

Residential Client Detail Report

Listings as of 03/22/09 at 11:42pm

Lot: Unit #:



[See Additional Pictures](#)

7209 44 St W University Place 98466			
Status	Active	Beds	4
Listing#	29000793	Baths	2.00
County	Pierce	Fireplaces	2
List Price			639,950
Sold Price			
Year Built			1968

Style	12-2 Story	Appx. SQFT	3088
Bldg Type.	Built On Lot	SQFT Src.	Original Floor Plans
Covd Prkg.	2 Garage-Attached	Acres	0.830
Project		Lot Size	36155
New Const.			

School Information:		Area	34
School District	University Place	Community	University Place
Elementary	Curtis Snr High	Map:	802
Jr. High	Curtis Jnr High	Grid:	H-3
High School	Narrows View Interme	Pool	

Room Locations

	L	M	U	
Bedrooms	1	3		Heating/Cooling
Baths (Full)	1	1		Energy Source
Baths (3/4)				Terms
Baths (1/2)				Exterior
Dining	X			Roof Type
Living	X			Water
Kitchen				Sewer
KtnEatSp	X			Floor Covering
Master	X			Appliances
Family	X			View
Rec. Room				Basement
Den/Office				Architecture
Fireplace		2		Water Heater
Utility		X		Lease Equip.
ExFinRoom				ApprvAssry Unit
Entry		X		
Bonus Room				
Tax Year	2008			Annual Taxes 5760

Property Details

Radiant
 Natural Gas
 Cash Out, Conventional, FHA, VA
 Wood Products
 Composition
 Public
 Septic
 Hardwood, Vinyl, Wall to Wall Carpet
 Dishwasher, Dryer, Range/Oven, Refrigerator, Washer

None

Gas/1st in Garage & 2nd in Hal

Bus Line Nearby Yes **Bus Route**

	Sr. Exemption No	Homeowner Dues	Monthly Rent
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Directions : From Bridgeport, East on 44th, to Left @ 7209 (long driveway - pipestem lot, won't see home from 44th). (Between Bridgeport & 67th)

Interior Features : Dining Room, Disabled Access

Site Features : Cable TV, Deck, Fenced-Partially, Green House, High Speed Internet, Nat. Gas Available, Outbuildings, RV Parking, Sprinkler System

Marketing Remarks : Serene, estate setting on .83 acre right in heart of University Place. Gracious 4 bed, 2 bath home is 3,088 sf w/large 2 car attached garage, detached garden shed, and greenhouse. Home built in 1968 for local lumber family which gleams through the hardwood floors and woodwork. With a pipestem lot, very private, house isn't visible from 44th St, yet is close to town center. Huge yard for all of your entertainment and recreational wishes! Might have opportunity for additional dwelling.

Sue A Wilhelm / Better Properties N. Proctor
 Lot Sizes And Square Footage Are Estimates.
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