



Presented By: Amy Burghardt
Sunset Group Inc.

Agent Full

RESIDENTIAL Status: ACT 6/19/2009 9:56:43 PM
 ML#: 9048232 Area: 156 List Price: \$420,000 Unit#:
 Addr: 400 W EDGEWOOD DR
 City: Newberg Zip: 97132 Condo Loc/Lvl:
 Map Coord: 713/B/4 Zoning: List Type: ER LR: N
 County: Yamhill Tax ID: R3207CA01900
 Elem: ANTONIA CRATER Middle: CHEHALEM VALLEY
 High: NEWBERG PropType: DETACHD
 Nhood/Bldg: Valley Meadows
 Legal: LOT 52 VALLEY MEADOWS NO 2 = 006624 SQ FT
 Internet/Address/No Blog/No AVM: Y/ Y/ N/ Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 5K-6,999SF # Acres: 0.15 Lot Dimensions: 72x92
 Waterfront: View: MNTAIN Lot Desc: LEVEL
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 1107 SFSrc:county #Bdrms:4 #Bth:2.1 #Lvl:2 Year Blt: 2004 / APPROX Green:
 Main SQFT: 1748 TotUp/Mn:2855 Style: TRAD Home Wrnty: N 55+ w/Affidavit Y/N: N
 Lower SQFT: 0 Parking: STREET #Garage: 3 / ATTACHD #Fireplaces: 1/ GAS
 Total SQFT: 2855 Roof: COMP Exterior: FIBRCEM Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: HWY 240, RT on Chehalem Dr., RT on Edgewood Dr
Private: Price to sell, Like New! Gorgeous home! Best in Newberg. Open space with everything. Wood floors, custom hickory cabinets, grand pillars, custom stair rails, Media rm w/ sound system, Tumble stone & granite tile. Master on main w/ jetted tub. Play house or shed. 3 car garage.
Public: Like New! Gorgeous home! Best in Newberg. Bright & light. Formal dining rm, living rm, den or bedrm, Master suite in main, Media or family rm upstairs w/ custom sound system. Chef kitchen w/ tumble stone, granite counter & stainless steel applces, Pillars and vaulted ceiling. Tons of storage, manicured lanscaping with fenced backyard, Play house or shed in the back. 3 car garage.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 16 X 17 / FIREPL, GREAT-R	Mstr Bd: M / 12 X 16 / SUITE, JET-TUB	Baths - Full.Part
Kitchen: M / 11 X 21 / NOOK, GRANITE	2nd Bd: M / 11 X 12 / FNCH-DR	Upper Lvl: 1.0
Dining: M / 11 X 21 / HI-CEIL	3rd Bd: U / 12 X 13 / WI-CLOS	Main Lvl: 1.0
Family: U / 16 X 17 / SOUNSYS	4TH-BD U / 11 X 13 / DRES-RM, SKYLITE	Lower Lvl: 0.1
UTILITY M / 11 X 13 / BLT-INS	/ /	Total Bth: 2.1

FEATURES AND UTILITIES

Kitchen: COOK-IS, DISPOSL, GASAPPL, ISLAND, PANTRY, BI-OVEN, PLB-ICE, CONVECT
Interior: CEILFAN, GAR-OPN, SOUNSYS, TILE-FL, WW-CARP, JET-TUB, WOODFLR
Exterior: FENCED, GASHKUP, TL-SHED, YARD
Accessibility:
Cool: ACREADY **Hot Water:** GAS **Heat:** FOR-AIR **Fuel:** GAS
Water: PUBLIC **Sewer:** PUBLIC **Insul:** CODE

FINANCIAL

Property Tax/Yr: \$4,601 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.5
Terms: CASH, CONV, FHA **3rd Party:** N **Total Comm Differs:** Y
Escrow Pref: Pacific Northwest **Bank Owned:** N
HOA Dues: **Other Dues:** **Rent, If Rented:**
HOA Incl:

BROKER / AGENT DATA

BRCD: SNST01 **Office:** Sunset Group Inc. **Phone:** 503-579-3000 **Fax:** 503-579-2825
LPID: BURGHARD **Agent:** Amy Burghardt **Phone:** 503-803-3168 **Cell/Pgr:** 503-803-3168
Agent E-mail: amyrealestate@gmail.com **Agent Ext:** 209
CoLPID: **CoBRCD:** **CoAgent:**
ShowHrs: Wed - Sun **Tran:** 6/19/2009 **List:** 6/19/2009 **Exp:** 10/1/2009 **Occ:** OWNER **CoPh:**
LBHrs/Loc/Cmb: Lock box **Owner:** Williams **Phone:** NEG0
Show: APTONLY, CALL-LA, RMLSLBX **Tenant/Other:** Sellers work nights/Call LA **Phone:**

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