



**Presented By:** Cory Neu  
 Neu Real Estate  
**Phone:** [541-933-2221](tel:541-933-2221) **E-mail:** [info@neurealty.com](mailto:info@neurealty.com)  
**RESIDENTIAL** **Status:** ACT **6/26/2018** **9:23:08 PM**  
**ML#:** 18495376 **Area:** 250 **List Price:** \$529,900  
**Addr:** 37910 Shenandoah LOOP **Unit#:**  
**City:** Springfield **Zip:** 97478 **Condo Loc:**  
**Zoning:** RR2  
**County:** Lane **Tax ID:** 110922  
**Elem:** Waltherville **Middle:** Thurston  
**High:** Thurston **PropType:** DETACHD  
**Nhood/Bldg:** Shenandoah Heights **CC&Rs:** Y  
**Legal:** TL 17 02 24 00 00123  
**Open house:** N  
**# Supplements:** 1 **Home Energy Score:** N  
[V Tour #1](#) **Wrnty:** 55+ w/Affidavit Y/N: N

**GENERAL INFORMATION**

**Lot Size:** 20K-.99AC **# Acres:** 0.92 **Lot Dimensions:**  
**Wtfrnt:** **View:** MNTAIN, TREEWOOD, **Lot Desc:** GEN-SLP, TREES  
 VALLEY  
**Body Water:** **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 0 **SFSrc:** Tax Record **#Bdrms:** 4 **#Bath:** 2 / 1 **#Lvl:** 2 **Year Built:** 1969 / APPROX  
**Main SQFT:** 2232 **TotUp/Mn:** 2232 **Roof:** COMP **Style:** 2STORY, DAYRNCH **Green Cert:** N **Energy Eff.:**  
**Lower SQFT:** 1272 **#Fireplaces:** 2 / WOOD **Parking:** CARPORT, DRIVWAY **Exterior:** WOODSID  
**Total SQFT:** 3504 **Add. SQFT:** **#Gar:** 2/DETACHD, , **Bsmt/Fnd:** DAYLITE, FINISHD, SLAB  
**RV Desc:** RV-PRKNG

**REMARKS**

**XSt/Dir:** Camp Creek Road, to Upper Camp Creek, Right on Worth Road, Left on Shenandoah Loop  
**Public:** This TRANQUIL countryside retreat offers peace & serenity at its finest! Manicured grounds are a perfect mix of SHADE TREES & GARDEN & PLAY areas, 600+ Sq. Ft. garage/shop combo + loft & lean-to! A TRUE SHOWPLACE PROPERTY for entertaining w 2 family rooms + formal living/dining, 2 fireplaces, a DREAM KIT w upscale Alder Wood cabinetry, you'll find INCREDIBLE EXTRAS & CHARM throughout! 2012 roof by RIVER ROOFING, beautifully maintained!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M/ 23 X 14 / EXTDOOR, FIREPL, HARDWOD	<b>Mstr Bd:</b> M/ 23 X 10 / BATH, DBL-CLO, WW-CARP	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 15 X 11 / GRANITE, ISLAND, PANTRY	<b>2nd Bd:</b> M/ 15 X 11 / BATH, SLIDER, WW-CARP	<b>Upper Lvl:</b> 0/0
<b>Dining:</b> M/ 20 X 11 / HARDWOD, WAINSCO	<b>3rd Bed:</b> L/ 18 X 11 / BLT-INS, SLIDER, WW-CARP	<b>Main Lvl:</b> 1/1
<b>Family:</b> M/ 23 X 23 / HARDWOD, WOODSTV	<b>4TH-BD:</b> L/ 11 X 11 / CLOSET, WW-CARP	<b>Lower Lvl:</b> 1/0
<b>FAMILY:</b> L/ 22 X 17 / FIREPL, SLIDER, WW-CARP	<b>UTILITY:</b> L/ 11 X 7 / BLT-INS, SINK, VNYL-FL	<b>Total Bth:</b> 2/1

**FEATURES AND UTILITIES**

**Kitchen:** BI-OVEN, COOK-IS, COOKTOP, DISHWAS, DISPOS, GRANITE, ISLAND, PANTRY, SSAPPL, TILE  
**Interior:** BI-VACM, GRANITE, HARDWOD, LAUNDRY, VNYL-FL, WAINSCO, WOODFLR, WW-CARP  
**Exterior:** COVDECK, COVPATI, DECK, OUTBULD, PATIO, RV-PRKNG, SHOP, SPRNKL, VYV-DBL, WTRFEAT  
**Accessibility:** MNBDBTH  
**Cool:** HT-PUMP **Heat:** CEILING, FOR-AIR, HT-PUMP  
**Water:** COMMUNY **Sewer:** SEPTIC **Hot Water:** ELECT **Fuel:** ELECT

**FINANCIAL**

**PTax/Yr:** \$3,259.32, 2017 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:** Y **Dues:** **Other Dues:**  
**HOA Incl:** WATER  
**Terms Considered:** CASH, CONV  
**List Date:** 6/25/2018

**COMPARABLE INFORMATION**

**O/Price:** \$529,900

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

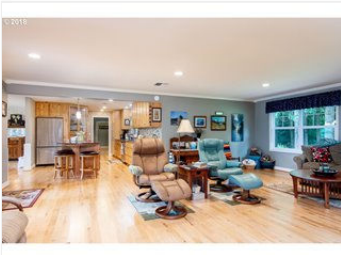
**ML#:** 18495376      **Area:** 250      **Status:** ACT      **Price:** \$529,900  
**Address:** 37910 Shenandoah LOOP      **City:** Springfield      **Zip:** 97478  
**XST/Dir:** Camp Creek Road, to Upper Camp Creek, Right on Worth Road, Left on Shenandoah Loop  
**Bed/Baths:** 4 / 2.1      **SQFT:** 3504      **YrBuilt:** 1969      **Style:** 2STORY, DAYRNCH  
**Lot Size:** 20K-.99AC      **Type:** DETACHD      **PTax/Yr:** \$3,259.32, 2017      **High:** Thurston  
**Acres:** 0.92



**Kitchen - Breakfast Bar**

**Kitchen/Dining Room**

**Kitchen - Cooking Island**

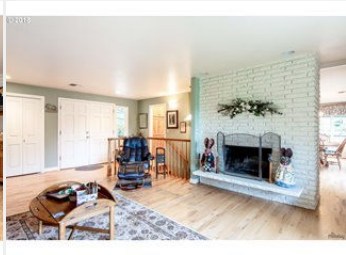
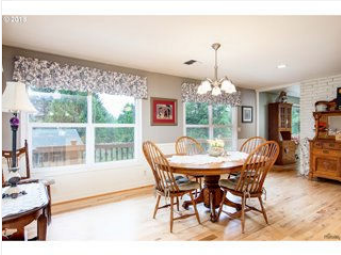


**Kitchen/Family Room**

**Family Room - # 1**

**Family Room - # 1**

**Dining Room - Formal**

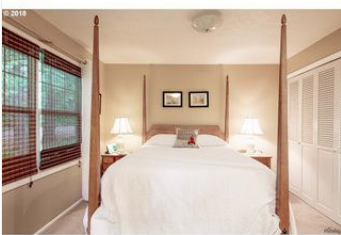


**Dining Room - Formal**

**Living Room - Fireplace**

**Living Room - View From**

**Living Room - View From**



**Bedroom, Master - Main**

**Bedroom, Master - Main**

**Family Room - # 2**

**Family Room - # 2**

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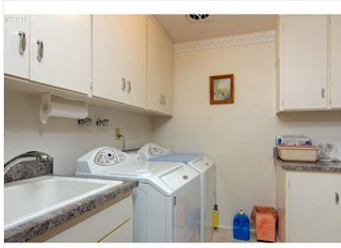
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**Utility Room**



**Deck - Main**



**View - Deck**



**Exterior - SW Facing**



**Exterior - West Facing**



**Yard - Landscaped**



**Patio - Backyard**



**Yard - Landscaped**



**Shop**



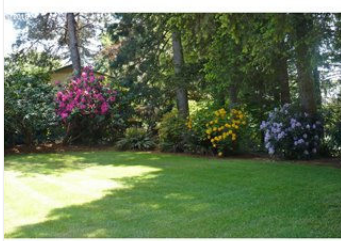
**Exterior - NE Facing**



**Exterior - NE Facing**



**Yard - Landscaped**



**Yard - Landscaped**



**Yard - Landscaped**



**Yard - Trees**



**Yard - Trees**

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