



Presented By: Janeece Smith Client Full
 Klickitat Valley Realty Inc
 Phone: 509-261-1618 E-mail: JaneeceKVR@gmail.com
RESIDENTIAL Status: SLD 1/19/2012 4:12:04 PM
 ML#: 11324297 Area: 107 List Price: \$199,000
 Addr: 1752 CENTERVILLE HWY Unit#:
 City: Centerville Zip: 98613 Condo Loc:
 Map Coord: 0/A/O Zoning: EA
 County: Klickitat Tax ID: 03151950000100
 Elem: CENTERVILLE Middle: GOLDENDALE
 High: GOLDENDALE PropType: DETACHD
 Nhood/Bldg:
 Legal: LOT 1 SP 2002-05 IN W2 19-3-15

GENERAL INFORMATION

Lot Size: 20-49.99AC # Acres: 20.64 Lot Dimensions: irregular
 Waterfront: View: TERRITR, MNTAIN Lot Desc: TREES, LEVEL, POND
 Body Water: Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: county #Bdrms: 4 #Bth: 1.1 #Lvl: 2 Year Blt: 1967 / UNKNOWN
 Main SQFT: 960 TotUp/Mn: 960 Style: FARMHSE, 2STORY Green: /
 Lower SQFT: 960 Parking: DRIVWAY #Garage: 2 / ATTACHD #Fireplaces: /
 Total SQFT: 1920 Roof: COMP Exterior: LAP Bsmt/Fnd: CONCRET, DAYLITE, FINISHD
 Home Wrnty: 55+ w/Affidavit Y/N: N

REMARKS

XSt/Dir: Centerville Hwy to approx 1/4 mile south of Randall and Ahola Roads
 Public: This sturdy farm house has a great view of Mt. Adams, a pleasant pond in the back yard, and plenty of outbuildings for storage. There is an excellent well and water rights for irrigation. The spacious home just needs your personal touch. Plenty of pasture for livestock or pets. Easy access from paved road. Make this your home in the country!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / /	Mstr Bd:	M / /	Baths - Full.Part
Kitchen:	M / /	2nd Bd:	L / /	Upper Lvl:
Dining:	M / /	3rd Bd:	L / /	Main Lvl:
Family:	L / /	4TH-BD	L / /	Lower Lvl:
	/ /		/ /	Total Bth:

FEATURES AND UTILITIES

Kitchen: FS-RANG, FS-REFR
 Interior: CEILFAN
 Exterior: PORCH, FENCED, SHOP, TL-SHED, PAVEDRD, DECK, BARN, YARD
 Accessibility:
 Energy Eff:
 Water: WELL Sewer: SEPTIC Hot Water: ELECT Cool: HT-PUMP Heat: HT-PUMP
 Fuel: ELECT

FINANCIAL

PTax/Yr: \$1,702.00 Rent, If Rented: Short Sale: N Bank Owned: N
 HOADues: Other Dues:
 HOAIncl:

COMPARABLE INFORMATION

Pend: 9/18/2011 DOM: 124 Sold: 10/24/2011 Terms: CASH O/Price: \$229,000 Sold: \$198,000

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Janeece Smith
 Klickitat Valley Realty Inc
 Phone: 509-261-1618 E-mail: JaneeceKVR@gmail.com
RESIDENTIAL Status: SLD 1/19/2012 4:12:04 PM
 ML#: 10040786 Area: 107 List Price: \$229,000
 Unit#:
 Addr: 62 Mustang DR
 City: Centerville Zip: 98613 Condo Loc:
 Map Coord: 0/X/0 Zoning: ER
 County: Klickitat Tax ID: 04152900001000
 Elem: CENTERVILLE Middle: CENTERVILLE
 High: GOLDENDALE PropType: RES-MFG
 Nhood/Bldg:
 Legal: N2SWNW; 29-4-15: AKA LOT 10 OF SURVEY: MH TITLE ELIM

GENERAL INFORMATION

Lot Size: 20-49.99AC # Acres: 20.1 Lot Dimensions:
 Waterfront: View: MNTAIN, TERRITR Lot Desc: LEVEL, GEN-SLP
 Body Water: Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: County #Bdrms: 3 #Bth: 2 #Lvl: 1 Year Blt: 2004 / NEW
 Main SQFT: 2238 TotUp/Mn: 2238 Style: TRI-WDE, MANUFHS Green: /
 Lower SQFT: 0 Parking: OFF-STR #Garage: 2 / DETACHD #Fireplaces: 1/ PELLSTV
 Total SQFT: 2238 Roof: COMP Exterior: FIBRCEM Bsmt/Fnd: SLAB, CRAWLSP
 Home Wrnty: N 55+ w/Affidavit Y/N: N

REMARKS

XSt/Dir: Horseshoe Bend Road to Mustang, House/barn/outbuilding on Right.
 Public: Commanding triple mountain views from this well maintained newer home in the rolling plains. Relaxing setting, new metal outbuilding & barn. Pellet stove with river rock hearth. Economical heating, seasonal creek, fenced garden, strong well and nice outdoor living areas.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / /	Mstr Bd:	M / /	Baths - Full.Part
Kitchen:	M / /	2nd Bd:	M / /	Upper Lvl:
Dining:	M / /	3rd Bd:	M / /	Main Lvl:
Family:	/ /	DEN/OFF	/ /	Lower Lvl:
UTILITY	/ /		/ /	Total Bth:

FEATURES AND UTILITIES

Kitchen: FS-RANG, FS-REFR, ISLAND, PANTRY
 Interior: CEILFAN, JET-TUB, LAM-FL, SOAKTUB
 Exterior: CORRAL, GRAVLRD, PUBLCRD, WDW-DBL, PORCH, TL-SHED, SHOP, GARDEN, BARN
 Accessibility: 1LEVEL, PARKING

Energy Eff:
 Water: WELL Sewer: SEPTIC Hot Water: ELECT Cool: NONE Heat: FOR-AIR
 Fuel: PROPANE, ELECT

FINANCIAL

PTax/Yr: \$1,715.00 Rent, If Rented: Short Sale: N Bank Owned: N
 HOADues: Other Dues: \$155 /YR

COMPARABLE INFORMATION

Pend: 9/6/2011 DOM: 481 Sold: 10/25/2011 Terms: VA O/Price: \$249,000 Sold: \$215,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Janeece Smith
 Klickitat Valley Realty Inc
Phone: 509-261-1618 **E-mail:** JaneeceKVR@gmail.com
RESIDENTIAL **Status:** SLD **1/19/2012** **4:12:04 PM**
ML#: 9089578 **Area:** 107 **List Price:** \$495,000
Unit#:
Addr: 351 ENYEART RD
City: Centerville **Zip:** 98613 **Condo Loc:**
Map Coord: 1/A/1 **Zoning:** Ext Ag
County: Klickitat **Tax ID:** 03150250000400
Elem: CENTERVILLE **Middle:** CENTERVILLE
High: GOLDENDALE **PropType:** DETACHD
Nhood/Bldg:
Legal: LOT4 SP 98-40 IN E2NE 2-3-15

GENERAL INFORMATION

Lot Size: 20-49.99AC **# Acres:** 20.32 **Lot Dimensions:**
Waterfront: **View:** MNTAIN, VALLEY **Lot Desc:** LEVEL
Body Water: **Seller Disc:** DSCLOSUR
RESIDENCE INFORMATION
Upper SQFT: 0 **SFSrc:** County **#Bdrms:** 2 **# Bth:** 2 **#Lvl:** 1 **Year Blt:** 2006 / UNKNOWN
Main SQFT: 1516 **TotUp/Mn:** 1516 **Style:** RANCH, 1STORY **Green:** /
Lower SQFT: 0 **Parking:** **#Garage:** 3 / ATTACHD **#Fireplaces:** 1 / PROPANE
Total SQFT: 1516 **Roof:** COMP **Exterior:** LAP, STONE **Bsmt/Fnd:** CRAWLSP
Home Wrnty: **55+ w/Affidavit Y/N:**

REMARKS

XSt/Dir: Centerville, Centerville HWY E to Enyeart RD, N approx 1 mile.
Public: 20 acre deluxe horse farm with contemporary ranch home in big sky Centerville. Many high grade finishes. Special horse facilities. Three mountain views. Den could be third bedroom. Request detailed features list.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / /	Mstr Bd: M / /	Baths - Full.Part
Kitchen: M / /	2nd Bd: M / /	Upper Lvl: 0.0
Dining: M / /	3rd Bd: / /	Main Lvl: 2.0
Family: / /	DEN/OFF M / /	Lower Lvl: 0.0
		Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: FS-RANG, DISHWAS, COMPCTR
Interior: BI-VACM, HARDWOD, WASHDRY, JET-TUB
Exterior: X-FENCE, CORRAL, FENCED, ARENA, BARN, YARD
Accessibility: 1LEVEL, PARKING
Energy Eff:
Water: WELL **Sewer:** SEPTIC **Hot Water:** **Cool:** CENTAIR **Heat:** FOR-AIR, OTHER
Elect: ELECT **Fuel:** ELECT, GEOTHRM

FINANCIAL

PTax/Yr: \$2,291.86 **Rent, If Rented:** **Short Sale:** N **Bank Owned:** N
HOADues: **Other Dues:**

COMPARABLE INFORMATION

Pend: 1/26/2011 **DOM:** 421 **Sold:** 2/4/2011 **Terms:** CASH **O/Price:** \$550,000 **Sold:** \$375,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Janeece Smith
 Klickitat Valley Realty Inc
Phone: 509-261-1618 **E-mail:** JaneeceKVR@gmail.com
RESIDENTIAL **Status:** SLD **1/19/2012** **4:12:05 PM**
ML#: 11193463 **Area:** 108 **List Price:** \$100,000
Unit#:
Addr: 51 TWIGGS LN **City:** Goldendale **Zip:** 98620 **Condo Loc:**
Map Coord: 1/A/1 **Zoning:** GR5
County: Klickitat **Tax ID:** 05173400000600
Elem: GOLDENDALE **Middle:** GOLDENDALE
High: GOLDENDALE **PropType:** DETACHD
Nhood/Bldg: Rural
Legal: N2NESE; 34-5-17
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 20-49.99AC **# Acres:** 20 **Lot Dimensions:**
Waterfront: **View:** TREES, TERRITR **Lot Desc:** SECLDED, LEVEL, TREES
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 686 **SFSrc:** HUD **#Bdrms:** 3 **# Bth:** 1 **#Lvl:** 2 **Year Blt:** 1980 / APPROX
Main SQFT: 1064 **TotUp/Mn:** 1750 **Style:** 2STORY **Green:** /
Lower SQFT: 0 **Parking:** OFF-STR **#Garage:** 1 / DETACHD **#Fireplaces:** 1/ WOOD
Total SQFT: 1750 **Roof:** METAL **Exterior:** LAP **Bsmt/Fnd:** NO-BAS
Home Wrnty: N **55+ w/Affidavit Y/N:** N

REMARKS

XSt/Dir: Woodland Rd to Mercy Ln, Lon Twiggs Ln, go .51 miles at road end
Public: HUD Home-Disclosures: Utilities-Property is connected to a well & septic system. Repairs-replace missing flooring. IE(Insured with Escrow Repairs \$5390) Secluded-pines & oak for this 3 bdrm 1ba home on 20 acres. 21 x 22 garage/shop w/wood stove & work bench. Open floor plan & wood beams give this home the rustic country feel when you step inside. Available Date 7/15/11

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / /	Mstr Bd: M / /	Baths - Full.Part
Kitchen: M / /	2nd Bd: U / /	Upper Lvl: 0.0
Dining: M / /	3rd Bd: U / /	Main Lvl: 1.0
Family: / /	UTILITY M / /	Lower Lvl: 0.0
		Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen: FS-RANG, FS-REFR
Interior: CEILFAN
Exterior: DECK, STMDOOR, PAVEDRD, YARD
Accessibility: PARKING, STAIRAS, MINSTEP
Energy Eff: VYW-DBL
Water: WELL **Sewer:** SEPTIC **Hot Water:** ELECT **Cool:** SWAMP **Heat:** WOODSTV, FOR-AIR
Fuel: WOOD, ELECT

FINANCIAL

PTax/Yr: \$1,203.55 **Rent, If Rented:** **Short Sale:** N **Bank Owned:** Y
HOADues: **Other Dues:**

COMPARABLE INFORMATION

Pend: 7/21/2011 **DOM:** 28 **Sold:** 9/21/2011 **Terms:** CASH **O/Price:** \$100,000 **Sold:** \$80,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Janeece Smith
 Klickitat Valley Realty Inc
 Phone: 509-261-1618 E-mail: JaneeceKVR@gmail.com
RESIDENTIAL Status: SLD 1/19/2012 4:12:05 PM
 ML#: 10015679 Area: 108 List Price: \$139,900
 Addr: 489 Brentwood RD Unit#:
 City: Goldendale Zip: 98620 Condo Loc:
 Map Coord: 0/A/0 Zoning: Gen Rur
 County: Klickitat Tax ID: 05172100000200
 Elem: GOLDENDALE Middle: GOLDENDALE
 High: GOLDENDALE PropType: RES-MFG
 Nhood/Bldg:
 Legal: N2NWNE; 21-5-17 :MH: 2005 FLTWD 28x70 #ORFL448ABC300

GENERAL INFORMATION

Lot Size: 20-49.99AC # Acres: 20 Lot Dimensions:
 Waterfront: View: TERRITR, TREES Lot Desc: TREES, SECLDED
 Body Water: Seller Disc: DSCLOSUR
RESIDENCE INFORMATION
 Upper SQFT: 0 SFSrc: Public #Bdrms: 3 # Bth: 2 #Lvl: 1 Year Blt: 2005 / APPROX
 Main SQFT: 2219 TotUp/Mn:2219 Style: MANUFHS Green: /
 Lower SQFT: 0 Parking: DRIMWAY #Garage: 0 / #Fireplaces: 1/ WOOD
 Total SQFT: 2219 Roof: COMP Exterior: WOOD Bsmt/Fnd: BLOCK, CRAWLSP, SKIRTNG
 Home Wrnty: Y 55+ w/Affidavit Y/N: N

REMARKS

XSt/Dir: Hwy 97 N R onto Box Canyon R Winduga R Hawks Wind Slight R Brentwood
 Public: Privacy w/trees and open space, fenced garden area, Fleetwood Home w/spacious kitchen/appliances & island, Master w/walk-in closet, Rock FRP. Utility room, gas appliances, no propane tank. Several General purpose bldgs for storage/hobbies. 2.5 miles from paved rd. This property is eligible under the Freddie Mac First look Initiative for Owner Occupants until 12/17/2010

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M /	/	WW-CARP, FIREPL	Mstr Bd:	M /	/	WW-CARP, WI-CLOS	Baths - Full.Part
Kitchen:	M /	/	ISLAND, DISHWAS	2nd Bd:	M /	/	WW-CARP	Upper Lvl: 0.0
Dining:	M /	/		3rd Bd:	M /	/	WW-CARP	Main Lvl: 2.0
Family:	/	/		UTILITY	M /	/		Lower Lvl: 0.0
BONUS	M /	/			/	/		Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, ISLAND, GASAPPL, PANTRY, FS-RANG, FS-REFR
 Interior: LAUNDRY, WW-CARP, SOAKTUB
 Exterior: DIRTRD, TL-SHED, FENCED
 Accessibility: 1LEVEL, MINSTEP
 Energy Eff:
 Water: WELL Sewer: SEPTIC Hot Water: PROPANE Cool: NONE Heat: FOR-AIR
 Fuel: PROPANE, ELECT

FINANCIAL

PTax/Yr: \$1,607.05 Rent, If Rented: Short Sale: N Bank Owned: Y
 HOADues: Other Dues:
 HOAIncl:

COMPARABLE INFORMATION

Pend: 1/7/2011 DOM: 317 Sold: 1/28/2011 Terms: CASH O/Price: \$173,250 Sold: \$134,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Janeece Smith
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 Phone: 509-261-1618 E-mail: JaneeceKVR@gmail.com
RESIDENTIAL Status: SLD 1/19/2012 4:12:05 PM
 ML#: 10051795 Area: 108 List Price: \$149,000
 Addr: 282 HORSESHOEBEND Unit#:
 City: Goldendale Zip: 98620 Condo Loc:
 Map Coord: 0/A/0 Zoning: EA
 County: Klickitat Tax ID: 04152500000800
 Elem: GOLDENDALE Middle:
 High: GOLDENDALE PropType: RES-MFG
 Nhood/Bldg:
 Legal: TL 10 IN S2NW4; 25-4-15: MH

GENERAL INFORMATION

Lot Size: 20-49.99AC	View:	# Acres: 20	Lot Desc:	Lot Dimensions:
Waterfront:		Seller Disc: DSCLOSUR		
Body Water:				

Upper SQFT: 0	SFSrc: assessor	#Bdrms: 3	# Bth: 2	#Lvl: 2	Year Blt: 1974 / UNKNOWN
Main SQFT: 1600	TotUp/Mn: 1600	Style: DBL-WDE		Green: /	
Lower SQFT: 1600	Parking:	#Garage: 2 / ATTACHD		#Fireplaces: / PELLSTV	
Total SQFT: 3200	Roof: METAL	Exterior: BRICK, ALUM		Bsmt/Fnd: BLOCK, FULLBAS, UNFIN	
Home Wrnty:	55+ w/Affidavit Y/N: N				

REMARKS

XSt/Dir: Horseshoebend Rd, approx. 2 miles out of town, home on the left side.
Public: 20 acres-huge Mt. Adams views on rolling farmground! See Hood & more! Nice 3 bedroom, 2.5 bath home with poss. for more rooms in the unfinished basement. Huge bedrooms, lots built-in storage, master has 3 closets. Open floor plan. 2 car garage + expansive 40x80 shop with many possibilities. Under 3 miles from town on paved road. New washer, 2 yr.old dryer & newer Fridge stay.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 18 X 20 /	Mstr Bd: M / 13 X 15 / BLT-INS	Baths - Full.Part
Kitchen: M / 11 X 9 /	2nd Bd: M / 14 X 11 / BLT-INS	Upper Lvl: 0.0
Dining: M / 9 X 10 / BLT-INS	3rd Bd: M / 9 X 13 / BLT-INS	Main Lvl: 2.0
Family: M / 13 X 11 /	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: FS-REFR, BI-OVEN
Interior: LAUNDRY, WASHDRY, GAR-OPN, LAM-FL
Exterior: SHOP, PORCH, COVPATI, RV-GAR, FENCED, PAVEDRD, YARD
Accessibility:
Energy Eff:
Water: WELL **Sewer:** SEPTIC **Hot Water:** ELECT **Cool:** CENTAIR **Heat:** HT-PUMP, FOR-AIR
Fuel: OTHER

FINANCIAL

PTax/Yr: \$600.00	Rent, If Rented:	Short Sale: N	Bank Owned: N
HOADues:	Other Dues:		
HOAIncl:			

COMPARABLE INFORMATION

Pend: 11/15/2010	DOM: 148	Sold: 1/31/2011	Terms: CASH	O/Price: \$159,900	Sold: \$145,000
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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Janeece Smith
Klickitat Valley Realty Inc
Phone: 509-261-1618 E-mail: JaneeceKVR@gmail.com
RESIDENTIAL Status: SLD 1/19/2012 4:12:05 PM
ML#: 10052997 Area: 108 List Price: \$224,500
Unit#:
Addr: 302 OAK FLAT RD
City: Goldendale Zip: 98620 Condo Loc:
Map Coord: 1/A/1 Zoning: EA
County: Klickitat Tax ID: 04183000000400
Elem: GOLDENDALE Middle: GOLDENDALE
High: GOLDENDALE PropType: DETACHD
Nhood/Bldg:
Legal: W2NWNW (GOV. LOT 1); 30-4-18
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 20-49.99AC # Acres: 21.19 Lot Dimensions:
Waterfront: View: TERRITR, MNTAIN Lot Desc: SLOPED, WOODED, TREES
Body Water: Seller Disc: DSCLOSUR
Upper SQFT: 0 SFSrc: County #Bdrms: 2 #Bth: 2 #Lvl: 1 Year Blt: 2004 / APPROX
Main SQFT: 1830 TotUp/Mn: 1830 Style: CUSTOM, 1STORY Green: /
Lower SQFT: 0 Parking: OFF-STR #Garage: 2 / DETACHD #Fireplaces: 1 / WOOD
Total SQFT: 1830 Roof: COMP Exterior: FIBRCEM Bsmt/Fnd: PERIMTR, CONCRET, CRAWLSP
Home Wrnty: Y 55+ w/Affidavit Y/N: N

REMARKS

XSt/Dir: Bickleton Hwy, R on Oak Flat, L at 302 Oak Flat (no sign)
Public: HUGH PRICE REDUCTION \$24,550! Is the best 2BR, 2-bath home on park like grounds. There's a living room with a wood burning stove, formal & intimate dining areas, breakfast patio, 24 x 48 shop/garage & a kitchen to surpass your dreams-all stainless appliances & range hood, granite countertops, tumbled tile floor, custom kitchen cabinets all with "easy glide" drawers, & much more.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M /	/	LAM-FL, FIREPL	Mstr Bd:	M /	/	SUITE, WW-CARP	Baths - Full.Part	
Kitchen:	M /	/	TILE-FL, GRANITE	2nd Bd:	M /	/	WW-CARP	Upper Lvl:	0.0
Dining:	M /	/	LAM-FL	3rd Bd:	/	/		Main Lvl:	2.0
Family:	/	/		SUNROOM	M /	/	LAM-FL	Lower Lvl:	0.0
UTILITY	M /	/			/	/		Total Bth:	2.0

FEATURES AND UTILITIES

Kitchen: GRANITE, DISHWAS, DISPOS, GASAPPL, PANTRY, TILE, FS-RANG, FS-REFR
Interior: LAUNDRY, CEILFAN, GRANITE, WW-CARP, TILE-FL, LAM-FL, WASHDRY
Exterior: PUBLCRD, TL-SHED, DECK, GARDEN, OUTBULD, SHOP, SPRNKLR, FS-HTUB, YARD
Accessibility: 1LEVEL, LANDING, WD-DOOR
Energy Eff: ZONAL
Water: PRIVATE, WELL Sewer: SEPTIC Hot Water: PROPANE Cool: Heat: FLOOR, ZONAL
Fuel: PROPANE, ELECT

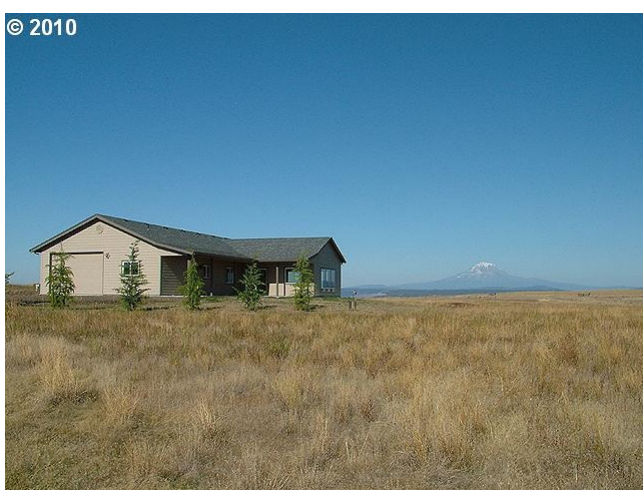
FINANCIAL

PTax/Yr: \$1,695.16 Rent, If Rented: Short Sale: N Bank Owned: N
HOADues: Other Dues:

COMPARABLE INFORMATION

Pend: 6/9/2011 DOM: 346 Sold: 7/29/2011 Terms: CONV O/Price: \$299,500 Sold: \$210,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Janeece Smith
 Klickitat Valley Realty Inc
 Phone: 509-261-1618 E-mail: JaneeceKVR@gmail.com
RESIDENTIAL Status: SLD 1/19/2012 4:12:05 PM
 ML#: 10078635 Area: 108 List Price: \$259,900
 Addr: 51 Morgan CT Unit#:
 City: Goldendale Zip: 98620 Condo Loc:
 Map Coord: 0/A/0 Zoning: EA
 County: Klickitat Tax ID: 04152900002300
 Elem: GOLDENDALE Middle:
 High: GOLDENDALE PropType: DETACHD
 Nhood/Bldg:
 Legal: W2SWNE; 29-4-15

GENERAL INFORMATION

Lot Size: 20-49.99AC # Acres: 20.04 Lot Dimensions: 669 x 1306
 Waterfront: View: MNTAIN, TERRITR Lot Desc: CULDSAC, LEVEL
 Body Water: Seller Disc: DSCLOSUR

Upper SQFT: 0 SFSrc: Seller #Bdrms: 3 # Bth: 3 #Lvl: 3 Year Blt: 2007 / NEW
 Main SQFT: 1700 TotUp/Mn: 1700 Style: 1STORY, RANCH Green: /
 Lower SQFT: 0 Parking: DRIMWAY #Garage: 1 / ATTACHD #Fireplaces: /
 Total SQFT: 1700 Roof: COMP Exterior: LAP Bsmt/Fnd: CONCRET, SLAB
 Home Wrnty: 55+ w/Affidavit Y/N: N

REMARKS

XSt/Dir: Horseshoe Bend; R on Mustang; R on Morgan Ct; see KVR sign
 Public: One of the nicest custom built homes on 20 acres in the Klickitat Valley priced at Assessed Value!! 3 bd/3ba, incredible Mt Adams views from living rm & bdrms, 180 degree views of the valley, 10ft ceilings, recessed lighting, radiant flr heat & heat pump, undergrnd pwr. Horse friendly fenced & cross fenced. Horseshoe Bend Rd paved. Extra tall garage door. Don't miss this one!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	/	/	Mstr Bd:	M /	/	Baths - Full.Part
Kitchen:	/	/	2nd Bd:	/	/	Upper Lvl:
Dining:	/	/	3rd Bd:	/	/	Main Lvl:
Family:	/	/		/	/	Lower Lvl:
	/	/		/	/	Total Bth:
	/	/		/	/	

FEATURES AND UTILITIES

Kitchen: PANTRY, DISHWAS, FS-RANG, FS-REFR
 Interior: CEILFAN, WW-CARP, LAUNDRY
 Exterior: PATIO, X-FENCE, FENCED, GRAVLRD, PRMRD, VYW-DBL
 Accessibility: 1LEVEL
 Energy Eff: HT-PUMP
 Water: WELL Sewer: SEPTIC, STD-SEP Hot Water: ELECT Cool: HT-PUMP Heat: HT-PUMP, FLOOR
 Fuel: ELECT

FINANCIAL

PTax/Yr: \$2,567.00 Rent, If Rented: Short Sale: N Bank Owned: N
 HOADues: \$150 Other Dues:

COMPARABLE INFORMATION

Pend: 1/28/2011 DOM: 120 Sold: 3/16/2011 Terms: FHA O/Price: \$259,900 Sold: \$255,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Janeece Smith
Klickitat Valley Realty Inc
Phone: 509-261-1618 E-mail: JaneeceKVR@gmail.com
RESIDENTIAL Status: SLD 1/19/2012 4:12:05 PM
ML#: 11515761 Area: 108 List Price: \$299,000
Addr: 93 Firwood RD Unit#:
City: Goldendale Zip: 98620 Condo Loc:
Map Coord: 1/A/1 Zoning: GR5
County: Klickitat Tax ID: 05152200000200
Elem: GOLDENDALE Middle: GOLDENDALE
High: GOLDENDALE PropType: RES-MFG
Nhood/Bldg:
Legal: N2NENW; 22-5-15: MH TITLE ELIM 2000 KNGSWD 65.3 / 42
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 20-49.99AC	# Acres: 20.69	Lot Dimensions:
Waterfront: CREEK	View: TERRITR, TREES	Lot Desc: TREES, PRIVATE, SECLDED, GEN-SLP
Body Water:	Seller Disc: DSCLOSUR	

Upper SQFT: 0	SFSrc: County	#Bdrms: 3	# Bth: 2	#Lvl: 1	Year Blt: 2000 / APPROX
Main SQFT: 2270	TotUp/Mn: 2270	Style: 1STORY, TRI-WDE		Green: /	
Lower SQFT: 0	Parking: DRIMWAY	#Garage: 1 / CARPORT		#Fireplaces: 1/ PROPANE	
Total SQFT: 2270	Roof: COMP	Exterior: FIBRCEM		Bsmt/Fnd: BLOCK, CRAWLSP	
Home Wrnty: Y	55+ w/Affidavit Y/N: N				

REMARKS

XSt/Dir: Pine Forest Rd, R on Cedar Valley, L on Firwood Rd, see sign
Public: Priced to Sell! Mill Creek runs through this property with a beautiful triple wide MH, on 20+ acre parcel. Family rm has a propane fireplace, with an eating bar, large kitchen with a walk-in pantry, formal dining rm & living rm, attached (permitted) sunrm, 36 x 40 shop/garage with separate apt., RV hookups, cabana, base ball field, hiking trails, fenced garden & much more

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / / FORMAL, WW-CARP	Mstr Bd: M / / CEILFAN, WW-CARP	Baths - Full.Part
Kitchen: M / / PANTRY, ISLAND	2nd Bd: M / / WW-CARP	Upper Lvl: 0.0
Dining: M / / FORMAL, WW-CARP	3rd Bd: M / / WW-CARP	Main Lvl: 2.0
Family: M / / FIREPL, VAULTED	SUNROOM M / / LAM-FL, VYW-DBL	Lower Lvl: 0.0
UTILITY M / / WASHDRY	EATAREA M / /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: ISLAND, PANTRY, DISHWAS, FS-RANG, FS-REFR
Interior: OWSECUR, CEILFAN, LAUNDRY, SOUNSYS, WASHDRY, WW-CARP
Exterior: SHOP, SPRNKLR, PORCH, SATDISH, GARDEN, DECK, GRAVLRD, RV-HKUP, YARD
Accessibility: 1LEVEL, STAIRAS
Energy Eff: VYW-DBL
Water: SH-WELL **Sewer:** SEPTIC **Hot Water:** OTHER **Cool:** HT-PUMP **Heat:** FOR-AIR, OTHER
Fuel: PROPANE, ELECT

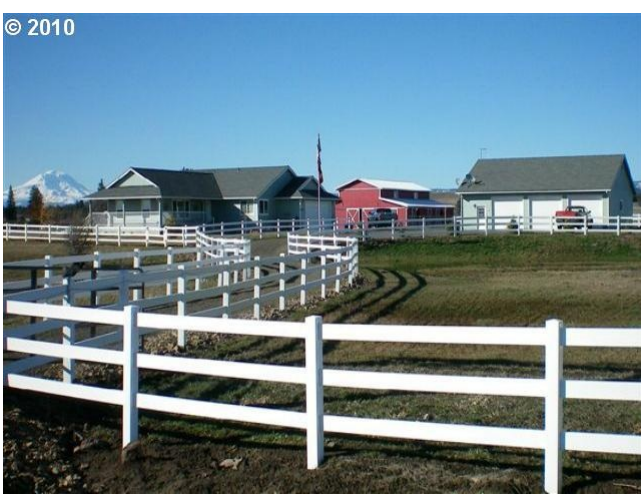
FINANCIAL

PTax/Yr: \$1,285.14	Rent, If Rented:	Short Sale: N	Bank Owned: N
HOADues:	Other Dues:		
HOAIncl:			

COMPARABLE INFORMATION

Pend: 5/13/2011	DOM: 91	Sold: 5/24/2011	Terms: CALL-LA	O/Price: \$299,000	Sold: \$282,000
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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Janeece Smith
 Klickitat Valley Realty Inc
 Phone: 509-261-1618 E-mail: JaneeceKVR@gmail.com
RESIDENTIAL Status: SLD 1/19/2012 4:12:05 PM
 ML#: 11376915 Area: 108 List Price: \$399,900
 Addr: 441 FISH HATCHERY RD Unit#:
 City: Goldendale Zip: 98620 Condo Loc:
 Map Coord: 1/A/1 Zoning: Ext Ag
 County: Klickitat Tax ID: 04151053000300
 Elem: GOLDENDALE Middle: GOLDENDALE
 High: GOLDENDALE PropType: DETACHD
 Nhood/Bldg:
 Legal: LOT 3 SP 2004-45 IN SWNE; 10-4-15

GENERAL INFORMATION

Lot Size: 20-49.99AC # Acres: 20.43 Lot Dimensions:
 Waterfront: View: MNTAIN, VALLEY Lot Desc: LEVEL
 Body Water: Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: County #Bdrms: 3 # Bth: 2 #Lvl: 1 Year Blt: 2005 / UNKNOWN
 Main SQFT: 1621 TotUp/Mn: 1621 Style: RANCH, 1STORY Green: /
 Lower SQFT: 0 Parking: DRIVWAY #Garage: 5 / ATTACHD #Fireplaces: 1 / STOVE
 Total SQFT: 1621 Roof: COMP Exterior: FIBRCEM Bsmt/Fnd: CRAWLSP
 Home Wrnty: 55+ w/Affidavit Y/N: N

REMARKS

XSt/Dir: W on Hwy 142, R on Hill Rd, L on Fish Hatchery Rd, Property on R
 Public: Pride of ownership reflected throughout this picture perfect ranch with irrigation rights and mountain views. One level home has wraparound porch/deck w/2 car attached garage plus 3 car detached 46x36 garage/shop w/bath & 3 stall 44x48 barn/stable w/metal roof. Recent improvements include high quality carpet, wood floors & solid oak unit in 3rd bedroom, new air filter.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M /	/ VAULTED	Mstr Bd:	M /	/ DECK, FNCH-DR	Baths - Full.Part
Kitchen:	M /	/ PANTRY, ISLAND	2nd Bd:	M /	/	Upper Lvl: 0.0
Dining:	M /	/ LR&DR	3rd Bd:	M /	/ WOODFLR, BLT-INS	Main Lvl: 2.0
Family:	/	/	UTILITY	M /	/	Lower Lvl: 0.0
	/	/		/	/	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: ISLAND, DISHWAS, BI-MICO, PANTRY, FS-RANG, FS-REFR
 Interior: LAUNDRY, AIRCLEN, TILE-FL, WATSOFT, WW-CARP, JET-TUB, WOODFLR
 Exterior: 2ND-GAR, VYW-DBL, CORRAL, PUBLCRD, PORCH, SPRNKL, DECK, BARN
 Accessibility: 1LEVEL, PARKING
 Energy Eff: HT-PUMP
 Water: WELL, PRIVATE Sewer: SEPTIC Hot Water: ELECT Cool: HT-PUMP Heat: FOR-AIR, HT-PUMP
 Fuel: OIL, ELECT

FINANCIAL

PTax/Yr: \$2,152.44 Rent, If Rented: Short Sale: N Bank Owned: N
 HOADues: Other Dues:
 HOAIncl:

COMPARABLE INFORMATION

Pend: 6/27/2011 DOM: 0 Sold: 8/31/2011 Terms: CONV O/Price: \$399,900 Sold: \$399,900

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