



Presented By: Carl Wuestehube
 Tri-Star Realty
Phone: 9492767325 **E-mail:** tristarrealty@cox.net
RESIDENTIAL **Status:** ACT **7/8/2014** **12:52:02 PM**
ML#: 14635403 **Area:** 152 **List Price:** \$207,000
Addr: 4457 SE SYCAMORE ST **Unit#:**
City: Hillsboro **Zip:** 97123 **Condo Loc:**
Map Coord: **Zoning:** **List Type:** EA **LR:** Y
County: Washington **Tax ID:** R2184210
Elem: Brookwood **Middle:**
High: Hillsboro **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:**
Legal: 2013-023 PARTITION PLAT, LOT 2, ACRES .07
Internet/Address/No Blog/No AVM: Y/ Y/ / **Offer/Nego:** CALL-LA

GENERAL INFORMATION

Lot Size: 3K-4,999SF **# Acres:** 0.07 **Lot Dimensions:**
Wfmr: **View:** **Lot Desc:** TREES, LEVEL
Body Water: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 372 **SFSrc:** Owner **#Bdrms:** 4 **#Bth:** 2/0 **#Lvl:** 2 **Year Blt:** 2013 / RESALE **55+ w/Affidavit Y/N:** N
Main SQFT: 920 **TotUp/Mn:** 1292 **Style:** CRAFTSM **Green / Yr / Obtained:**
Lower SQFT: 0 **Parking:** STREET, DRIMWAY **#Garage:** 1/ATTACHD **Home Wrnty:** **#Fireplaces:** /
Ttl SQFT: 1292 **Addl. SQFT:** **Roof:** COMP **Exterior:** VINYL **Bsmt/Fnd:**

REMARKS

XSt/Dir: TV Highway towards Hillsboro to Brookwood or take 217 N to 26W Exit 63
Private: Limited Service Listing ALL OFFERS MUST be emailed to Listing Agent at tristarrealty@cox.net All showings and questions direct to seller Name : Theo Evans Number: 253-988-0747 or 971-295-4736 Email: theoevans22@hotmail.com Listing Agent can be reached by email or 949-726-7325
Public: Energy Efficient home built by a quality local builder has 4 bedrooms and 2 bathrooms. NO HOA FEES! Offstreet Parking, small subdivision, brand new in December 2013, in perfect condition. Everything new and home is move in ready. All new windows, appliances, flooring, -95+ water heater, furnace, ceiling insulation, nice finishes. Electric bill never over \$39.00. Close to shopping/53rd Ave. Park, Intel, Nike, Bus lines.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 15 X 11 /	Mstr Bd: M/ 10 X 11 /	Bths - Full/Part
Kitchen: M/ 10 X 11 /	2nd Bd: M/ 8 X 10 /	Upper Lvl: 1/0
Dining: M/ 10 X 11 /	3rd Bed: U/ 11 X 8 /	Main Lvl: 1/0
Family: / /	4TH-BD: U/ 8 X 9 /	Lower Lvl: 0/0
UTILITY: M/ 11 X 6 /	: / /	Total Bth: 2/0

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, BI-RANG, BI-REFR, PANTRY, BI-OVEN
Interior: WW-CARP, WASHDRY, LAUNDRY, LAM-FL
Exterior: COVPATI, FENCED, YARD

Accessibility:

Energy Eff: FOR-95+ **Cool:** WINDOW **Heat:** FOR-AIR
Water: PUBLIC **Sewer:** PUBLIC **Hot Water:** **Fuel:** GAS

FINANCIAL

Property Tax/Yr: \$578.00 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** \$ 2000
Terms: VA, FHA, CONV, CASH **Short Sale/Pre-Approv\$:** N / **3rd Party:** N **Total Comm Differs:** N
Escrow Pref: **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:** **Rent, If Rented:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 3TSR01 **Office:** Tri-Star Realty **Phone:** 949-276-7325 **Fax:** 800-721-7314
LPID: WUESTEHU **Agent:** Carl Wuestehube **Phone:** 949-276-7325 **Cell/Pgr:**
Email(s) AG: tristarrealty@cox.net **CoAgent:** **CoPh:**
CoLPID: **CoBRCD:** **Exp:** 1/7/2015 **Occ:** OWNER **Poss:** NEGO
ShowHrs: **Tran:** 7/8/2014 **List:** 7/8/2014 **FIRPTA:** N **Phone:** 253-988-0747
LB/Loc/Cmb: none **Owner:** Theo Evans **Tenant/Other:** **Phone:**
Show: SEERMKS, CALLOWN

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.