

FOR SALE



**Jett Blackburn
Real Estate Inc.**



\$499,000

476 & 438 N. Koa Ave, Burns OR 97720

Website Info



**Presented By
Colby Marshall**

Principal Broker – Accredited Land Consultant
United Country Jett Blackburn Real Estate
707 Ponderosa Village, Burns, OR 97720
(O) (541) 413-5660 | (C) (541) 413-5772
colbyjettblackburn.com | www.jettblackburn.com

Broker Info





Welcome to this exceptional small farm nestled within the city limits of Burns, Oregon. This unique property boasts many remarkable features and offers a blend of rural charm and urban convenience. Situated on over 1.5 acres of tree-lined land, the main residence, constructed at the turn of the century, has been well maintained. Adorned with large living spaces, custom wood cabinets, ample storage including cedar-lined closets, a spacious kitchen, and a cozy breakfast nook leading to a covered back porch, this home exudes warmth and character. Additionally, the property includes a city livestock permit, allowing for the keeping of horses or other farm animals within the large, fenced pastures. A second dwelling and two garage spaces further enhance the property's appeal. With ample off-street parking accommodating various vehicles, including large RVs or trailers, this property offers both practicality and comfort. To truly grasp the allure of this offering, a personal viewing is essential!

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ADDRESS: 476 N. Koa Ave & 438 N. Koa Ave, Burns OR 97720

LEGAL	ACREAGE	TAXES
T23S, R31E, W.M., Sec 07DA, Tax Lot 2700	1.07 acres (+/-)	\$2,170.96
T23S, R31E, W.M., Sec 07DA, Tax Lot 2900	.32 acres (+/-)	\$130.25
T23S, R31E, W.M., Sec 07DA, Tax Lot 2901	.17 acres (+/-)	\$774.45
Totals:	1.56 acres (+/-)	\$3,075.66

FINANCING: Cash, bank financing, and owner-carry options are available; showing with pre-qualified buyers only

Primary Home:

YEAR BUILT: 1919

SQ. FT.: 2,322 sq ft (+/-); one and half story home

HEAT/COOL: Older oil furnace forced air; fireplace insert; no cooling

MAIN ENTRY: Wood floor, oversized wood frame windows, coat closet, and covered entry from outside

LIVINGROOM: Located off the kitchen and main entry; carpet flooring, high ceilings, crown molding, large wood frame storm windows, built-in custom wood cabinets with shelves, fireplace insert, separate seating area; access to the dining area

- DINING:** Located off the main entryway and living room; Brazilian teak wood floor, high ceilings, crown molding, large wood frame storm windows, ceiling fan, built-in custom wood cabinets with shelves
- KITCHEN:** Custom wood cabinets with additional storage, granite countertops with custom tile backsplash, vinyl wood floor, duel farm sink, wood frame storm windows, and breakfast nook (currently used as office space)
- APPLIANCES:** Kitchen - Refrigerator, dishwasher, older Frigidaire electric stove with ovens; no garbage disposal
- BEDROOMS:** 3 bedrooms
- All bedrooms have older carpets, wallpaper, closet spaces with built-in storage, and wood-framed storm windows
 - One bedroom has dual closets with one being cedar-lined and the other closet having built-in show storage. The second bedroom has a cedar-lined closet while the third bedroom has a small walk-in closet but no cedar-lined closet
- BATHROOMS:** 2 bathrooms
- First Floor Bathroom – tile floor, single sink vanity with wood cabinets, mirror medicine cabinet, shower, and additional storage
 - Second Floor Bathroom – linoleum floor, single sink vanity with wood cabinets, tub, and additional storage
- LANDING:** Located off the living room, kitchen, office, and staircase to the second floor; older carpet flooring, custom molding woodwork and wainscoting, built-in shelving, cedar-lined closet, wood frame storm windows
- STAIRCASE:** The staircase to the second floor is wide with built-in cupboard storage. There are two landings. The stairs are covered with older carpet and there are large windows in the second landing area
- HALLWAY:** The second-floor hallway is wide with older carpet flooring and hosts a cedar-lined closet. Access to the attic
- OFFICE:** Located off the back porch and first-floor landing area; tile floor with electric floor heat, wood frame storm windows, storage cabinets, closet space that hosts oil furnace and hot water tank
- LAUNDRY:** Separate room located off the kitchen providing access to covered back porch area; vinyl wood flooring, Formica countertops, farm sink, electric washer and dryer hookups, additional storage
- ROOF:** Metal roof
- SIDING:** Wood siding; needs paint
- WINDOWS:** Wood frame storm windows
- FOUNDATION:** Concrete

Second Home (The Casita)

YEAR BUILT:	1920
SQ. FT.:	856 sq ft (+/-); single level home
HEAT/COOL:	Electric baseboard and cadet wall heaters; no cooling
MAIN ENTRY:	Covered and screened-in front porch; sliding glass door access to living room
LIVINGROOM:	Located off the kitchen and main entry; oak wood flooring, vinyl windows, non-working fireplace, and small bar area from the kitchen. Sliding glass door from covered front porch
KITCHEN:	Laminate wood flooring, faux granite countertops, wood cabinets, vinyl windows, and breakfast nook (currently used as office space)
APPLIANCES:	Kitchen - Refrigerator, electric stove with oven; no garbage disposal
BEDROOMS:	2 bedrooms – laminate wood floors, closet spaces, baseboard electric heat
BATHROOMS:	1 bathroom - tile floor, single sink pedestal, cadet heater, shower
LAUNDRY:	Separate room located off the kitchen providing access to covered back yard area; tile floor, Formica countertop, vinyl windows, electric washer and dryer hookups
COVERED BACK PORCH:	The home hosts a covered back porch area on a concrete slab. This area provides access to the laundry/mud room.
ROOF:	Metal roof
SIDING:	Wood siding; needs paint
WINDOWS:	Double-pane vinyl windows
FOUNDATION:	Rock

Outdoor Spaces

PARKING:	Abundant off-street parking. The property hosts a gravel driveway between homes. The main house garage has a concrete parking area (broken and needs repaired)
LANDSCAPING:	Large yard spaces give the property a wonderful, secluded feel at the edge of town. Large legacy trees surround the front part of the property. There are built-in flower bed planters along one side of each home. There are no in-ground sprinkler systems for the yard spaces although there are frost-free standpipes that provide lawn water.
OUTBUILDINGS:	Main House Garage – (40ftX24ft) – The building is constructed on a slab foundation, has a metal roof, Hardi plank siding, and has power. There are

three bays accessed through small/older garage doors (7ftX6ft). Inside the building, there are separate spaces for storage and shop areas. One bay hosts a walk door and has lots of built-in storage cabinets and shelving spaces. No heat.

Second Home Garage – (40ftX20ft) - The building is constructed on a slab foundation, has a composite roof (need replaced), has wood siding, and has power. There is one primary bay accessed through one garage door (10ftX8ft) with an electric opener. Inside the building, there is a separate space for storage and/or shop area. A covered area has been constructed off the back of the building and appears to have been primarily for firewood storage.

Greenhouse (10ftX10ft) – wood building with clear siding. Built-in plant shelves. There is water and power installed in the building

Backlot Storage Building – Smaller older wood building with wood floors and metal roof. There is power to the building. Used primarily for firewood storage.

LIVESTOCK PASTURES: The property featured a unique City of Burns livestock permit which allows for keeping livestock like cattle/horses within the city limits of Burns. Four separate pasture areas are fenced with post/pole rail fence (fencing needs work). Pasture gates and walk gates are metal. There is a fenced-off area which makes for secure hay storage. Frost-free faucets provide water for livestock. There is a small wood frame building with a submersible pump in 6-inch well casing; well used for pasture irrigation.

FENCING: The back and side portions of the property are fully fenced with a combination of wood posts and pole fencing, chain link fencing, and some welded wire fencing.

WATER: City of Burns

SEWER: City of Burns

POWER: Oregon Trail Electric Cooperative









