



Agent Full Residential 10/6/2020 8:44AM
\$195,000 2 bd | 1 / 0 ba | 850 sqft
 50350 Cowens RD Scappoose, OR 97056
 Unit #: 31 Condo Loc:
 Status: Active DOM: 265
 Listed Date: 1/15/2020 Acres:
 Year ML#: 20184426
 Built: 1960 Updated/Remodeled
 XST/Dir: Turn off HWY 30 on to Johnson's Landing Rd and make a right onto Cowen.

ShowHrs:
Occ: Vacant
Show: Call Seller's Agent, See Remarks, Vacant
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: Steal stringers replaced by Harbor Services 2007 and all recommended float work completed by Tim Clackum 2017 bringing float up to 4, rated by Marc Even 2017. Low monthly moorage fees. Channel facing - very few available at this price! Covid showing instructions available for download. Show as vacant. Owner is motived, bring your offer!

Public: Warm & inviting Multnomah Channel facing 2bd 1bth floating home being offered with solid float! Major float work 2017 & w/steal stringers surveyed by Marc Even, 4! Updated flooring, metal roof, privacy fence, exterior paint, tile work throughout. Bright with an abundance of windows facing the channel. Great water views from living, bedroom and deck! Lower monthly moorage dues make this package a real opportunity. This home has character & pache. Call for additional details & personal showing today.

Property Details:

Property Type: Floating home	Legal: Paradise Moorage FH#02103	Lot Size: 0 to 2,999 SqFt	# Supplements: 1
County: Columbia	Tax ID: Not Found	Lot Dimensions:	PDF Doc(s): 2
Nhood/Bldg:	Warranty:	Lot Desc: Flood Zone	Open House: N
Area: 149	Seller Disc: Disclosure	View: River, Territorial	Upcoming Open House:
Zoning:	Other Disc:	Waterfront: River Front	Broker Tour: N
Elementary: Scappoose	List Type: ER	Body Water: Multnomah Channel	Upcoming Broker Tour:
Middle: Scappoose	Limited	CC&R:	
High: Scappoose	Representation: N	55+ w/Affidavit Y/N: N	
Internet: Y	Style: Saltbox		
Address: Y			
No Blog:			
No AVM:			

Residence Information:

Upper SQFT: 0	Fireplaces: / Wood Burning	Roof: Metal	Foundation: Other
Main SQFT: 850	Green Cert:	Parking: Off Street	Basement:
Lower SQFT: 0	Energy Eff.:	Garage: 0 / , ,	Road Surface:
Total SQFT: 850	Exterior: Board & Batten Siding, Cedar	RV Description:	Unreinforced Masonry Building:
Total Up/Main: 850			
Additional SQFT:			
Levels: 1			
SFSrc: Owner			

Approximate Room Sizes and Descriptions:

Master

M

Bedroom:

Baths - Full/Part

Upper Level: 0/0

Main Level: 1/0

Lower Level: 0/0

Total Baths: 1/0

Features and Utilities:

Kitchen: Free-Standing Range, Free-Standing Refrigerator, Island

Interior: Ceiling Fan(s), Hardwood Floors, High Ceilings, Vaulted Ceiling(s), Washer/Dryer

Exterior:

Accessibility:

Security:

Internet:

Windows:

Cool: Window Unit(s)

Heat: Other

Fuel: Gas, Wood Burning

Water: Private, Other

Sewer: Shared Septic, Other

Hot Water: Electricity

Financial:

Property

Spcl Asmt Balance:

Tax Deferral: N

Short Sale: N

Tax/Yr: \$308.00 2017

Dues:

BAC: % 3

\$ Pre-Approv:

HOA: N

Escrow Pref:

Other Dues:

3rd Party: N

Terms: Conventional

Total Comm Differs: N

Assoc. Am: 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

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): Kevin Kelley

Tenant/Other:

Contact1:

Tran: 9/9/2020

Exp: 10/31/2020

Contact2:

Poss:

Comparable Information:

Original Price: \$229,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Floating Home Supplement:

Moorage Name: Paradise Moorage

Moorage Address:

Personal Property Tax ID:

Slip Only:

Slip Rent Paid: 450

Slip Length:

Boat Dock:

Pets Allowed: Y

Slip Included: Y

Slip Rent Paid Freq.: MO

Slip Width:

Boat Dock Desc:

Floatation: Log and Steel
Stringer

Moorage Phone: [503-250-3349](tel:503-250-3349)

Vin/Title#:

Slip Owned: N

Slip Dues:

Slip Desc: Deep Water,
Outside

Size of Boat:

Short Term Rental

Allowed: N

Distance from Ramp:

Slip #: 31

Slip Dues Freq.:

Size of Boat Slip:

Rental Allowed:

Slip Location in Moorage: Outside, East

Accessible Utilities: Cable TV, Electricity, Gas, Sewer, Trash Collection, Water

Public:

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