



Presented By: Cory Neu  
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**RESIDENTIAL** Status: ACT 5/5/2018 1:04:35 PM  
 ML#: 18321432 Area: 239 List Price: \$319,900  
 Addr: 7248 Glacier Drive Unit#:   
 City: Springfield Zip: 97478 Condo Loc:   
 Zoning: LD Tax ID: 1262839  
 County: Lane Elem: Thurston Middle: Thurston  
 High: Thurston PropType: DETACHD  
 Nhood/Bldg: McKenzie Hills 1st Addition CC&Rs: Y  
 Legal: TL 18-02-02-21-02600  
 Open house: N Home Energy Score: N  
 Wrnty: 55+ w/Affidavit Y/N: N

[VTour #1](#)

**GENERAL INFORMATION**

Lot Size: 5K-6,999SF # Acres: 0.14 Lot Dimensions: 101 X 62  
 Wtfrnt: View: MNTAIN, TREEWOOD Lot Desc: GEN-SLP  
 Body Water: Seller Disc: DSCLOSUR

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: Public Rec #Bdrms: 3 #Bath: 2 / 0 #Lvl: 2 Year Built: 1995 / APPROX  
 Main SQFT: 1497 TotUp/Mn: 1497 Roof: COMP Style: 2STORY, CONTEMP Green Cert: Energy Eff.:  
 Lower SQFT: 198 #Fireplaces: 1 / WOOD Parking: DRIVWAY, OFF-STR Exterior: LAP  
 Total SQFT: 1695 Addl. SQFT: #Gar: 2/ATTACHD, Bsmt/Fnd: DAYLITE, UNFIN  
 RV Desc:

**REMARKS**

**XSt/Dir:** South on 72nd Street, Left on Glacier Drive  
**Public:** This 1-Owner home offers flexible living spaces in a quiet McKenzie Hills neighborhood! The OPEN FLOOR PLAN + vaulted ceilings & skylights create a wonderful "great room" personality & the lower level offers LOTS OF BONUS ROOM OPPORTUNITY FOR ADDING FOOTAGE w partially insulated rooms in the basement (not inc. in footage)! Skylit shower bath + SOAKING TUB. FRESH INTERIOR PAINT! 36' Deck has 15' covered picnic area & filtered views!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M/ 21 X 14 / CEILFAN, FIREPL, VAULTED	<b>Mstr Bd:</b> M/ 13 X 12 / BATH, SKYLITE, SOAKTUB	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 16 X 11 / SKYLITE, VAULTED	<b>2nd Bd:</b> M/ 11 X 10 / FNCH-DR, WW-CARP	<b>Upper Lvl:</b> 0/0
<b>Dining:</b> M/ 13 X 9 / WW-CARP	<b>3rd Bed:</b> M/ 11 X 10 / WW-CARP	<b>Main Lvl:</b> 2/0
<b>Family:</b> L/ 19 X 11 / CEILFAN, WW-CARP	<b>LAUNDRY:</b> M/ /	<b>Lower Lvl:</b> 0/0
		<b>Total Bth:</b> 2/0

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, BI-RANG, DISPOS, FS-REFR, PLB-ICE, TILE  
**Interior:** CEILFAN, GAR-OPN, LAUNDRY, SOAKTUB, VAULTED, VNYL-FL, WW-CARP  
**Exterior:** COVDECK, DECK, VYW-DBL, YARD  
**Accessibility:** MNBDBTH  
**Cool:** CENTAIR **Heat:** FOR-AIR  
**Water:** PUBLICWTR **Sewer:** PUBLICSWR **Hot Water:** ELECT **Fuel:** ELECT

**FINANCIAL**

PTax/Yr: \$4,167.80, Rent, If Rented: Short Sale: N Bank Owned/REO: N  
 HOA: N Dues: Other Dues:  
 HOA Incl:  
 Terms Considered: CASH, CONV, FHA, VA  
 List Date 5/3/2018

**COMPARABLE INFORMATION**

O/Price: \$319,900

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