



Presented By: Courtney Olsen
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RESIDENTIAL Status: SLD 11/3/2013 12:40:15 PM
 ML#: 13403009 Area: 147 List Price: \$2,595,000
 Addr: 2240 SUMMIT CT Unit#:
 City: Lake Oswego Zip: 97034 Condo Loc:
 Map Coord: 656/C/7 Zoning:
 County: Clackamas Tax ID: 00247593
 Elem: Lake Grove Middle: Lake Oswego
 High: Lake Oswego PropType: DETACHD
 Nhood/Bldg: Main Lake CC&Rs:
 Legal: 430 LAKE VIEW VILLAS BLKS 149 TO 197 PT LT 194
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 7K-9,999SF # Acres: 0.17 Lot Dimensions:
 Waterfront: LAKE View: LAKE Lot Desc: PRIVATE, SLOPED, CULDSAC
 Body Water: Oswego Lake Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 1593 SFSrc: Appraisal #Bdrms: 3 #Bth: 3/1 #Lvl: 3 Year Blt: 1999 / RESALE 55+ w/Affidavit Y/N: N
 Main SQFT: 1754 TotUp/Mn: 3347 Style: TRAD Green / Yr / Obtained:
 Lower SQFT: 1689 Parking: #Garage: 3/ATTACHD Home Wrnty: #Fireplaces: 3/ GAS
 Ttl SQFT: 5036 Addl. SQFT: Roof: TILE Exterior: HCSTUCC, CEDAR Bsmt/Fnd: CRAWLSP, FINISHD, FULLBAS

REMARKS

XSt/Dir: Lakeview to Summit to Summit Court
 Public: Stunningly well built traditional w/commanding 180 degree views of Oswego Lake. Located on a rare cul-de-sac this timeless design was built w/tomorrow in mind; 3 stop elevator, floor to ceiling windows, great room concept, large recreation room w/ wet bar, 850 bottle self cooling wine cellar, safe room, large interior shop, oversized 3 vehicle garage, boat house, dock and lift!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 13 X 13 / HI-CEIL, FIREPL, FORMAL	Mstr Bd: L/ 20 X 16 / FIREPL, SUITE, WI-CLOS	Bths - Full/Part
Kitchen: M/ 18 X 14 / NOOK, ISLAND, GOURMET	2nd Bd: L/ 16 X 14 / BLT-INS	Upper Lvl: 0/0
Dining: M/ 18 X 17 / DECK, FORMAL, HI-CEIL	3rd Bed: L/ 12 X 12 / WI-CLOS, SUITE	Main Lvl: 0/1
Family: M/ 18 X 14 / GREAT-R, DECK, FIREPL	BONUS: L/ 40 X 30 / DECK, WET-BAR	Lower Lvl: 3/0
WNECEL: L/ 7 X 6 / BLT-INS, BI-REFR	SHOP: L/ 22 X 22 /	Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: ISLAND, INST-HW, GASAPPL, PANTRY, GRANITE, DISPOS, APP-GAR, BI-RANG, BI-REFR, BI-DOWN
 Interior: ELEVATR, SOUNSYS, HISPEED, JET-TUB, GAR-OPN, HARDWOD, OWSECUR, BI-VACM, GRANITE
 Exterior: DECK, GASHKUP, SHOP, SPRNKLR, BOAT-HS, DOCK
 Accessibility: ELEVATR
 Energy Eff:
 Water: PUBLIC Sewer: PUBLIC Hot Water: GAS, RECIRC Cool: CENTAIR Heat: FOR-AIR, RADIANT
 Fuel: GAS

FINANCIAL

PTax/Yr: \$24,355.90 Rent, If Rented: Short Sale: N Bank Owned/REO: N
 HOA: Y Dues: \$2,250 /YR Other Dues: \$5,000 /1-TIME
 HOAIncl: SLIP, COMMONS, LKESMNT

COMPARABLE INFORMATION

Pend: 7/31/2013 DOM: 93 Sold: 11/1/2013 Terms: CASH /OWNCONT/Price: \$2,595,000 Sold: \$2,375,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.