



Presented By: Randy McCreith
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RESIDENTIAL **Status:** PEN **3/4/2016** **2:43:02 PM**
ML#: 12206552 **Area:** 156 **List Price:** \$2,350,000
Addr: 8243 NE ABBEY RD **Unit#:**
City: Carlton **Zip:** 97111 **Condo Loc:**
Map Coord: 741/J/O **Zoning:** RC
County: Yamhill **Tax ID:** R333100100
Elem: Yamhill **Middle:** Yamhill
High: Yamhill-Carlton **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:**
Legal: POTENTIAL ADDITIONAL TAX LIABILITY 20.72 ACRES IN SE
Supplements: 3 **Home Energy Score:**
[Virtual Tour](#) [Video Tour](#) **Home Wrnty:** 55+ w/Affidavit Y/N: N

Client Full

GENERAL INFORMATION

Lot Size: 20-49.99AC **# Acres:** 20.72 **Lot Dimensions:**
Wtfrnt: OTHER **View:** POND, TREES **Lot Desc:** POND, SECLDED, TREES, WOODED
Body Water: Walden Pond **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 1542 **SFSrc:** Seller **#Bdrms:** 6 **#Bath:** 6 / 0 **#Lvl:** 2 **Year Built:** 1995 / RESALE
Main SQFT: 2216 **TotUp/Mn:** 3758 **Roof:** TILE **Style:** CUSTOM, ENGLISH **Green Cert:** N **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** 1 / WOOD **Parking:** **Exterior:** BRD&BTN, CEDAR
Total SQFT: 3758 **Addl. SQFT:** **#Gar:** 4/OVRSIZE **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: Hwy 99W to Lafayette; North@ Bridge St to Abbey Road
Public: In the heart of Wine Country an amazing business opportunity to own a remarkable 9 room County Inn with plans for expansion of suites nestled among the beautiful 5 acre pond. Complete renovations under way. Rare zoning "Recreational Commercial" allows for all meals and unlimited events. The beautiful and peaceful grounds are perfect for weddings and retreats. 2nd Residence as well.
 POSSIBLE CONTRACT TERMS AVAILABLE>

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 19 X 30 / FIREPL, GREAT-R, HARDWOD	Mstr Bd: U/ 14 X 18 / SUITE, WHIRLPL	Bths - Full/Part
Kitchen: M/ 11 X 13 / GOURMET, PANTRY	2nd Bd: M/ 12 X 13 / BATH, SUITE	Upper Lvl: 3/0
Dining: M/ 9 X 13 / FORMAL	3rd Bed: M/ 10 X 11 / BATH, SUITE	Main Lvl: 3/0
LOFT: U/ 8 X 15 /	DEN/OFF: M/ 9 X 13 / BATH	Lower Lvl: 0/0
	SUNPRCH: L/ 10 X 13 / DECK	Total Bth: 6/0

FEATURES AND UTILITIES

Kitchen:
Interior:
Exterior: 2ND-RES, DECK, GARDEN, OUTBULD, PAVEDRD, PORCH, SHOP, SPRNKLR, YARD

Accessibility:

Cool: HT-PUMP **Heat:** HT-PUMP
Water: WELL **Sewer:** SEPTIC **Hot Water:** ELECT **Fuel:** ELECT, WOOD

FINANCIAL

PTax/Yr: \$4,911.16 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** \$0 **Other Dues:**
HOA Incl:
List Date: 10/8/2012

COMPARABLE INFORMATION

Pend: 3/20/2015 **DOM:** 893 **Sold:** **Terms:** **O/Price:** \$1,799,000 **Sold:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.