

Agent Full

Residential

7/28/2020 2:09PM

\$614,900**3 bd | 0 / 2 ba | 1834 sqft****Status: Active****Listed Date: 6/24/2020****DOM: 34 Acres: ML#: 20240446****Year Built: 2020/ Under Construction****11213 NW 40th AVE****Vancouver, WA 98685****Unit #:****Condo Loc:****ShowHrs:****Show:** Call Seller's Agent, Email Seller's Agent, Text Seller's Agent**Occ:** Under Construction**LB/Loc/Cmb:** construction**XST/Dir:** NE 40th Ave and 112th**Private:** Attractive craftsman home with RV garage in desirable Felida neighborhood. Large master with roll in shower, outdoor covered living area off great room perfect for entertaining. Low maintenance, durable and universal design concepts. single level living perfect for empty nesters!**Public:** Attractive craftsman home with RV garage in desirable Felida neighborhood. Large master with roll in shower, outdoor covered living area off great room perfect for entertaining. Low maintenance, durable and universal design concepts. single level living perfect for empty nesters!**Property Details:****Property Type:**

Planned community

County: Clark**Nhood/Bldg:** FELIDA

OVERLOOK

Area: 43**Zoning:** R1-7.5**Elementary:** Felida**Middle:** Jefferson**High:** Skyview**Internet:** N**Address:** N**No Blog:****No AVM:****Seller Disc:** Disclosure**Other Disc:****Style:** Craftsman**List Type:** ER**Limited Representation:** N**Legal:** Lot 39 Felida Overlook**Tax ID:** Not Found**Warranty:** BUILDER**CC&R:** Y**Offer/Nego:** Call Seller's Agent**55+ w/Affidavit Y/N:** N**PDF Doc(s):** 5**# Supplements:** 2**Lot Size:** 5,000 to 6,999 SqFt**Lot Dimensions:****Lot Desc:** Level**View:****Waterfront:****Body Water:****Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:****Residence Information:****Upper SQFT:** 0**Main SQFT:** 1834**Lower SQFT:** 0**Additional SQFT:****Unreinforced Masonry****Building:****Foundation:** Concrete

Perimeter

Road Surface: Paved**Levels:** 1**SFSrc:** plans**Total Up/Main:** 1834**Fireplaces:** 1 / Gas**Green Cert:****Energy Eff.:****Exterior:** Lap Siding, Stone**Roof:** Composition**Parking:** Driveway, Off Street**Garage:** 3 / Attached, Extra

Deep, Oversized

Basement: Crawl Space**RV Description:** RV Parking**Approximate Room Sizes and Descriptions:****Living:** M / 15 X 20 / Built-in Features, Fireplace, Great Room, Hardwood Floors, High Ceilings**Kitchen:** M / 17 X 9 / Great Room, Hardwood Floors, Island, Quartz**Dining:** M / 12 X 15 / Great Room, Hardwood Floors**Master Bedroom:** M / 14 X 16 / Bathroom, Roll-in Shower, Vaulted Ceiling(s)**2nd Bedroom:** M / 12 X 11 /**3rd Bedroom:** M / 14 X 11 /**Baths -****Full/Part****Upper Level:** 0/0**Main Level:** 0/2**Lower Level:** 0/0**Total Baths:** 0/2

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Built-in Refrigerator, Built-in Dishwasher, ENERGY STAR Qualified Appliances, Gas Appliances, Island, Quartz, Stainless Steel Appliance(s)

Interior: Garage Door Opener, Hardwood Floors, High Ceilings, Laundry, Tile Floor, Vaulted Ceiling(s)

Exterior: Covered Patio, RV Parking, RV/Boat Storage, Sprinkler

Accessibility: One Level, Accessible Full Bath, Garage on Main, Ground Level, Main Floor Bedroom w/Bath, Parking, Roll-in Shower, Utility Room On Main, Accessible Doors, Accessible Hallway(s)

Security:

Internet: Cable, Satellite

Windows: Double Pane Windows, Vinyl Frames

Cool: EnergyStar Air Conditioning

Heat: Forced Air - 95+%

Fuel: Gas

Water: Public

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$0.00 / 2020 **Spcl Asmt Balance:**

HOA: Y

Dues:

Escrow Pref: WFG Title - Deeanna Doddridge

Terms: Cash, Conventional, FHA, VA Loan

Assoc. Am:

Tax Deferral: N

BAC: % 2.25

Other Dues:

Short Sale: N

\$ Pre-Approv:

3rd Party: N

Total Comm Differs: N

Bankruptcy (WA): N

Bank Owned/Real Estate

Owned: N

Rent, If Rented:

Broker/Agent Data:

AG: Jon Girod

Lic#: 104466

AGPh: [360-907-5800](tel:360-907-5800)

CoAgent:

Lic#: 1766

CoPh:

Email(s) AG: jon@quailhomes.com **OFC:** WCRBroker@Windermere.com

Agent Ext:

CoAgent Email:

OF: Windermere/Crest Realty Co

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SAID: GIRODJON

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CoBRCD:

CoSAID:

Fax: 360-834-9443

WUCIO: N

FIRPTA: N

Cell/Pgr:

Owner(s): FG Investments LLC

Tenant/Other:

Contact1:

Poss: Close Of Escrow

Tran: 7/6/2020

Contact2:

Exp: 11/30/2020

Comparable Information:

Original Price: \$614,900

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