

Reduced from \$179,000

\$176,500

See reverse side for purchase details.

1610 Park Terrace S.W., Albany, Oregon 97321

**4 bedroom
2 bathroom**



DESCRIPTION

Lots of living space in and out of this updated home. Nice kitchen remodel with quartz counter-tops, beautiful wood cabinets and updated lighting. French doors in dining room lead to a covered deck. Living room has hardwood floors and fireplace, plus family room and bonus room down-stairs. All that and a separate 3 car garage!

PROPERTY INFORMATION

Square feet	1775
Year Built	1946
Property Type	Residential
Stories	2
Condition	Good
Roof	Composition
Garage	3-Car Detached
Basement	Yes
Land	0.18 acre

PROPERTY ATTRIBUTES

Exterior Features	Terrain View, Patio, Covered Deck, Fenced Yard, 3-car Garage
Interior Features	Additional Basement space, Baseboard Electric Heat, Fireplace, Pellet Stove, Carpet, Tile, Vinyl, Wood Floors, Pantry
Rooms	Dining Room, Living Room, Rec Room
Appliances	Oven/Range, Microwave

TAX INFORMATION

2010-2011 Taxes	\$3,034
Assessed Value	\$160,730
Land	\$53,540
Improvements	\$132,480
Year of Assessment	2011-12
Tax Account No.	249530
County	Linn

GENERAL INFORMATION

Electricity	Pacific Power
Water	City of Albany
Sewer	City of Albany
Elementary School	Takena
Middle School	Memorial
High School	West Albany

A PDF of this flyer can be found at www.oregon.gov/ODVA/HOMELOANS/properties.shtml

* This information is deemed reliable, but not guaranteed.



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CASH SALE PROPERTY OFFERED BY OREGON DEPARTMENT OF VETERANS' AFFAIRS

Home Loan Department

888-633-6826 ext. 2235 (Toll free in Oregon)

503-373-2235

www.oregon.gov/odva/properties.shtml

FOR VIEWING AND/OR TO SUBMIT AN OFFER

Coldwell Banker Morris Real Estate

Christine Hauser

Real Estate Broker

Town and Country

541-757-1781

www.tncrealty.com

PROPERTY ACCOUNT NUMBER

655088

LEGAL DESCRIPTION

Lot 13 and the north 25 feet of Lot 14, Block 1, Albany Heights, in the city of Albany, Linn County, State of Oregon.

TERMS OF SALE

This property is offered as a Cash Sale only.

No warranties or guarantees are expressed or implied as to the condition of appliances, heating, plumbing, electric, structural, or water systems. ODVA has disclosed all deficiencies which are known. Conveyance by Bargain and Sale Deed only. The property is being offered "as is".

The buyer will be required to sign a Property Acceptance Statement (Form 894-M) at closing. The buyer will also be required to sign an agreement to hold the Oregon Department of Veterans' Affairs and the State of Oregon harmless from all future claims and damages arising from any environmental or toxic hazards which might be found in or on this property now or in the future.

ODVA does not pay Title Insurance.

There are no redemption rights to this property.



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ORVET Home Loans are available to qualifying veterans for properties up to \$417,000. ORVET Home Loans are not available for properties already owned by Oregon Department of Veterans' Affairs. Please call or visit the ODVA Home Loan Department for more information and eligibility details.

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