



MLS #: **842939 1207 20th Av NW**  
 Status: **PREVIEW-MEMBERS ONLY**  
 Zoning: City **Albany**  
 Elem: **NorthAlban** State: **OR**  
 Middle: **NorthAlban** Zip: **97321**  
 High: **WestAlbany** County: **Benton**  
 55+ HOUSING: **No** Lot: **7**  
 Deferral: Subdivision **Tree View**  
 Taxes: **\$6,554** XStreet **Gibson Way**  
 Tax #: **374552**  
 Tax Years: **2024**  
 Assessment: **No**

Price: **\$575,000**  
 Approx Total SqFt: **1885**  
 Year Built: **1996**  
 Beds: **3**  
 Total Baths: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 Garage Capacity: **2**  
 Garage Type: **Att**  
 Acres: **0.250**  
 Class: **RE**  
 Type: **Residence**  
 Area: **70**  
 Auction: **No**

Dirs: **N on North Albany Rd, L on Cascade Heights, turn into 20th Ave, house is on the R.**

Virtual Tour

Click for Map/Assoc



IDX Include: **Y**

Public Visibility: **Members Only**

**Home Interior:** Approx Total **1885** SqFt Data Source: **County**  
 Basement:  
 Bonus Rms: **Other(Refer to Remarks)**  
 Dining: **Formal**  
 Dishwasher: **Yes**  
 Disposal: **Yes**  
 Dual Living: **No**  
 Fireplace: **Family Room, Gas**  
 Flooring: **Carpet, Vinyl, Luxury Vinyl Plank**  
 Handicap Amnties: **Yes (Refer to Remarks)**  
 Heating/Cooling: **Gas, Central AC, Forced Air**  
 Range Facility: **Electric, Built-in, Microwave Included**  
 Security System: **No**  
 Smart Hm Feat: **No**  
 Water Heater: **Gas**  
 Wood Brn Stv:  
 View: **Territorial**

**Structure(s):**  
 City Sewer? **Yes**  
 Energy Score:  
 Exterior Color: **Sage Green**  
 Foundation: **Continuous**  
 Green Home: **No**  
 HiSpd Comms: **Present**  
 Home Style: **1 Story**  
 Home Warranty: **No**  
 New Const? (Never Occupied) **N**  
 Patio: **Deck, Covered Deck**  
 Roof: **Composition**  
 Septic:  
 Siding: **Brick, Composite**  
 Siding Type: **Lap**  
 Water: **City**  
**Outbuildin Shed**  
 Building Description: Used For: Size:

LR Level	<b>1</b>	LR Dim
DR Level	<b>1</b>	DR Dim
Kit Level	<b>1</b>	Kit Dim
FR Level	<b>1</b>	FR Dim
Util Level	<b>1</b>	Util Dim
BR1 Level	<b>1</b>	BR1 Dim
BR2 Level	<b>1</b>	BR2 Dim
BR3 Level	<b>1</b>	BR3 Dim
BR4 Level		BR4 Dim
AddRmLv		AddRmDm
#Baths LL		
#Baths 1L	<b>2</b>	
#Baths 2L		

Garage Dims:  
 Manufactured Home:  
 MHMoved2  
 MHDetitled  
 MH Size  
 MH Type  
 MH Make

**The lifestyle you've been searching for is here and is move-in ready. Pride of ownership and touches of modern class abound in this Cascade Heights adjacent home. Impeccably well maintained w/ a new roof (2024), brand new exterior paint, updated LVP flooring, coffered ceilings and a cherry kitchen, all with decking and landscaping that will coerce you into outdoor living for much of the time, anyway. You get all of the style and charm, without the hoa. Don't miss the full website w/ multiple virtual tours!**

**Private Remarks / Confidential**  
**When Active: when active, call/text co-list Noelle to schedule showings (541) 968-5458?. piano negotiable. oar forms preferred. please include spds with offer. escrow robin sullivan @ ticor.**

WVMLS Lockbox: **Yes**  
 Location: **Front door**  
 SHOWING INSTRUCTIONS: **DO NOT SHOW**

**Listing Broker / Company**  
**MICHAEL KRASILOVSKY - Agent: 541-207-6074**  
**201207776**  
**michael@teamkrealty.com**  
**RE/MAX INTEGRITY CORVALLIS BRANCH**  
**951000231**

Co-List:  
 Negotiable Inclusions: **Kitchen fridge, range, dishwasher, W/D, (piano)**  
 Exclusions:

Seller Terms: **Federal VA, Cash, ODVA, FHA, Conventional**  
 Expected Active Date: **7/10/2026**  
 Agency Type: **Exclusive Right to Sell**

Escrow At: **Ticor** Price Per SQFT: **\$305.04**  
 Possess: **TBD** Orig Price: **\$575,000**  
 Lst Date: **7/1/2026**  
 DOM: **0**  
 CDOM: **0**

**Owner/Occupant:**  
 Owner Name: **Penny Rosenberg Trust**  
 Owner Phn:  
 Owner US Citizen (FIRPTA): **Yes** Tenant  
 Occ Name:

**Sold Information:** Sold  
 Contract Date  
 Closing Date  
 How Sold  
 Closing Notes  
 Buyer Name  
 Sell Brk - Agt Name  
 Sell Ofc - Ofc Name

**Lot/Land:** Acres: **0.250** Acres Irrigated:  
 Approx Lot SqFt: **10,890** Appr Lot Dims:  
 Fenced Yard: **Partial**  
 Flood Plain: **No**  
 Inspec Rpt Avail? **No**  
 Landscape: **Yes**  
 Lot Type: **Irregular**  
 RV Amenities: **Pad, Area/Room For, RV**  
 Soil Type:  
 Swimming Pool:  
 Timber: **No**  
 UG Sprinklers: **Yes**  
 Water Rights? **No**  
 Water Rights Source:  
 Land Description: Used For: Size:

HOA?	
HOMEOWNERS ASSN	<b>No Association</b>
HOA Fee	
HOAFeeFreq	