



**Jett Blackburn
Real Estate Inc.**

SELL
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\$195,000

1094 W Filmore Ave, Burns, OR 97720

Website Info



Presented By

Mardy Stewart

United Country Jett Blackburn Real Estate

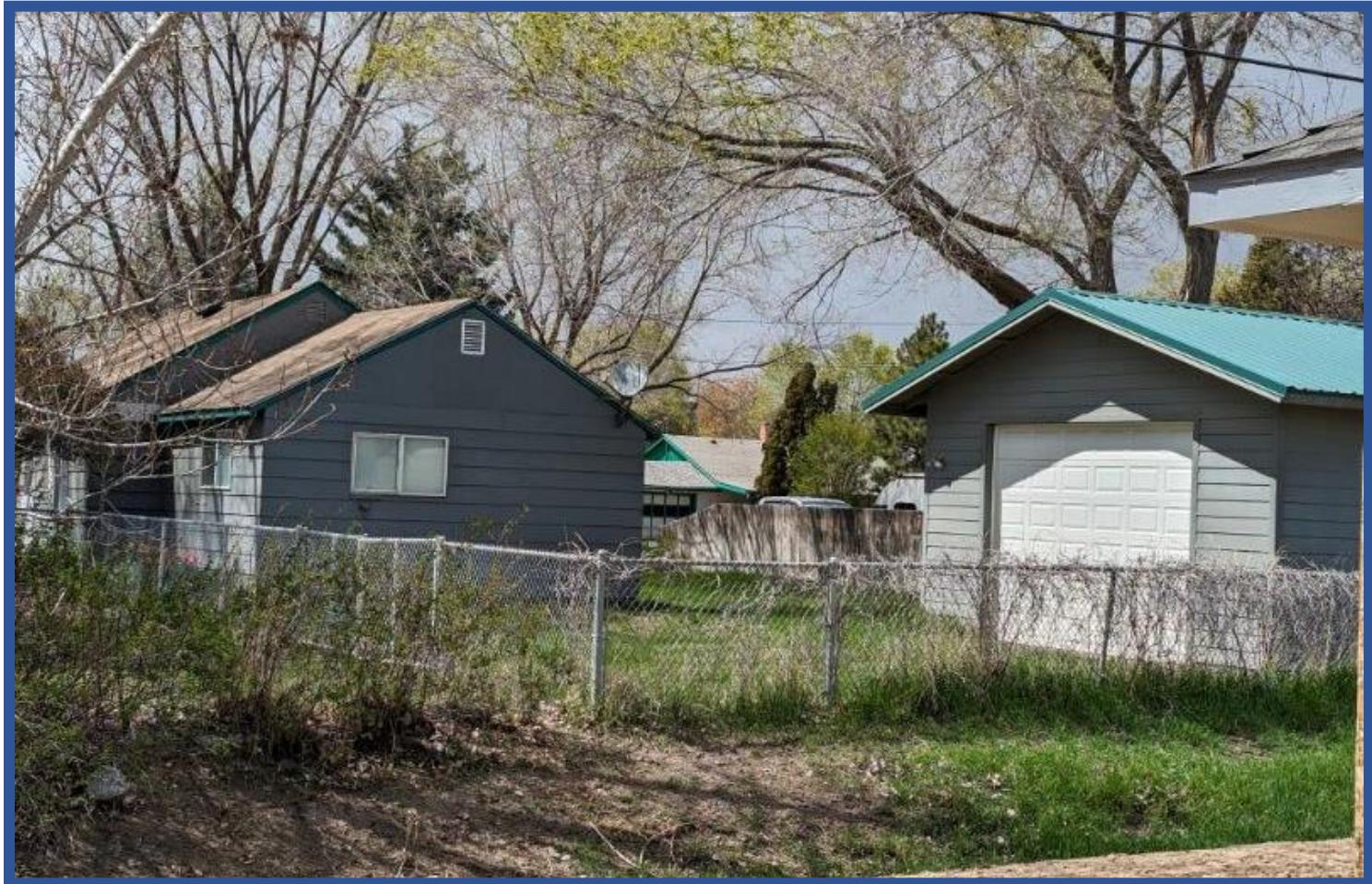
707 Ponderosa Village, Burns, OR 97720

(O) (541)413-5660 | (C) (541)413-5770

mardystewart@yahoo.com | www.jettblackburn.com

Broker Info





TAXES:	\$1,754.71
FINANCING:	Cash or bank
YEAR BUILT:	1949
SQ. FT.:	944
LOT SIZE:	0.23
HEAT SOURCE:	Propane Stove & B/B electric
BEDROOMS:	3
BATHROOMS:	1
APPLIANCES:	Range, refrigerator, washer & dryer
GARAGE:	Detached 20 x 30
PRICE:	\$195,000

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This bungalow boasts numerous upgrades designed to enhance comfort and efficiency. From the updated propane stove to the more efficient electric heaters, every detail has been carefully considered. The main bedroom offers ample space, and the property features updated vinyl windows and updated siding for durability. Additionally, thoughtful additions like attic insulation and a solar-powered fan help regulate temperature year-round, while insulated floors and wrapped pipes contribute to energy conservation.

Outside, a large private deck and fenced yard provide ideal spaces for outdoor relaxation and entertaining. Meanwhile, the 20 x 30 garage, partially finished with insulation and sheet rocked sides electric done inside but not connected, presents versatile opportunities for storage or workshop use. Positioned on a corner lot, the property offers extra parking and a sense of openness. Buyer to do due diligence regarding floodplain due to proximity to a nearby ditch, which occasionally sees water flow during heavy snow melts.

In summary, this bungalow offers a blend of comfort, functionality, and efficiency. With its array of upgrades and thoughtful features, it provides a cozy retreat for its occupants.

The seller and his agent make these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified we, Jett Blackburn Real Estate, Inc. agents, represent the seller on all our listings.



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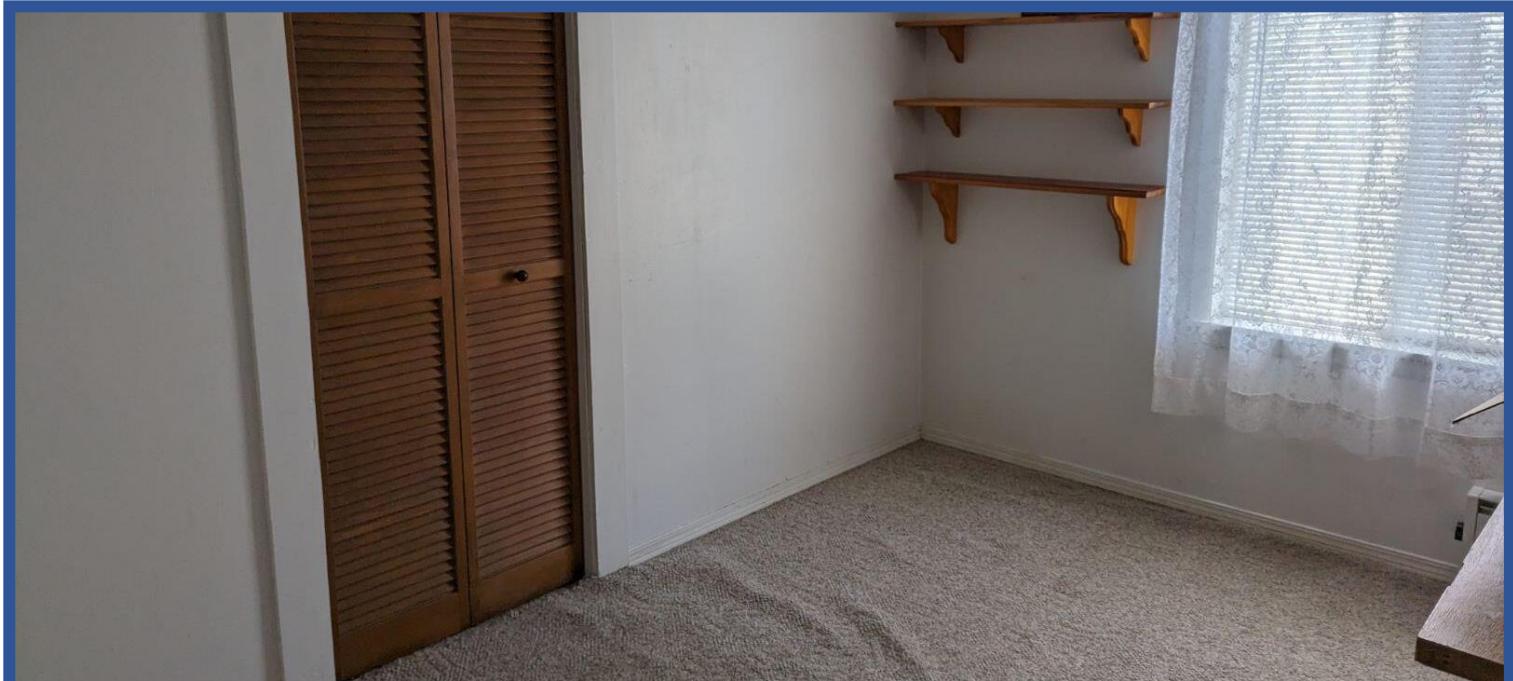
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1094 W Filmore Ave - Creswick
Oregon, AC +/-

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