **Area:** 242 **List Price:** \$235,000  
**Addr:** 1473 LUELLA ST **Unit#:**  
**City:** Eugene **Zip:** 97401 **Condo Loc:**  
**Map Coord:** 28/G/11 **Zoning:** R-1  
**County:** Lane **Tax ID:** 1319704  
**Elem:** BERTHA HOLT **Middle:** MONROE  
**High:** SHELDON **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 17-03-21-23-4820

**GENERAL INFORMATION**

**Lot Size:** 5K-6,999SF **# Acres:** 0.14 **Lot Dimensions:** O x O  
**Waterfront:** **View:** **Lot Desc:** LEVEL  
**Body Water:** **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 500 **SFSrc:** county **#Bdrms:** 3 **# Bth:** 2.1 **#Lvl:** 2 **Year Blt:** 1989 / APPROX  
**Main SQFT:** 1350 **TotUp/Mn:** 1850 **Style:** 2STORY, CONTEMP **Green:** /  
**Lower SQFT:** 0 **Parking:** DRIVWAY **#Garage:** 2 / OVRSIZE **#Fireplaces:** /  
**Total SQFT:** 1850 **Roof:** COMP **Exterior:** LAP, T-111 **Bsmt/Fnd:** CONCRET, CRAWLSP  
**Home Wrnty:** 55+ w/Affidavit Y/N: N

**REMARKS**

**XSt/Dir:** Coburg Rd. - East on Bailey Ln. (at light) - 2nd street on left - Luella  
**Public:** CUSTOM gem low traffic, tiled entry, spacious master 1st flr w bath; 2nd flr 2 be 1 ba. LOW ENERGY BILLS! 2x6 Super Good Cents; dbl panes, 2008 hi effc he pump + 30 yr roof. Vlt'd great rm, skylites, BIG KIT: S facing LIGHT, custom cabs, SOLAR + instant H2O, cook isl. 1 + .5 baths main flr. Insulated gar. NOT a repo. Air purifier. BIG rms. Repairs mostly done. Apples!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b>	M / 15 X 25 / WW-CARP, SKYLITE	<b>Mstr Bd:</b>	M / 15 X 15 /	<b>Baths - Full.Part</b>
<b>Kitchen:</b>	M / 12 X 19 / BI-OVEN, AIRCLEN	<b>2nd Bd:</b>	U / 11 X 12 /	<b>Upper Lvl:</b> 1.0
<b>Dining:</b>	/ /	<b>3rd Bd:</b>	U / 11 X 13 /	<b>Main Lvl:</b> 1.1
<b>Family:</b>	/ /		/ /	<b>Lower Lvl:</b> 0.0
	/ /		/ /	<b>Total Bth:</b> 2.1

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, DISPOS, D-DRAFT, BI-MICO, COOK-IS, BI-OVEN, INST-HW  
**Interior:** GAR-OPN, LAUNDRY, AIRCLEN, VNYL-FL, HISPEED, WW-CARP, PAS-SOL, OWSECUR  
**Exterior:** TL-SHED, SPRNKLR, PAVEDRD, VYW-DBL, YARD, GARDEN, FENCED, DECK  
**Accessibility:** GRGMAIN, NATLITE, PARKING, MNBDBTH  
**Energy Eff:** INSU+CL, HT-PUMP, SOL-HW, PAS-SOL **Cool:** HT-PUMP **Heat:** PAS-SOL, HT-PUMP  
**Water:** PUBLIC **Sewer:** PUBLIC **Hot Water:** SOL-HW, ELECT **Fuel:** ELECT, SOLAR

**FINANCIAL**

**PTax/Yr:** \$3,449.84 **Rent, If Rented:** **Short Sale:** N **Bank Owned:** N  
**HOA Dues:** **Other Dues:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.