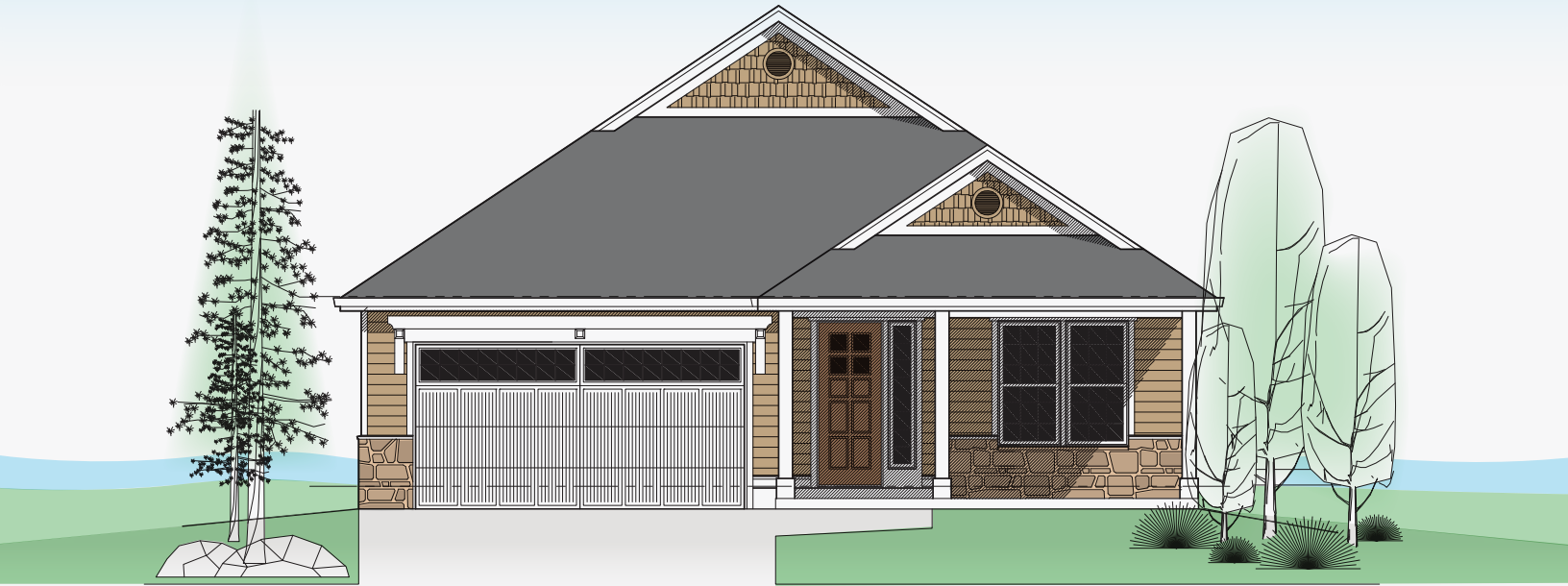


NEW HOME FOR SALE



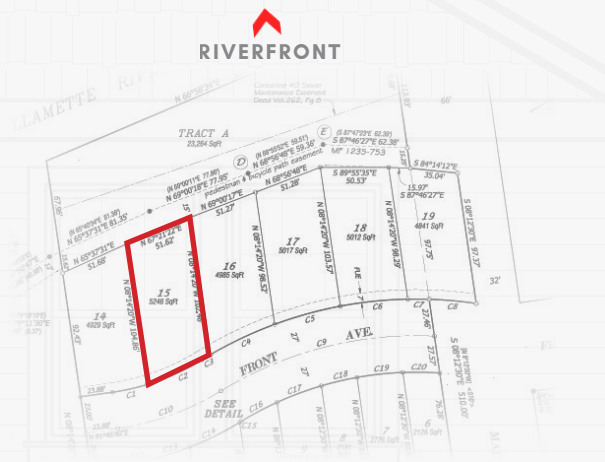
\*Images for Illustrative Purposes Only; Lot Still Under Construction. Color and Landscaping is Approximate.

## LOT 15: "WILLAMETTE" DESIGN 1,839 SQ. FT. | 3BR/2BA | \$ 374,900

### Edgewater Village

*A Vibrant New Urban Neighborhood Along the  
Willamette River and Steps from Downtown Albany*

- 1-Level Ranch w/ 3 BR / 2 BA / 2 Car Garage
- 5,246 Sq. Ft. Lot Size with Views of the Willamette River & Fenced Backyard
- Vaulted Master, Kitchen & Great Room
- Stainless Steel Appliances
- Quartz Countertops in Kitchen
- Modern Custom Cabinetry & Large Pantry
- Hardwood Floor in Kitchen & Dining Room
- Gas Fireplace in Living Room
- Air Conditioning Throughout
- Tile Floors & Counters in Bathrooms
- Tile Shower in Master Bathroom
- Front Landscaping with Irrigation System
- Homes are Fully Fire Sprinklered
- 2-10 Warranty Included
- Walking Distance to Historic Downtown Albany
- Access to Dave Clark River Trail Along the Willamette
- Within the Albany School District



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f Edgewater Village Albany

George N. Diamond is a licensed residential developer and real estate broker in the state of Oregon, CCB #205350, and is a managing member of Edgewater Village, LLC

Paula D. Diamond is a licensed real estate broker in the state of Oregon and the spouse of George N. Diamond



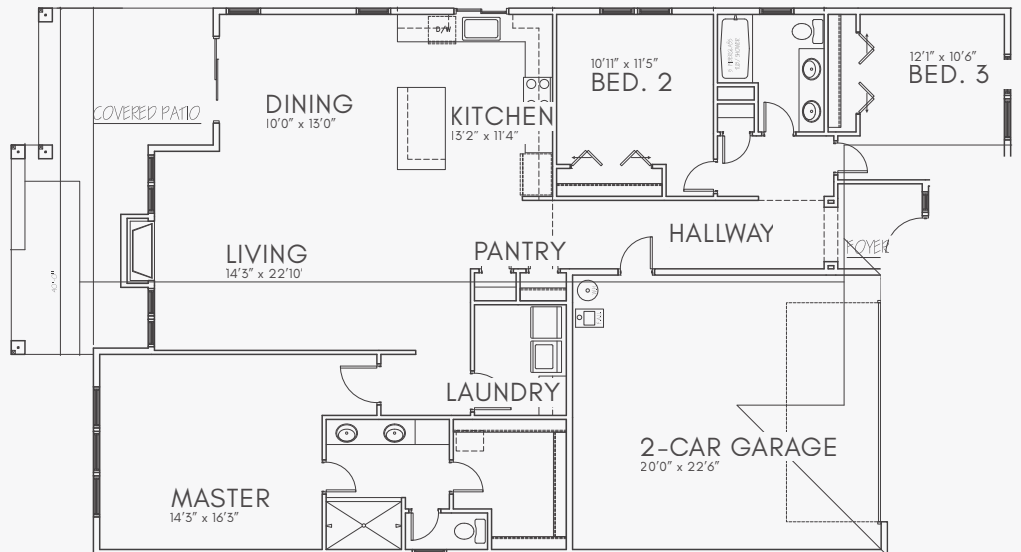
**GREAT / DINING**



**KITCHEN**



**TOTAL AREA:**  
1,839 SQ. FT.



All depictions of furnishings, fixtures, artwork, and kitchen refrigerator are conceptual and are not included in home purchase.

All colors, finishes, fixtures, windows, and exterior views are for conceptual purposes only and are subject to variation.

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.