



Presented By: Cory Neu
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RESIDENTIAL **Status:** ACT **10/17/2017** **3:58:29 PM**
ML#: 17316939 **Area:** 237 **List Price:** \$297,400
Addr: 295 WALNUT ST **Unit#:**
City: Junction City **Zip:** 97448 **Condo Loc:**
Zoning: R1
County: Lane **Tax ID:** 1779329
Elem: Laurel **Middle:** Oaklea
High: Junction City **PropType:** DETACHD
Nhood/Bldg: High Pass Meadow **CC&Rs:** Y
Legal: Subdivision Plat: HIGH PASS MEADOW, LOT #36 TL 15-04-31-34-03600
Open house: N

Home Energy Score:
Wrnty: 55+ w/Affidavit Y/N: N

[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 5K-6,999SF **# Acres:** 0.14 **Lot Dimensions:** 92 X 68
Wtfrnt: **View:** **Lot Desc:** LEVEL
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** Tax Record **#Bdrms:** 3 **#Bath:** 2 / 0 **#Lvl:** 1 **Year Built:** 2007 / APPROX
Main SQFT: 1823 **TotUp/Mn:** 1823 **Roof:** COMP **Style:** 1STORY, CONTEMP **Green Cert:** **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** 1 / GAS **Parking:** DRIVWAY **Exterior:** FIBRCM
Total SQFT: 1823 **Addl. SQFT:** **#Gar:** 2/ATTACHD, **Bsmt/Fnd:** CRAWLSP, PERIMTR
RV Desc:

REMARKS

XSt/Dir: Hwy 99 N to Junction City, Left on High Pass, Right on Walnut
Public: WOW! Meticulously kept home w open living spaces! 2 walk-in closets & 13 X 6 bath in LUXURY MASTER SUITE, extravagant vaults in living room w french doors to covered patio! Dream kitchen features Hickory cabinets, stainless appliances & tile. Lots of display shelves & cubbies, bay window in dining overlooks gorgeous yard w see-to-believe array of flowers & gardens! 18 X 8 covered + 18 X 7 open patios - HAVE FUN ENTERTAINING RIGHT HERE!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 16 X 13 / FIREPL, FNCH-DR, VAULTED	Mstr Bd: M/ 18 X 13 / BATH, WI-CLOS, WW-CARP	Bths - Full/Part
Kitchen: M/ 15 X 11 / DISHWAS, PANTRY, TILE-FL	2nd Bd: M/ 13 X 11 / WW-CARP	Upper Lvl: 0/0
Dining: M/ 10 X 9 / BAYWIND, TILE-FL	3rd Bed: M/ 13 X 11 / WW-CARP	Main Lvl: 2/0
UTILITY: M/ 8 X 6 / TILE-FL	ENTRY: M/ 9 X 4 / TILE-FL	Lower Lvl: 0/0
		Total Bth: 2/0

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, FS-RANG, FS-REFR, PANTRY, PLB-ICE, SSAPPL, TILE
Interior: CEILFAN, GAR-OPN, HI-CEIL, LAUNDRY, TILE-FL, VAULTED, VNYL-FL, WW-CARP
Exterior: COVPATI, FENCED, GARDEN, PATIO, RAISDBD, SPRNKLR, VYW-DBL, YARD
Accessibility: 1LEVEL, BATHSIZ, WALKSHR
Cool: CENTAIR **Heat:** FOR-AIR
Water: PUBLIC **Sewer:** PUBLIC

Hot Water: GAS **Fuel:** GAS

FINANCIAL

PTax/Yr: \$4,242.96 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
HOA Incl:
Terms Considered:
List Date: 8/14/2017

COMPARABLE INFORMATION

O/Price: \$309,900

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.