



Agent Full

Residential

10/6/2020 8:43AM

**\$285,000** 2 bd | 2 / 0 ba | 795

sqft

**1669 N Jantzen AVE Portland, OR 97217**

**Unit #:**

**Condo Loc:**

**Status:** Active

**DOM:** 83

**Listed Date:** 7/15/2020

**Acres:**

**Year Built:** 1980 Resale

**ML#:** 20516773

**XST/Dir:** Exit 308 off I-5, take N Jantzen St.

Must have code to get in, call 558 LA to gain access.

[VTour #1](#)

**ShowHrs:**

**Occ:** Call Seller's Agent

**Show:** Call Before

Showing Code,

Occupied, Lockbox, See Remarks

**LB/Loc/Cmb:** Front Door

**Offer/Nego:** Call Seller's Agent

**AG:** Bryrick Shillam

**AG Ph:** [503-781-9967](tel:503-781-9967)

**AG Cell/Pgr:** [503-781-9967](tel:503-781-9967)

**CoAgent:**

**CoPh:**

**Private:** Easy show, owner occupied only on occasion. Move in ready no cosmetic fixes needed, very little if no affective wear since major remodel! Contact listing agent for access information and showing scheduling via call and text if no answer please. All furniture is negotiable! Take your pick price includes float repairs for a 4 rating or pay cash at \$225,000 w/ no repairs. Float is currently rated a 2.

**Public:** Come home to where character meets an abundance of out door living and entertainment area! This two bedroom floating home was completely remodeled just a few years ago and it shows as move in ready. Natural light pours into this wonderful layout with great use of space throughout. You'll immediately feel relaxed surrounded by custom wood working tongue and grove ceiling. Price includes all recommended float work to bring rating to 4!

## Property Details:

### Property Type:

Floating home

**County:** Multnomah

**Nhood/Bldg:**

**Area:** 141

**Zoning:**

**Elementary:** Faubion

**Middle:** Faubion

**High:** Jefferson

**Internet:** Y

**Address:** Y

**No Blog:**

**No AVM:**

**Legal:** Jantzen Beach Moor- age Inc.

**Tax ID:** Not Found

**Warranty:**

**Seller Disc:** Disclosure

**Other Disc:**

**List Type:** ER

**Limited**

**Representation:** N

**Style:** 2 Story, Craftsman

**Lot Size:** 0 to 2,999 SqFt

**Lot Dimensions:**

**Lot Desc:** Flood Zone

**View:** River

**Waterfront:** River Front

**Body Water:** Columbia

**CC&R:** Y

**55+ w/Affidavit Y/N:** N

**# Supplements:** 1

**Open House:** N

**Upcoming Open House:**

**Broker Tour:** N

**Upcoming Broker Tour:**

## Residence Information:

**Upper SQFT:** 140

**Main SQFT:** 655

**Lower SQFT:** 0

**Total SQFT:** 795

**Total Up/Main:** 795

**Additional SQFT:**

**Levels:** 2

**SFSrc:** Owner

**Fireplaces:** / Electric

**Green Cert:**

**Energy Eff.:**

**Exterior:** Man Made, Wood Siding

**Roof:** Metal

**Parking:** Off Street, Secured

**Garage:** 0 / , ,

**RV Description:**

**Foundation:** Other

**Basement:** Other

**Road Surface:** Paved

**Unreinforced Masonry Building:**

## Approximate Room Sizes and Descriptions:

Master

M

Bedroom:

Baths - Full/Part    Upper Level: 0/0    Main Level: 2/0    Lower Level: 0/0    Total Baths: 2/0

## Features and Utilities:

**Kitchen:** Built-in Microwave, Cook Island, Built-in Dishwasher, Disposal, Free-Standing Range, Free-Standing Refrigerator, Plumbed For Ice Maker, Stainless Steel Appliance(s)

**Interior:** Ceiling Fan(s), Furnished, High Ceilings, High Speed Internet, Jetted Tub, Laundry, Vaulted Ceiling(s), Vinyl Floor, Washer/Dryer, Wall to Wall Carpet

**Exterior:** Deck, Dock, Patio, Tool Shed

**Accessibility:** Built-in Lighting, Natural Lighting, Utility Room On Main, Walk-in Shower

**Security:**

**Internet:** Cable

**Windows:** Double Pane Windows

**Cool:** Wall Unit(s)

**Heat:** Wall Furnace, Zoned

**Fuel:** Electricity

**Water:** Public

**Sewer:** Public Sewer

**Hot Water:** Tank

## Financial:

**Property**

**Spcl Asmt Balance:**

**Tax Deferral:** N

**Short Sale:** N

**Tax/Yr:** \$2,234.00

**Dues:** \$400 / Monthly

**BAC:** % 3

**\$ Pre-Approv:**

**HOA:** Y

**Escrow Pref:** Fidelity, Georgina Perkins

**Other Dues:**

**3rd Party:** N

**Terms:** Cash, Conventional

**Total Comm Differs:** N

**Assoc. Am:** Commons, Gated, Library, Maintenance Grounds, Management, Road Maintenance, Sewer, Trash, Water

**Bank Owned/Real Estate**

**Owned:** N

**Rent, If Rented:**

## Broker/Agent Data:

**Agent:** Bryrick

**Agent**

**Agent Ph:** [503-781-9967](tel:503-781-9967)

**Agent Cell:** [503-781-](tel:503-781-9967)

**SAID:** BSHILLA

Shillam

**Lic:** 201216135

[9967](tel:503-781-9967)

M

**Email(s) Agent:** [bryrick@portlandres.com](mailto:bryrick@portlandres.com)

**CoAgent:**

**CoSAID:**

**CoBRCD:**

**CoPh:**

**CoAgent Email:**

**Office:** MORE Realty

**Office**

**Office Ph:** [503-353-6673](tel:503-353-6673)

**Agent Ext:**

**Fax:** 503-444-9008

**Lic:** 201212372

**Office Email:**

**BRCD:** MRER01

**Owner Perm. Resid:**

**FIRPTA:** N

**Owner(s):** Slater Trust

**Tenant/Other:**

**Contact1:**

**Tran:** 9/4/2020

**Exp:** 1/31/2021

**Contact2:**

**Poss:**

## Comparable Information:

**Original Price:** \$265,000

## Townhouse / Planned Community Supplement:

**HOA Status:** ACTIVE

**HOA Name:** Jantzen Beach Moorage

**HOA Phone:** [503-283-2151](tel:503-283-2151)

**Parking Space #/ID:**

**Pending HOA**

**Litigation:** UNKNOWN

**HOA Contact:** Manager/Office

**HOA Email:** [jbmiinc@comcast.net](mailto:jbmiinc@comcast.net)

**Parking space Owned?:**

**HOA Address:** 1881 N Jantzen Ave,  
Portland, OR

**HOA URL:** [Go to Site](#)

**Public:** JBMI is the largest floating home community in the west, with 177 homes located in the North Portland Channel of the Columbia River - ten minutes from Portland and a world unto its own.

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