

Client Full

Residential

8/16/2024 12:44PM

\$276,000 2 bd | 1 / 1 ba | 1330 sqft

Status: **Active**

List Date: 7/2/2024

DOM: 45

Acres: 0.05

MLS#: 24558995

Year Built: 2024 / NEW

797 ST CHARLES ST Eugene, OR 97402

Unit #:

Condo Loc:

XST/Dir: Royal Avenue to St. Charles Street

Property Details:

Property Type: Planned

Area: 246

Community

Zoning:

Style: 2 Story, Townhouse

Seller Disclosure: Disclosure

County: Lane

Waterfront:

Nhood/Bldg:

Lot Desc: Level

CC&Rs: Yes

Lot Size: 0 to 2,999 SqFt

Legal: TBD by Escrow

Lot Dimensions:

Warranty: BUILDER

View:

55+ w/Affidavit Y/N: No

Body Water:

Open House:

Tax ID: 1912953

Supplements: 2

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Upcoming Open House:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease: No

Schools:

Elementary: Prairie Mtn

Middle: Prairie Mtn

High: Willamette



Video: [Virtual Tour #1](#) Video is of similar unit.

*Seller is contributing \$3,000 towards closing costs!*Stunning brand-new town home built in 2024. Be the first to move in Step into a spacious inviting living space that showcases modern elegance. Enjoy the serene wetlands right at your back door, providing a picturesque and peaceful setting for sunset strolls. Located in a vibrant new community you'll enjoy a perfect blend of suburban convenience, style and functionality. All units have the same layout but kitchen cabinetry color may vary.

Residence Information:

Upper SQFT: 610

SQFT Source: Seller

Main SQFT: 720

Total Up/Main: 1330

Lower SQFT: 0

Fireplaces:

Additional SQFT:

Garage: 0 / , ,

Unreinforced Masonry Building:

Foundation: Stem Wall

Levels: 2

Roof: Shingle

Parking: Driveway, Off Street

Basement:

Road Surface: Paved

Green Certification:

Energy Efficiency:

Exterior: Lap Siding

RV Description:

Approximate Room Sizes and Descriptions:

Living: Vinyl Floor

Kitchen: Vinyl Floor

Dining: Vinyl Floor

Primary Bedroom: Wall to Wall Carpet

2nd Bedroom: Wall to Wall Carpet

Baths - Full/Part

Upper Level: 1/0

Main Level: 0/1

Lower Level: 0/0

Total Baths: 1/1

Features and Utilities:

Kitchen: Built-in Range, Built-in Refrigerator, Built-in Dishwasher, Range Hood, Stainless Steel Appliance(s)

Interior: Vinyl Floor

Exterior: Covered Patio, Porch

Accessibility:

Security:

Internet:

Windows:

Cool: Heat: Wall Heater

Fuel: Electricity

Water: Public Water **Sewer:** Public Sewer

Hot Water:

Financial:

Property Tax/Yr: \$335.23 / 2023 **Rent, If Rented:**

Short Sale: No

Bank Owned/Real Estate

HOA: Yes **Dues:** \$97 / Monthly

Other Dues:

Owned: No

Association Amenities: Commons, Exterior Maintenance

Terms Considered: Cash, Conventional, FHA, VA Loan

Assumable Interest Rate:

Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$275,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

New Construction Supplement:

Permit Number: 21-08995-01

Builders Required Addendums: No

Construction Contractors Board

Builders Warranty: Yes

Certificate of Occupancy Obtained: No

(CCB) Type: RES

Early Release of Earnest Money: No

Occupancy Certificate Date:

Oregon CCB Notices Attached: No

Early Issue Title Insurance - Paid By: SELLER Desc:

Public:

Townhouse / Planned Community Supplement:

Parking Space #/ID:

Parking space Owned?:

Public:

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