



**Presented By:** Courtney Olsen  
 Cooper Jacobs Real Estate  
**Phone:** 503-899-2968 **E-mail:** [co@cooperjacobs.com](mailto:co@cooperjacobs.com)  
**RESIDENTIAL** **Status:** SLD **7/26/2014** **2:09:07 PM**  
**ML#:** 14267527 **Area:** 147 **List Price:** \$479,000  
**Addr:** 3300 SOUTHSHORE BLVD **Unit#:**  
**City:** Lake Oswego **Zip:** 97034 **Condo Loc:**  
**Map Coord:** 686/B/1 **Zoning:**  
**County:** Clackamas **Tax ID:** 00319211  
**Elem:** Westridge **Middle:** Lakeridge  
**High:** Lakeridge **PropType:** DETACHD  
**Nhood/Bldg:** Blue Heron Bay **CC&Rs:**  
**Legal:** 447 LAKE VIEW VILLAS #5 LT 368

**GENERAL INFORMATION**

**Lot Size:** 3K-4,999SF **# Acres:** 0.1 **Lot Dimensions:**  
**Waterfront:** LAKE **View:** LAKE, BAY **Lot Desc:** CORNER, BUSLINE  
**Body Water:** Lake Oswego **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 400 **SFSrc:** Seller **#Bdrms:** 2 **#Bth:** 2/2 **#Lvl:** 3 **Year Blt:** 1984 / RESALE **55+ w/Affidavit Y/N:** N  
**Main SQFT:** 450 **TotUp/Mn:** 850 **Style:** CONTEMP **Green / Yr / Obtained:**  
**Lower SQFT:** 312 **Parking:** DRIVWAY **#Garage:** 1/CARPORT **Home Wrnty:** **#Fireplaces:** /  
**Ttl SQFT:** 1162 **Addl. SQFT:** **Roof:** COMP **Exterior:** CEDAR, WOOD **Bsmt/Fnd:** DAYLITE, FINISHD

**REMARKS**

**XSt/Dir:** Bryant or McVey to Southshore. Corner of Southshore and Cedar.  
**Public:** Everyone knows this "iconic" home on the Oswego Lake's Blue Heron Bay. A "one of a kind" on this lake; this home is not short of character! A 2 bedroom, 2 full and 2 half bath lake front home with a guest house, car port, fenced yard, boat house with roof top deck and beautiful views of the Bay.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

**Living:** M/ 15 X 12 / DECK, HARDWOD, SLIDER **Mstr Bd:** U/ 11 X 11 / DECK, WI-CLOS, SUITE **Bths - Full/Part**  
**Kitchen:** M/ 9 X 5 / GALLEY **2nd Bd:** L/ 14 X 11 / FNCH-DR, DECK **Upper Lvl:** 1/0  
**Main Lvl:** 1/1  
**Lower Lvl:** 0/1  
**Total Bth:** 2/2

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, BI-MICO, FS-RANG  
**Interior:** HARDWOD  
**Exterior:** BOAT-HS, COVDECK, DECK, GSTQTR, OUTBULD  
**Accessibility:** CAREQTR  
**Energy Eff:**  
**Water:** PUBLIC **Sewer:** PUBLIC **Hot Water:** GAS **Cool:** **Heat:** FOR-AIR  
**Fuel:** GAS

**FINANCIAL**

**PTax/Yr:** \$5,713.07 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA: Y** **Dues:** \$1,970 /YR **Other Dues:** \$5,000 /1-TIME

**COMPARABLE INFORMATION**

**Pend:** 5/7/2014 **DOM:** 84 **Sold:** 7/1/2014 **Terms:** CONV **O/Price:** \$479,000 **Sold:** \$400,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



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**RESIDENTIAL** **Status:** SLD **7/26/2014** **2:09:07 PM**  
**ML#:** 14675042 **Area:** 147 **List Price:** \$999,999  
**Addr:** 18000 SARAH HILL LN **Unit#:**  
**City:** Lake Oswego **Zip:** 97035 **Condo Loc:**  
**Map Coord:** 686/A/2 **Zoning:** RES  
**County:** Clackamas **Tax ID:** 00326800  
**Elem:** Westridge **Middle:** Lakeridge  
**High:** Lakeridge **PropType:** DETACHD  
**Nhood/Bldg:** Main Canal **CC&Rs:**  
**Legal:** 1207 SARAH HILL AD LT 9  
[Virtual Tour](#)

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**GENERAL INFORMATION**


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**Lot Size:** 7K-9,999SF **# Acres:** 0.18 **Lot Dimensions:**  
**Waterfront:** LAKE **View:** LAKE **Lot Desc:** PRIVATE, LEVEL  
**Body Water:** Lake Oswego **Seller Disc:** DSCLOSUR

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**RESIDENCE INFORMATION**


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**Upper SQFT:** 1540 **SFSrc:** TRIO **#Bdrms:** 4 **#Bth:** 2/1 **#Lvl:** 2 **Year Blt:** 1978 / RESALE **55+ w/Affidavit Y/N:** N  
**Main SQFT:** 1740 **TotUp/Mn:** 3280 **Style:** TRAD **Green / Yr / Obtained:**  
**Lower SQFT:** 0 **Parking:** **#Garage:** 2/ATTACHD **Home Wrnty:** **#Fireplaces:** 2/ GAS  
**Ttl SQFT:** 3280 **Addl. SQFT:** **Roof:** COMP **Exterior:** CEDAR **Bsmt/Fnd:** CRAWLSP

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**REMARKS**


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**XSt/Dir:** Boones Ferry Rd to Bryant to Sarah Hill Ln.  
**Public:** Beautifully kept traditional on Oswego Lake's main canal. Located on a cul-de-sac w/a park! Wonderfully open floor plan w/high ceilings, great rm concept, updated kitchen & master bath, sunken "conversation room" with fireplace, built in hot tub and boat house/roof top deck with lengthwise views of the water. Privately positioned where the adjacent homes are more "upper bank" thus giving the feeling of privacy and space. A must see!

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**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**


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<b>Living:</b> M 22 X 14 / FIREPL, FORMAL	<b>Mstr Bd:</b> U/ 15 X 14 / DECK, SUITE, WI-CLOS	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M 11 X 10 / EAT-BAR	<b>2nd Bd:</b> U/ 14 X 11 / CLOSET	<b>Upper Lvl:</b> 2/0
<b>Dining:</b> M 15 X 13 / DECK	<b>3rd Bed:</b> U/ 12 X 10 / CLO-ORG	<b>Main Lvl:</b> 0/1
<b>Family:</b> M 20 X 15 / DECK	<b>4TH-BD:</b> U/ 11 X 10 / CLO-ORG	<b>Lower Lvl:</b> 0/0
<b>LOFT:</b> U/ 20 X 19 / BLT-INS	<b>UTILITY:</b> M 13 X 6 / SINK, BLT-INS	<b>Total Bth:</b> 2/1

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**FEATURES AND UTILITIES**


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**Kitchen:** DISHWAS, DISPOS, COOKTOP, BI-DOWN, FS-REFR, PLB-ICE, CONVECT  
**Interior:** GAR-OPN, HISPEED, SOAKTUB, OWSECUR  
**Exterior:** DECK, COVPATI, FENCED, DOCK, BOAT-HS, YARD  
**Accessibility:**  
**Energy Eff:**  
**Water:** PUBLIC **Sewer:** PUBLIC **Hot Water:** ELECT **Cool:** CENTAIR **Heat:** FOR-AIR  
**Fuel:** GAS

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**FINANCIAL**


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**PTax/Yr:** \$9,706.10 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA: Y** **Dues:** \$2,250 /1-TIME **Other Dues:** \$5,000  
**HOAIncl:** LKESMNT

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**COMPARABLE INFORMATION**


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**Pend:** 6/12/2014 **DOM:** 31 **Sold:** 7/16/2014 **Terms:** CONV **O/Price:** \$999,999 **Sold:** \$979,000

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**RESIDENTIAL** **Status:** SLD **7/26/2014** **2:09:07 PM**  
**ML#:** 14231763 **Area:** 147 **List Price:** \$1,369,000  
**Addr:** 17471 CARDINAL DR **Unit#:**  
**City:** Lake Oswego **Zip:** 97034 **Condo Loc:**  
**Map Coord:** 686/A/1 **Zoning:**  
**County:** Clackamas **Tax ID:** 00324857  
**Elem:** Westridge **Middle:** Lakeridge  
**High:** Lakeridge **PropType:** DETACHD  
**Nhood/Bldg:** Blue Heron **CC&Rs:**  
**Legal:** 961 BLUE HERON VILLAS LT 13 BLK 2  
[Virtual Tour](#) [Video Tour](#)

**GENERAL INFORMATION**

**Lot Size:** 7K-9,999SF **# Acres:** 0.23 **Lot Dimensions:** 9,903 SF  
**Waterfront:** LAKE **View:** LAKE **Lot Desc:** PRIVATE, LEVEL  
**Body Water:** Oswego Lake **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 0 **SFSrc:** PLANS **#Bdrms:** 5 **#Bth:** 3/1 **#Lvl:** 2 **Year Blt:** 1973 / REMOD **55+ w/Affidavit Y/N:** N  
**Main SQFT:** 2021 **TotUp/Mn:** 2021 **Style:** TRAD, CONTEMP **Green / Yr / Obtained:**  
**Lower SQFT:** 1160 **Parking:** DRIVWAY, STREET **#Garage:** 2/OVRSIZE **Home Wrnty:** Y **#Fireplaces:** 3/ GAS  
**Ttl SQFT:** 3181 **Addl. SQFT:** **Roof:** COMP **Exterior:** SHINGLE, WOOD **Bsmt/Fnd:** CONCRET, DAYLITE, FINISHD

**REMARKS**

**XSt/Dir:** Southshore to Kelok to Cardinal  
**Public:** Lake front living at its absolute best. Stunning remodel w/hardwood flrs, vlted ceilings w/exposed beams, lrg open gourmet chef's kitchen w/huge island. Gorgeous master suite on main lvl & den. Great rm & dining rm w/beautiful mantels. Light & bright w/ exceptional views. LL FR could be 5th bdrm. Over \$200k invested in landscaped yard w/stone patio, all weather dock, boat house w/lift & huge decks. Comm. pool.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Kitchen:</b> M 16 X 16 / BTL-PAN, HARDWOD, ISLAND	<b>Mstr Bd:</b> M 19 X 16 / SUITE, VAULTED, WI-CLOS	<b>Bths - Full/Part</b>
<b>Dining:</b> M 24 X 13 / FIREPL, VAULTED, HARDWOD	<b>2nd Bd:</b> L/ 14 X 10 / CLOSET, SLIDER, WW-CARP	<b>Upper Lvl:</b> 0/0
<b>Family:</b> L/ 23 X 12 / FIREPL, SLIDER, WW-CARP	<b>3rd Bed:</b> L/ 14 X 12 / WW-CARP, CLOSET	<b>Main Lvl:</b> 1/1
<b>DEN/OFF:</b> M 12 X 10 / HARDWOD, SOLTUBE	<b>4TH-BD:</b> L/ 14 X 12 / WW-CARP, CLOSET	<b>Lower Lvl:</b> 2/0
	<b>GREAT-R:</b> U/ 21 X 16 / HARDWOD, FNCH-DR, FIREPL	<b>Total Bth:</b> 3/1

**FEATURES AND UTILITIES**

**Kitchen:** GASAPPL, COOK-IS, BI-MICO, BI-REFR, DISHWAS, DISPOS, BTL-PAN, CONVCT, BI-OVEN, SSAPPL  
**Interior:** BI-VACM, GAR-OPN, HARDWOD, WW-CARP, LAUNDRY, HISPEED, SOAKTUB  
**Exterior:** DOCK, BOAT-HS, YARD, SEC-LIT, GARDEN, GASHKUP, DECK  
**Accessibility:**  
**Energy Eff:**  
**Water:** PUBLIC **Sewer:** PUBLIC **Hot Water:** ELECT **Cool:** CENTAIR **Heat:** FOR-AIR, FOR-95+  
**Fuel:** GAS

**FINANCIAL**

**PTax/Yr:** \$11,347.50 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA: Y** **Dues:** \$365 **Other Dues:** \$2,353 /YR

**COMPARABLE INFORMATION**

**Pend:** 6/22/2014 **DOM:** 10 **Sold:** 7/21/2014 **Terms:** CONV **O/Price:** \$1,369,000 **Sold:** \$1,325,000

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**RESIDENTIAL** **Status:** SLD **7/26/2014** **2:09:07 PM**  
**ML#:** 14021419 **Area:** 147 **List Price:** \$1,598,000  
**Addr:** 263 NORTSHORE RD **Unit#:**  
**City:** Lake Oswego **Zip:** 97034 **Condo Loc:**  
**Map Coord:** 656/F/6 **Zoning:**  
**County:** Clackamas **Tax ID:** 00255226  
**Elem:** Forest Hills **Middle:** Lake Oswego  
**High:** Lake Oswego **PropType:** DETACHD  
**Nhood/Bldg:** Lakewood Bay **CC&Rs:**  
**Legal:** 507 LAKEWOOD #1 LT 106 PT LT 107  
[Virtual Tour](#)

#### GENERAL INFORMATION

**Lot Size:** 7K-9,999SF **#Acres:** 0.18 **Lot Dimensions:**  
**Waterfront:** LAKE **View:** LAKE, BAY **Lot Desc:** LEVEL, PRIVATE  
**Body Water:** Oswego Lake **Seller Disc:** DSCLOSUR

#### RESIDENCE INFORMATION

**Upper SQFT:** 0 **SFSrc:** trio **#Bdrms:** 5 **#Bth:** 3/0 **#Lvl:** 2 **Year Blt:** 1955 / RESALE **55+ w/Affidavit Y/N:** N  
**Main SQFT:** 1979 **TotUp/Mn:** 1979 **Style:** RANCH, TRAD **Green / Yr / Obtained:**  
**Lower SQFT:** 1705 **Parking:** DRIMWAY, STREET **#Garage:** 2/ATTACHD **Home Wrnty:** **#Fireplaces:** 2/ GAS, WOOD  
**Ttl SQFT:** 3684 **Addl. SQFT:** **Roof:** COMP **Exterior:** STONE, MANMADE **Bsmt/Fnd:** CRAWLSP, SLAB

#### REMARKS

**XSt/Dir:** 43/State St to Northshore Rd.  
**Public:** A rare opportunity on downtown Lake Oswego's Lakewood Bay. Literally a few short steps to the Village restaurants, shopping & theater. Rarely do you find a lake front home situated so close to the waters edge with main floor master, guest room, den & indoor sauna. The second you step inside, the views over power your senses! Great room concept w/lg kitchen. Lg lot with circular drive, manicured lawn, boat house w/roof top deck & lift.

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Living:</b> M 21 X 19 / GREAT-R, FIREPL	<b>Mstr Bd:</b> M 16 X 14 / SUITE, WI-CLOS	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M 12 X 11 / EAT-BAR, HARDWOD	<b>2nd Bd:</b> M 14 X 10 / CLO-ORG, DBL-CLO	<b>Upper Lvl:</b> 0/0
<b>Dining:</b> M 16 X 10 / DECK, HARDWOD	<b>3rd Bed:</b> L/ 13 X 9 / CLO-ORG	<b>Main Lvl:</b> 2/0
<b>Family:</b> L/ 22 X 19 / FIREPL, PATIO	<b>4TH-BD:</b> L/ 10 X 8 / CLO-ORG	<b>Lower Lvl:</b> 1/0
<b>5TH-BD:</b> L/ 15 X 14 / CLO-ORG, DBL-CLO	<b>DEN/OFF:</b> L/ 15 X 9 / BLT-INS	<b>Total Bth:</b> 3/0

#### FEATURES AND UTILITIES

**Kitchen:** GASAPPL, PANTRY, DISHWAS, GRANITE, WINECLR, COOKTOP, BI-MICO, BI-DOWN, CONVECT, SSAPPL  
**Interior:** GAR-OPN, HARDWOD, OWSECUR, AIRCLEN, GRANITE, HISPEED, JET-TUB  
**Exterior:** WTRFEAT, BOAT-HS, FS-HTUB, DOCK, SPRNKLR, SAUNA, FENCED, DECK  
**Accessibility:** 1LEVEL  
**Energy Eff:** FOR-95+ **Cool:** CENTAIR **Heat:** FOR-AIR  
**Water:** PUBLIC **Sewer:** PUBLIC **Hot Water:** GAS **Fuel:** GAS

#### FINANCIAL

**PTax/Yr:** \$12,495.57 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA: Y** **Dues:** \$2,066 /YR **Other Dues:** \$5,000 /1-TIME  
**HOAIncl:** SLIP, LKESMNT

#### COMPARABLE INFORMATION

**Pend:** 6/6/2014 **DOM:** 6 **Sold:** 7/14/2014 **Terms:** CASH **O/Price:** \$1,598,000 **Sold:** \$1,545,000

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**RESIDENTIAL** **Status:** SLD **7/26/2014** **2:09:07 PM**  
**ML#:** 14502848 **Area:** 147 **List Price:** \$2,195,000  
**Addr:** 2926 LAKEVIEW BLVD **Unit#:**  
**City:** Lake Oswego **Zip:** 97035 **Condo Loc:**  
**Map Coord:** 656/C/7 **Zoning:**  
**County:** Clackamas **Tax ID:** 00245844  
**Elem:** Lake Grove **Middle:** Lake Oswego  
**High:** Lake Oswego **PropType:** DETACHD  
**Nhood/Bldg:** **CC&Rs:**  
**Legal:** 339 LAKE VIEW VILLAS PT LT 139  
[Virtual Tour](#) [Video Tour](#)

**GENERAL INFORMATION**

**Lot Size:** 7K-9,999SF **# Acres:** 0.18 **Lot Dimensions:**  
**Waterfront:** LAKE **View:** LAKE **Lot Desc:** SLOPED  
**Body Water:** Oswego Lake **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 1374 **SFSrc:** County **#Bdrms:** 4 **#Bth:** 4/1 **#Lvl:** 3 **Year Blt:** 1985 / REMOD **55+ w/Affidavit Y/N:** N  
**Main SQFT:** 2130 **TotUp/Mn:** 3504 **Style:** TRAD **Green / Yr / Obtained:**  
**Lower SQFT:** 1398 **Parking:** OFF-STR, DRIMWAY **#Garage:** 3/OVRSIZE **Home Wrnty:** N **#Fireplaces:** 3/ GAS  
**Ttl SQFT:** 4902 **Addl. SQFT:** **Roof:** SHAKE **Exterior:** BRICK, WOOD **Bsmt/Fnd:** DAYLITE, FINISHD

**REMARKS**

**XSt/Dir:** Bryant to Lakeview  
**Public:** Tastefully updated with an incredible floor plan that invites entertaining. This main lake home has a premium site on the wide part of the lake with a shoreline yard. Well designed floor plan with 3 bedroom suites, guest quarters and a grand bonus with room for your pool table with a wine cellar.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M/ 18 X 14 / HI-CEIL, FORMAL, FIREPL	<b>Mstr Bd:</b> U/ 17 X 15 / SUITE, WI-CLOS	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 14 X 14 / ISLAND, GOURMET, EAT-BAR	<b>2nd Bd:</b> U/ 13 X 13 / WI-CLOS, BATH	<b>Upper Lvl:</b> 2/0
<b>Dining:</b> M/ 13 X 13 / FORMAL	<b>3rd Bed:</b> U/ 12 X 11 / WI-CLOS, BATH	<b>Main Lvl:</b> 1/0
<b>Family:</b> M/ 19 X 15 / FIREPL, DECK	<b>DEN/OFF:</b> M/ 19 X 11 / BLT-INS	<b>Lower Lvl:</b> 1/1
<b>BONUS:</b> L/ 32 X 16 / DECK, FIREPL	<b>4TH-BD:</b> L/ 12 X 11 / CLO-ORG	<b>Total Bth:</b> 4/1

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, GRANITE, COOK-IS, COMPCTR, BI-REFR, APP-GAR, GASAPPL, INST-HW, SSAPPL  
**Interior:** OWSECUR, SOUNSYS, GAR-OPN, WW-CARP, HISPEED, SOAKTUB  
**Exterior:** BOAT-HS, YARD, COVDECK, BBQ-PIT, DECK, COVPATI, GARDEN, SPRNKLR, PATIO

**Accessibility:**

**Energy Eff:**  
**Water:** PUBLIC **Sewer:** PUBLIC **Hot Water:** **Cool:** CENTAIR **Heat:** FOR-AIR  
**Fuel:** GAS

**FINANCIAL**

**PTax/Yr:** \$24,743.95 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA: Y** **Dues:** \$1,970 /YR **Other Dues:** \$5,000 /1-TIME

**COMPARABLE INFORMATION**

**Pend:** 5/5/2014 **DOM:** 102 **Sold:** 7/15/2014 **Terms:** CONV **O/Price:** \$2,395,000 **Sold:** \$2,000,000

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**RESIDENTIAL** **Status:** SLD **7/26/2014** **2:09:07 PM**  
**ML#:** 13176864 **Area:** 147 **List Price:** \$3,990,000  
**Addr:** 3214 LAKEVIEW BLVD **Unit#:**  
**City:** Lake Oswego **Zip:** 97035 **Condo Loc:**  
**Map Coord:** 656/B/7 **Zoning:**  
**County:** Clackamas **Tax ID:** 00245933  
**Elem:** Lake Grove **Middle:** Lake Oswego  
**High:** Lake Oswego **PropType:** DETACHD  
**Nhood/Bldg:** **CC&Rs:**  
**Legal:** 339 LAKE VIEW VILLAS PT LTS 10-12 BLK 135  
[Virtual Tour](#) [Video Tour](#)

**GENERAL INFORMATION**

**Lot Size:** 10K-14,999SF **# Acres:** 0.24 **Lot Dimensions:**  
**Waterfront:** LAKE **View:** LAKE **Lot Desc:** PRIVATE, GATED  
**Body Water:** Lake Oswego **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 1564 **SFSrc:** Plans **#Bdrms:** 4 **#Bth:** 5/0 **#Lvl:** 3 **Year Blt:** 2000 / APPROX **55+ w/Affidavit Y/N:** N  
**Main SQFT:** 2822 **TotUp/Mn:** 4386 **Style:** TRAD **Green / Yr / Obtained:**  
**Lower SQFT:** 1414 **Parking:** OFF-STR, DRIVWAY **#Garage:** 3/ **Home Wrnty:** **#Fireplaces:** / GAS  
**Ttl SQFT:** 5800 **Addl. SQFT:** **Roof:** **Exterior:** HCSTUCC **Bsmt/Fnd:** DAYLITE

**REMARKS**

**XSt/Dir:** Bryant to Lakeview or Summit and Iron Mountain  
**Public:** Enjoy the breathtaking view and sophisticated design and technology of this premium main lake estate, "Villa Teresa". Rare attention to detail, European imports and world class design combine to make this one of a kind home a showpiece. Outdoor living spaces and multiple terraces create an alluring lifestyle. Superior water level construction.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M/ 29 X 16 / FIREPL, FNCH-DR, HARDWOD	<b>Mstr Bd:</b> U/ 23 X 17 / BALCONY, FIREPL, SUITE	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 26 X 15 / BTL-PAN, ISLAND, GOURMET	<b>2nd Bd:</b> U/ 17 X 12 / BALCONY, SUITE, WI-CLOS	<b>Upper Lvl:</b> 2/0
<b>Dining:</b> M/ 15 X 13 / FORMAL, HARDWOD	<b>3rd Bed:</b> M/ 14 X 12 / WI-CLOS, SUITE	<b>Main Lvl:</b> 2/0
<b>Family:</b> L/ 21 X 15 / FIREPL, HARDWOD	<b>4TH-BD:</b> M/ 12 X 12 /	<b>Lower Lvl:</b> 1/0
<b>LIBRARY:</b> M/ 17 X 15 / FIREPL, FNCH-DR, BLT-INS	<b>MEDIA:</b> L/ 30 X 13 / FIREPL, SOUNSYS, WET-BAR	<b>Total Bth:</b> 5/0

**FEATURES AND UTILITIES**

**Kitchen:** INST-HW, ISLAND, DISHWAS, DISPOS, GRANITE, BTL-PAN, PLB-ICE, SSAPPL  
**Interior:** GAR-OPN, LAUNDRY, SPRNKLR, WOODFLR, WW-CARP, OWSECUR  
**Exterior:** DOCK, YARD, GASHKUP, PATIO, SPRNKLR, SEC-LIT, COVPATI

**Accessibility:**

**Energy Eff:**  
**Water:** PUBLIC **Sewer:** PUBLIC **Hot Water:** GAS **Cool:** CENTAIR **Heat:** FOR-AIR  
**Fuel:** GAS

**FINANCIAL**

**PTax/Yr:** \$32,321.42 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA: Y** **Dues:** \$2,100 /YR **Other Dues:** \$5,000 /1-TIME

**COMPARABLE INFORMATION**

**Pend:** 5/11/2014 **DOM:** 237 **Sold:** 7/8/2014 **Terms:** CONV **O/Price:** \$4,290,000 **Sold:** \$3,475,000

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