

Client Full

Residential

8/16/2024 12:45PM

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

Status: **Active**

List Date: 7/2/2024

DOM: 45

Acres: 0.04

MLS#: 24579057

Year Built: 2024 / NEW

**795 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: 1912954

# 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. Interior of units are the same, 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:** \$268.11 / 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: 21-08996-01

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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