

**General Information**

<u>Listing Member</u> Thomas W Giuliano of Berkshire Hathaway SR	Co-listing Member
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**Address Information**

<u>Street Number</u> 14676	Modifier	Street Dir Prefix*	<u>Street Name</u> Sisters	Street Suffix* Lane	Street Dir Suffix*	Unit Number
<u>County*</u> Deschutes						
<u>City*</u> Sunriver	<u>State*</u> OR	<u>Postal Code*</u> 97707	Zip +4	<u>Parcel Number</u> 191132BB01100		

**Location, Tax, and Legal**

Commonly Known Address 7 Sisters Lane	Cross Street Bachelor Road	Section* Not Applicable	<u>Subdivision Name*</u>
Tax Map Number 191132BB	Tax Lot 01100	Tax Block 11	<u>Lot Size Acres</u> 0.55
Lot Size Square Feet 23958	<u>Additional Parcels YN*</u> No		
Additional Parcels Description			

**Contract Information**

<u>List Price</u> 7000	<u>Listing Contract Date</u> 2022-07-07	Projected Active Date 2022-07-14	<u>Expiration Date</u> 2022-12-14
<u>Agency Represent YN*</u> Yes	<u>Listing Agreement*</u> Exclusive Right To Sell	<u>Buyer Agency Compensation</u> 2.5	<u>Buyer Agency Compensation Type*</u> %
<u>Commission Type*</u> Fixed	Tier Comments		

**General Property Information**

<u>Property Sub Type*</u>	<u>Building Area Total</u> 3100	<u>Building Area Source*</u> Assessor	<u>Building Area Units*</u> Square Feet
<u># of Units Total</u> 1	<u>Year Built</u> 1973	<u>Owner Name</u> Thomas W. Giuliano	<u>Occupant Type*</u> Owner
Occupant Name	Phone to Show* Owner	Phone to Show Number	<u>Short Term Rental Permit YN*</u>
<u>New Construction YN*</u>	Building Permit Issued YN*	Building Permit #	Estimated Completion Date
Builder Name	<u>Elementary School*</u>	<u>Middle Or Junior School*</u>	<u>High School*</u>
<u>Zoning</u>	<u>Tax Annual Amount</u>	<u>Tax Year</u>	Potential Tax Liability YN*
Assessment YN*	<u>CC&amp;R's YN*</u>	<u>Association YN*</u>	Association Fee
Association Fee Frequency*	Association Fee 2	Association Fee 2 Frequency*	Preferred Escrow Company & Officer
<u>FIRPTA YN*</u>	<u>Sign On Property YN*</u>	<u>Audio Surveillance on Premises YN*</u>	<u>Video Surveillance on Premises YN*</u>

**Remarks and Miscellaneous**

<u>Public Remarks</u>
Private Remarks
Showing Instructions

Directions

Assessment Comments

Leased Components

Seller Opt Out:  Seller Directs Listing to be Excluded from Internet  Seller Directs Address to be Excluded from Internet  Seller Directs Listing to Not Be Used in AVMs on Internet  
 Seller Directs Listing to Not Allow Comments on Internet  
Publish this listing to:  Homes.com  REALTOR.com  ListHub

**Accessibility Features**

- Accessible Approach with Ramp
- Accessible Bedroom
- Accessible Closets
- Accessible Doors
- Accessible Entrance
- Accessible Full Bath
- Accessible Hallway(s)
- Accessible Kitchen
- Grip-Accessible Features
- Lifelong Housing Certification
- Smart Technology

**Appliances**

- Cooktop
- Dishwasher
- Disposal
- Double Oven
- Dryer
- Hot Water Recirculating Pump
- Microwave
- Oven
- Range
- Range Hood
- Refrigerator
- Solar Hot Water
- Tankless Water Heater
- Trash Compactor
- Washer
- Water Heater
- Water Purifier
- Water Softener
- Wine Refrigerator

**Architectural Style: 1 to 14 req'd**

- A-Frame
- Chalet
- Colonial
- Contemporary
- Cottage/Bungalow
- Craftsman
- Log
- Northwest
- Prairie
- Ranch
- Traditional
- Tudor
- Victorian
- Other

**Basement**

- Daylight
- Exterior Entry
- Finished
- Full
- Partial
- Unfinished
- None

**Common Walls: 1 to 6 req'd**

- 1 Common Wall
- 2+ Common Walls
- End Unit
- No Common Walls
- No One Above
- No One Below

**Construction Materials: 1 to 14 req'd**

- Block
- Brick
- Concrete
- Double Wall/Staggered Stud
- Frame
- ICFs (Insulated Concrete Forms)
- Log
- Manufactured House
- Modular
- Rammed Earth
- Steel Framing
- Straw
- Structural Insulated Panels
- Unknown

**Cooling: 1 to 9 req'd**

- Central Air
- ENERGY STAR Qualified Equipment
- Evaporative Cooling
- Heat Pump
- Wall/Window Unit(s)
- Whole House Fan
- Zoned
- None
- Other

**Fireplace Features**

- Electric
- Family Room
- Gas
- Great Room
- Insert
- Living Room
- Office
- Outside
- Primary Bedroom
- Propane
- Wood Burning

**Flooring: 1 to 13 req'd**

- Bamboo
- Carpet
- Concrete
- Cork
- CRI Green Label Plus Certified Carpet
- Hardwood
- Laminate
- Simulated Wood
- Stone
- Tile
- Vinyl
- None
- Other

**Foundation Details: 1 to 9 req'd**

- Block
- Brick/Mortar
- Concrete Perimeter
- Pillar/Post/Pier
- Slab
- Stemwall
- Stone
- None
- Other

**Green Building Verification Type**

- Earth Advantage
- Energy Audit Retrofit
- ENERGY STAR Certified Homes
- Green Verification Metric:
- LEED For Homes
- Home Energy Score
- WaterSense
- Other

**Heating: 1 to 20 req'd**

- Baseboard
- Ductless
- Electric
- ENERGY STAR Qualified Equipment
- Forced Air
- Free-Standing
- Geothermal
- Heat Pump
- Hot Water
- Natural Gas
- Oil
- Pellet Stove
- Propane
- Radiant
- Solar
- Wall Furnace
- Wood
- Zoned
- None
- Other

**Inclusions/Exclusions**

- Inclusions:
- Exclusions:

**Interior Features**

- Bidet
- Breakfast Bar
- Built-in Features
- Ceiling Fan(s)
- Central Vacuum
- Double Vanity
- Dry Bar
- Dual Flush Toilet(s)
- Elevator
- Enclosed Toilet(s)
- Fiberglass Stall Shower
- Granite Counters
- In-Law Floorplan
- Indoor Pool
- Jetted Tub
- Kitchen Island
- Laminate Counters
- Linen Closet
- Open Floorplan
- Pantry
- Primary Downstairs
- Shower/Tub Combo
- Smart Lighting
- Smart Locks
- Smart Thermostat
- Soaking Tub
- Solar Tube(s)
- Solid Surface Counters
- Spa/Hot Tub
- Stone Counters
- Tile Counters
- Tile Shower
- Vaulted Ceiling(s)
- Walk-In Closet(s)
- WaterSense Fixture(s)
- Wet Bar
- Wired for Data
- Wired for Sound

**Levels: 1 to 4 req'd**

- One
- Two
- Three Or More
- Multi/Split

**Roof: 1 to 11 req'd**

- Asphalt
- Built-Up
- Composition
- Membrane
- Metal
- Rolled/Hot Mop
- Rubber
- Shake
- Slate
- Tile

**Security Features**

- Carbon Monoxide Detector(s)
- Fire Sprinkler System
- Security System Leased
- Security System Owned
- Smoke Detector(s)
- Other

**Unit 1**

- Unit #:
- # of Bedrooms:
- # Full Baths:
- # Half Baths:
- Square Footage:
- Monthly Rent:
- Status:

**Unit 1 Rent Includes**

- Electric
- Garbage
- Gas
- Internet
- Landscaping
- Sewer
- Water

**Unit 2**

- Unit #:
- # of Bedrooms:
- # Full Baths:
- # Half Baths:
- Square Footage:
- Monthly Rent:
- Status:

**Unit 2 Rent Includes**

- Electric
- Garbage
- Gas
- Internet
- Landscaping
- Sewer
- Water

**Unit 3**

- Unit #:
- # of Bedrooms:
- # Full Baths:
- # Half Baths:
- Square Footage:
- Monthly Rent:
- Status:

**Unit 3 Rent Includes**

- Electric
- Garbage
- Gas
- Internet
- Landscaping
- Sewer
- Water

**Unit 4**

- Unit #:
- # of Bedrooms:
- # Full Baths:
- # Half Baths:
- Square Footage:
- Monthly Rent:
- Status:

**Unit 4 Rent Includes**

- Electric
- Landscaping
- Garbage
- Sewer
- Gas
- Water
- Internet

**Unit 5 or More**

- Unit List Attached:

**Window Features**

- Aluminum Frames
- Skylight(s)
- Bay Window(s)
- Storm Window(s)
- Double Pane Windows
- Tinted Windows
- ENERGY STAR
- Triple Pane Windows
- Qualified Windows
- Vinyl Frames
- Garden Window(s)
- Wood Frames
- Low Emissivity Windows

**Additional Features**

- Bus Service or Stop
- Separate Electric Meters
- Common Area
- Separate Gas Meters
- Laundry Facility
- Separate Water Meters
- Manager's Quarters

**Easements**

- Access
- View
- Conservation
- Well
- Irrigation
- Other
- Utilities

**Exterior Features**

- Built-in Barbecue
- Pool
- Courtyard
- Rain Barrel/Cistern(s)
- Deck
- RV Dump
- Dock
- RV Hookup
- Fire Pit
- Spa/Hot Tub
- Gray Water System
- UIC Registered
- Outdoor Kitchen
- UIC Rule Authorized
- Patio

**Flood**

- Plain
- N/A
- Way
- Unknown

**Government Overlay**

- Airport Zone
- Opportunity Zone
- Enterprise Zone
- Urban Renewal
- Foreign Trade
- Wetlands

**Lot Features**

- Adjoins Public Lands
- Pasture
- Corner Lot
- Rock Outcropping
- Drip System
- Sloped
- Fenced
- Smart Irrigation
- Garden
- Sprinkler Timer(s)
- Landscaped
- Sprinklers In Front
- Level
- Sprinklers In Rear
- Marketable Timber
- Water Feature
- Native Plants
- Wooded
- On Golf Course
- Xeriscape Landscape

**Other Structures**

- Gazebo
- RV/Boat Storage
- Greenhouse
- Second Garage
- Guest House
- Shed(s)
- Kennel/Dog Run
- Storage
- Outhouse
- Workshop
- Poultry Coop
- Other

**Parking Details: 1 to 3 req'd**

- # of Garages:
- # of Carports:
- # of Other Parking:

**Parking Features: 1 to 27 req'd**

- Alley Access
- Heated Garage
- Asphalt
- No Garage
- Assigned
- On Street
- Attached
- Parking Lot
- Attached Carport
- Paver Block
- Concrete
- Permit Required
- Detached
- RV Access/Parking
- Detached Carport
- RV Garage
- Driveway
- Shared Driveway
- Electric Vehicle Charging Station(s)
- Sink in Garage
- Garage Door Opener
- Storage
- Gated
- Tandem
- Gravel
- Workshop in Garage
- Other

**Road Frontage Type**

- Easement
- Shared Access
- Private Access
- Other

**Road Surface Type**

- Cinder
- Paved
- Dirt
- Other
- Gravel

**View**

- Bay
- Neighborhood
- Beach
- Ocean
- Canyon
- Orchard
- Cascade Mountains
- Panoramic
- City
- Park/Greenbelt
- Creek/Stream
- Pond
- Desert
- Ridge
- Forest
- River
- Golf Course
- Territorial
- Lake
- Valley
- Mountain(s)
- Vineyard

**Waterfront Features**

- Creek/Stream
- Pond
- Lakefront
- Riverfront
- Oceanfront
- Waterfront

**Association Amenities**

- Airport/Runway
- Road Assessment
- Clubhouse
- RV/Boat Storage
- Firewise Certification
- Security
- Fitness Center
- Sewer
- Gated
- Sewer Assessment
- Golf Course
- Snow Removal
- Landscaping
- Sport Court
- Marina
- Stable(s)
- Park
- Tennis Court(s)
- Pickleball Court(s)
- Trail(s)
- Playground
- Trash
- Pool
- Water
- Resort Community
- Other
- Restaurant

**Community Features**

- Access to Public Lands
- Short Term Rentals Allowed
- Dog Park
- Short Term Rentals Not Allowed
- Gas Available
- Sport Court
- Park
- Tennis Court(s)
- Pickleball Court(s)
- Trail(s)
- Playground
- Road Assessment
- Sewer Assessment

**Income and Expenses (Annual Amounts)**

- Gross Income:
- Professional Management Expense \$:
- Number of Units Leased:
- Operating Expense:
- Net Operating Income:
- Cap Rate:

**Power Production: 1 to 9 req'd**

- Co-Op
- Solar Owned
- Generator
- Solar PV Ready
- Hydro
- Wind
- Public Utilities
- None
- Solar Leased

**Sewer: 1 to 14 req'd**

- Alternative Treatment Tech System
- Public Sewer
- Capping Fill
- Sand Filter
- District
- Septic Needed
- Holding Tank
- Septic Tank
- Perc Test On File
- Standard Leach Field
- Perc Test Required
- None
- Private Sewer
- Other

**Water Source: 1 to 11 req'd**

- Backflow Domestic
- Spring
- Backflow Irrigation
- Water Meter
- Cistern
- Well
- Private
- None
- Public
- Other
- Shared Well

**Documents on File**

- APOD
- Rental Agreement
- Engineers Report
- Schedule E
- Environment Report
- Schedule of Tenants
- Lead Based Paint Report
- Seller Disclaimer
- Maintenance Records
- Seller Disclosure
- Profit and Loss Statement
- Understructure Report
- Well Data

**Listing Terms: 1 to 12 req'd**

- Assumable
- Private Financing Available
- Cash
- Trade
- Contract
- Trust Deed
- Conventional
- USDA Loan
- FHA
- VA Loan
- FMHA
- Owner Will Carry

<b>Showing Requirements: 1 to 18 req'd</b>	<b>Special Listing Conditions: 1 to 12 req'd</b>	<b>Documents</b>
<input type="checkbox"/> 24 Hour Notice <input type="checkbox"/> Appointment Only <input type="checkbox"/> Call Listing Agent <input type="checkbox"/> Call Owner <input type="checkbox"/> Call Tenant <input type="checkbox"/> Combination Lockbox <input type="checkbox"/> Day Sleeper <input type="checkbox"/> Key In Office <input type="checkbox"/> Listing Agent Must Accompany <input type="checkbox"/> Lockbox <input type="checkbox"/> Lockbox CBS Code Required <input type="checkbox"/> No Appointment/Call Needed <input type="checkbox"/> Pet(s) on Premises <input type="checkbox"/> Security System <input type="checkbox"/> Text Listing Agent <input type="checkbox"/> To Be Built <input type="checkbox"/> Under Construction <input type="checkbox"/> See Showing Instructions	<input type="checkbox"/> Auction <input type="checkbox"/> Bankruptcy Property <input type="checkbox"/> Conservatorship <input type="checkbox"/> HUD Owned <input type="checkbox"/> In Foreclosure <input type="checkbox"/> Notice Of Default <input type="checkbox"/> Probate Listing <input type="checkbox"/> Real Estate Owned <input type="checkbox"/> Short Sale <input type="checkbox"/> Standard <input type="checkbox"/> Third Party Approval <input type="checkbox"/> Trust	<input type="checkbox"/> CC&Rs <input type="checkbox"/> Floor Plans <input type="checkbox"/> HOA Documents <input type="checkbox"/> Lead Based Paint <input type="checkbox"/> Seller's Property Disclosure <input type="checkbox"/> Shared Well Agreement
<b>Copyrights</b>		
<input type="checkbox"/> <b><i>I personally took the photos or own the rights.:</i></b>		
<input type="checkbox"/> <b><i>I personally wrote the remarks.:</i></b>		
<input type="checkbox"/> <b><i>Seller Directs No Photos with Listing:</i></b>		

By my signature below, I acknowledge that: a) neither the Central Oregon Association of REALTORS®, Southern Oregon Multiple Listing Service, Inc., the Klamath County Association of REALTORS® Multiple Listing Service, the Listing Office, nor the Listing Licensee or his/her Managing Broker(s) are liable for errors contained herein; b) the Listing Licensee named herein has explained the function of the Multiple Listing Service and the use by its Subscribers of a keybox system and if I choose installation of a keybox, the keybox will aid in the marketing of my property by making it available to users of the Multiple Listing Service at times and on days in which the property is unoccupied; c) installation of a keybox may affect the security of the property and I am willing to assume that risk to facilitate the marketing effort.

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Seller

\_\_\_\_\_

Date

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Time

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Seller

\_\_\_\_\_

Date

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Time

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Listing Agent

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Date

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Time

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Listing Broker

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Date

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Time