

475 SE 35th Street A-4, Newport, OR 97365 **24-1018 Residential/SiteBlt Active \$425,000**



Provided as a courtesy of
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BA Comm: 2.50 **BA Comm Type:** % **Listing Type:** Exclusive Right To Sell
Bank/Lender Owned?: No **Short Sale:** No **3rd Party Approval:** No

Property Sub-Type: Town Home **Major Area:** Newport/South Beach **Minor Area:** Newport
Frontage: River **Primary View:** River **Frontage/View Remarks:**
Secondary View: Bay **Total Bedrooms:** 2 **Total Bathrooms:** 2.50
Levels: Three or More **Total SqFt.:** 1,802 **Sq Ft Remarks:**
Year Built: 2007 **Year Built Remarks:**
Lot SqFt: **# of Acres:** 0.02 **Style:** Traditional
Basement: No **Garage Type:** Attached **Garage Stall:** 2
Association: Yes **Senior Community YN:** No **CC&Rs:** Yes

County: Lincoln **Property Tax ID #:** R522708 **Additional Tax ID #s:**
Parcel Nbr: 111117DA-5100-00 **Additional Parcels:** **Tax Map Number:** 111117DA
Description:
Tax Lot: 5100 **Taxes\$:** 3,825.21 **Tax Year:** 2023
Tax Remarks: **Tax District:** 124 **Specially Assessed:** No
Zoning: R-5 Residential **Neighborhood Code:** SANI **Subdivision:** Neolha Point Townhomes
Additional Subdv Info: **Subdv Phase/Addition:** **Subdv Block:**
Subdv Parcel/Lot: **Hwy 101:** East Side **Cross Street:**

Directions: From HWY 101 turn east onto SE 35th street. Townhomes are right before the water on your left.
Public Remarks: This three-story townhome offers 1802 sq ft of luxury living. With 2 bedrooms + a den overlooking the river, you'll enjoy breathtaking views from multiple rooms. The beautiful interior features granite counters, stainless steel appliances, hardwood flooring & views from every floor. The den offers a peaceful retreat with bay views, while two decks provide the perfect spot to watch birds or witness the ebb and flow of the tides. Low HOA costs & easy CC&R rules make for hassle-free living in this quiet yet convenient location. The property boasts nearly 180-degree of unobstructed views, providing a serene backdrop for everyday life. Conveniently close to restaurants, grocery stores & attractions like the Newport Aquarium, NOAA, and Marina, you'll have everything Newport close by.

<p>Miscellaneous: Den Roof: Composition Siding: Composition Wood Foundation: Concrete Perimeter Deck/Patio: Covered Patio; Deck Outbuildings: None Street Surface: Paved</p>	<p>Lot Type: Common or Condo Internal Features: Water Heater: Electric; Dishwasher; Washer/Dryer: Electric; Range/Oven: Electric; Microwave; Refrigerator; Window Coverings Ceiling: Vaulted Flooring: Carpet; Tile; Wood Heating/Cooling: Gas Forced Air Alternate Heat: Gas Fireplace Water: City</p>	<p>Electric: On Property Gas: On Property Sewer: Public Condo/Association: Association Fee\$: 85; Condo/Assoc Fee (MQY): Monthly Association Fee Inclusions: Maintenance - Common Area; Property Tax - Common Area; Utilities - Common Area Sellers Terms: 1031; Cash; Conventional; FHA; ODVA; VA; Forms Preference: OR Possession: Close Of Escrow</p>
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Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Living Room	Second	17.61	14.76		Bathroom 1	Third	14.19	7.51	Primary Bath
Kitchen	Second	11.39	9.34		Bathroom 2	Third	4.91	7.43	
Dining Room	Second	13.67	9.8		Utility Room	Third	7.71	5.02	Laundry Room
Bedroom 1	Third	13.2	11.35	Primary Bedroom	Den	First	10.37	8.18	
Bedroom 2	Third	11.97	12.48		Other	First	32.91	10.19	Garage

List Price: 425,000

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