

FOR SALE



**Jett Blackburn  
Real Estate Inc.**



**\$325,000**

**845 S Egan Ave, Burns, OR 97720**

**Website Info**



**Presented By  
Mardy Stewart**

United Country Jett Blackburn Real Estate  
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**Broker Info**







<b>TAXES:</b>	\$2187.69 (2043.97 & 143.72)
<b>FINANCING:</b>	Cash or conventional
<b>YEAR BUILT:</b>	1935
<b>SQ. FT.:</b>	1706
<b>LOT SIZE:</b>	0.37 (.24 & .14)
<b>HEAT SOURCE:</b>	F/A oil and woodstove
<b>BEDROOMS:</b>	3
<b>BATHROOMS:</b>	2
<b>APPLIANCES:</b>	Range, refrigerator, BI dishwasher & microwave (washer & dryer negotiable)
<b>GARAGE:</b>	2 detached single car garage/storage
<b>PRICE:</b>	\$325,000

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**Beautifully Remodeled Home with Versatile Living Space and Bonus Lot**

Welcome to 845 S Egan Avenue—a thoughtfully updated residence offering a perfect blend of original charm and modern convenience. This inviting home underwent a complete remodel in 2007 and showcases numerous upgrades throughout, making it a standout property in the heart of Burns.

Step inside to find a spacious, updated kitchen featuring abundant oak cabinetry, tasteful tile countertops, and coordinating tile flooring. The layout flows seamlessly into a formal dining room, where original built-in cabinets add character and functionality—ideal for gatherings and everyday dining.

The oversized living room provides ample space to relax and entertain, offering flexibility in furniture placement and design. Each of the generously sized bedrooms includes its own walk-in closet, offering excellent storage and comfort. The primary suite boasts a private bathroom with a dual-sink vanity and a stylish tile tub/shower surround—creating a serene and practical retreat.

Additional interior features include easy-access attic space that could be finished for additional living area or used for abundant storage, and a basement that's perfect for a workshop, storage, or maintenance access, especially for plumbing updates. The home is further enhanced by updated vinyl windows, a composition roof, and multiple exterior entry points—including a formal front entry and additional side access for convenience.

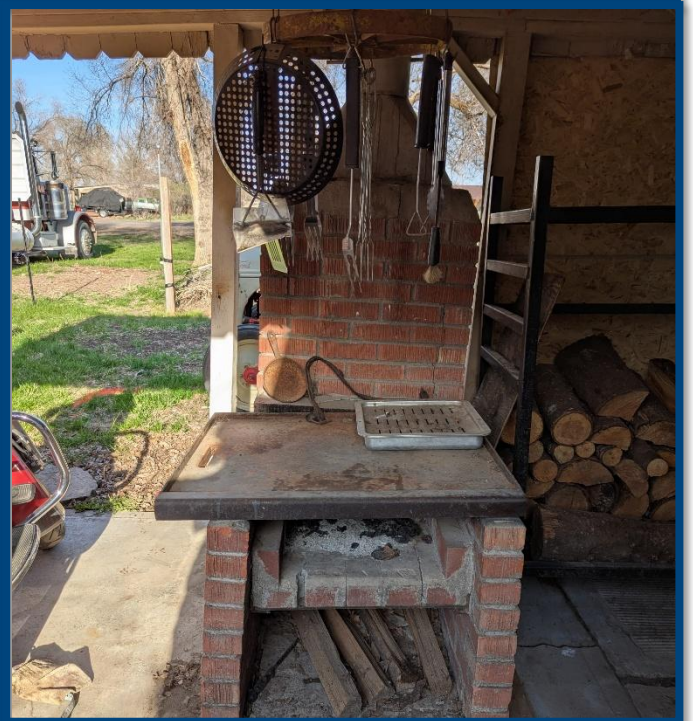
Outside, the property offers multiple outbuildings and covered storage areas, including a charming brick-built outdoor cooking station—perfect for summer barbecues or outdoor gatherings. There's also a designated garden space and a private patio area that make entertaining a breeze.

A major bonus is the additional fenced lot located behind the home, offering endless possibilities—from expanding the yard to creating a workshop, guest quarters, or recreational space. The entire property is situated outside the 100-year floodplain, offering peace of mind and long-term security.

Whether you're looking for a primary residence or a property with potential for extended use, 845 S Egan Ave delivers comfort, versatility, and timeless appeal.

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.

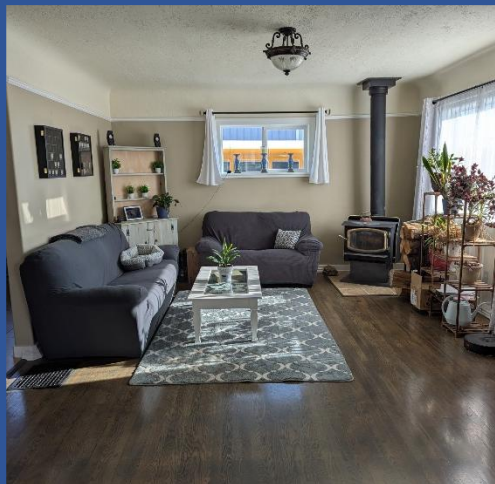








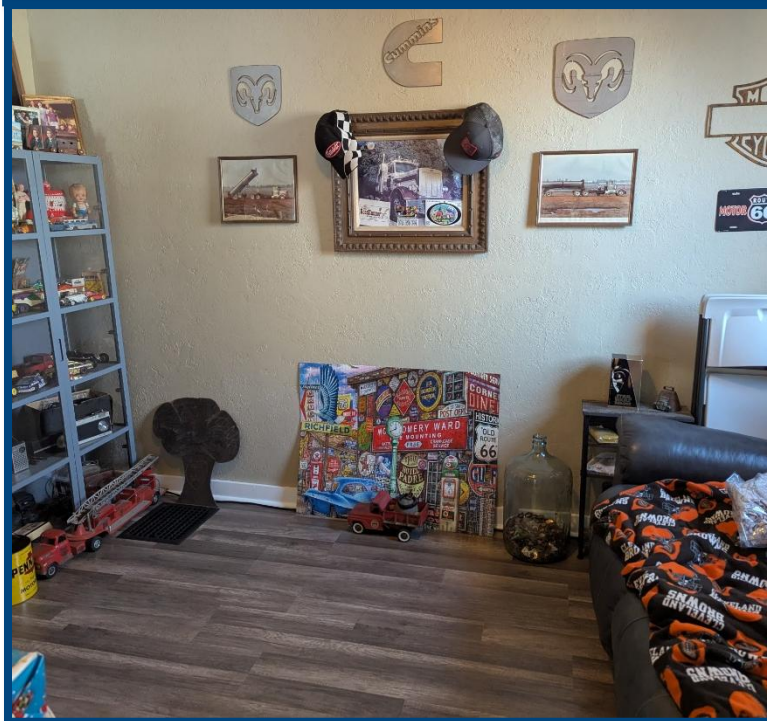




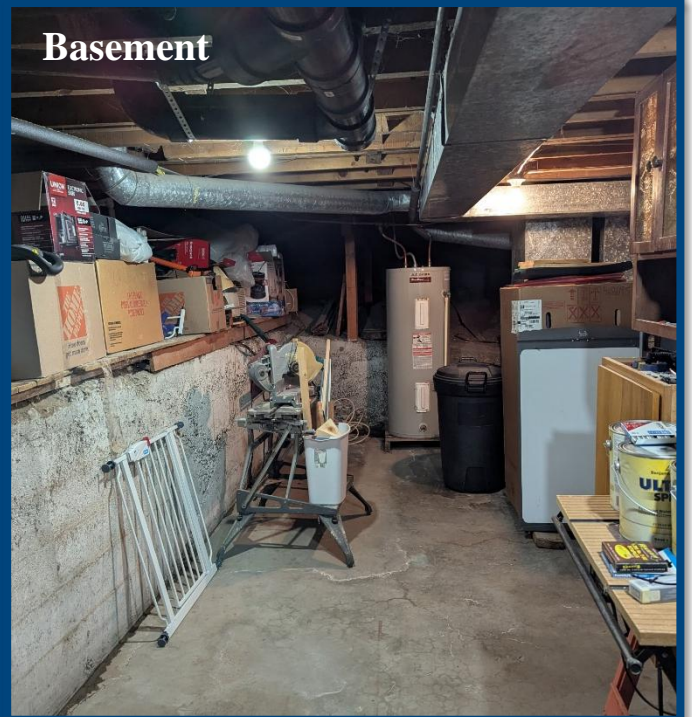
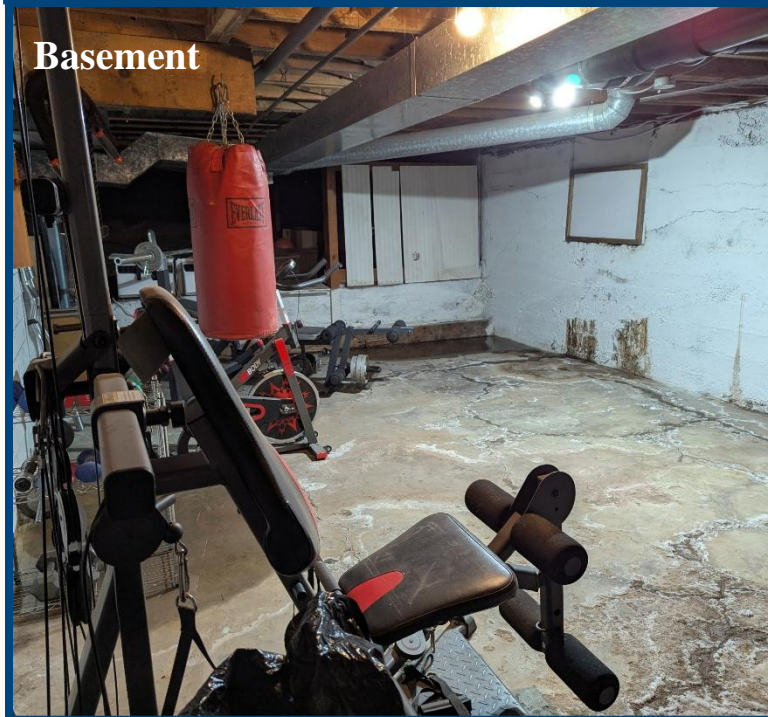














**845 S Egan - Rhone**  
Oregon, AC +/-



 Boundary



**845 S Egan - Rhone**  
Oregon, AC +/-

