

**FOR SALE**

**\$109,500**

**42 N Birch 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>	\$447.00
<b>FINANCING:</b>	Cash or conventional
<b>YEAR BUILT:</b>	1911
<b>SQ. FT.:</b>	622
<b>LOT SIZE:</b>	0.09
<b>HEAT SOURCE:</b>	Mini Split
<b>BEDROOMS:</b>	1
<b>BATHROOMS:</b>	1
<b>APPLIANCES:</b>	Range & refrigerator
<b>PRICE:</b>	\$109,500

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### Charming Cottage with Upgrades & Investment Potential in Burns, OR!

Welcome to 42 N Birch Ave, a darling cottage that blends cozy charm with practical updates. This well-maintained home has served as a long-term rental and is ready for its next chapter—whether you're looking for a great investment property, a first home, or a live/work setup with its commercial zoning.

Step inside to find newer floor coverings and fresh interior paint that create a warm, inviting feel throughout. The remodeled bathroom offers modern finishes, while the kitchen features updated countertops and plenty of workspace for everyday cooking. The efficient mini split system provides both heating and cooling, keeping the home comfortable all year long.

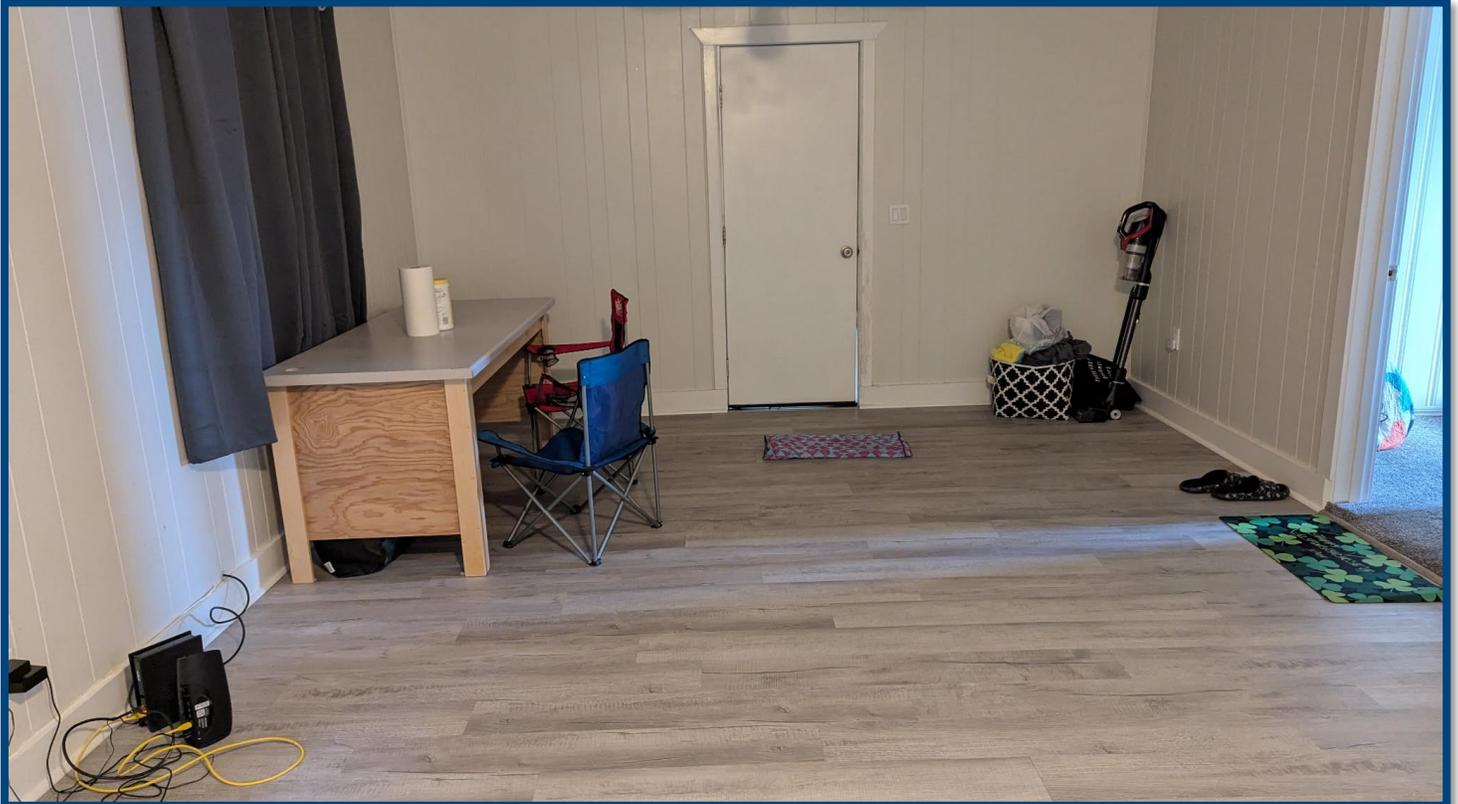
Outside, you'll appreciate the vinyl siding, composition roof, and updated windows—all designed for easy maintenance and long-term durability. The yard provides room for small landscaping projects, outdoor seating, or off-street parking.

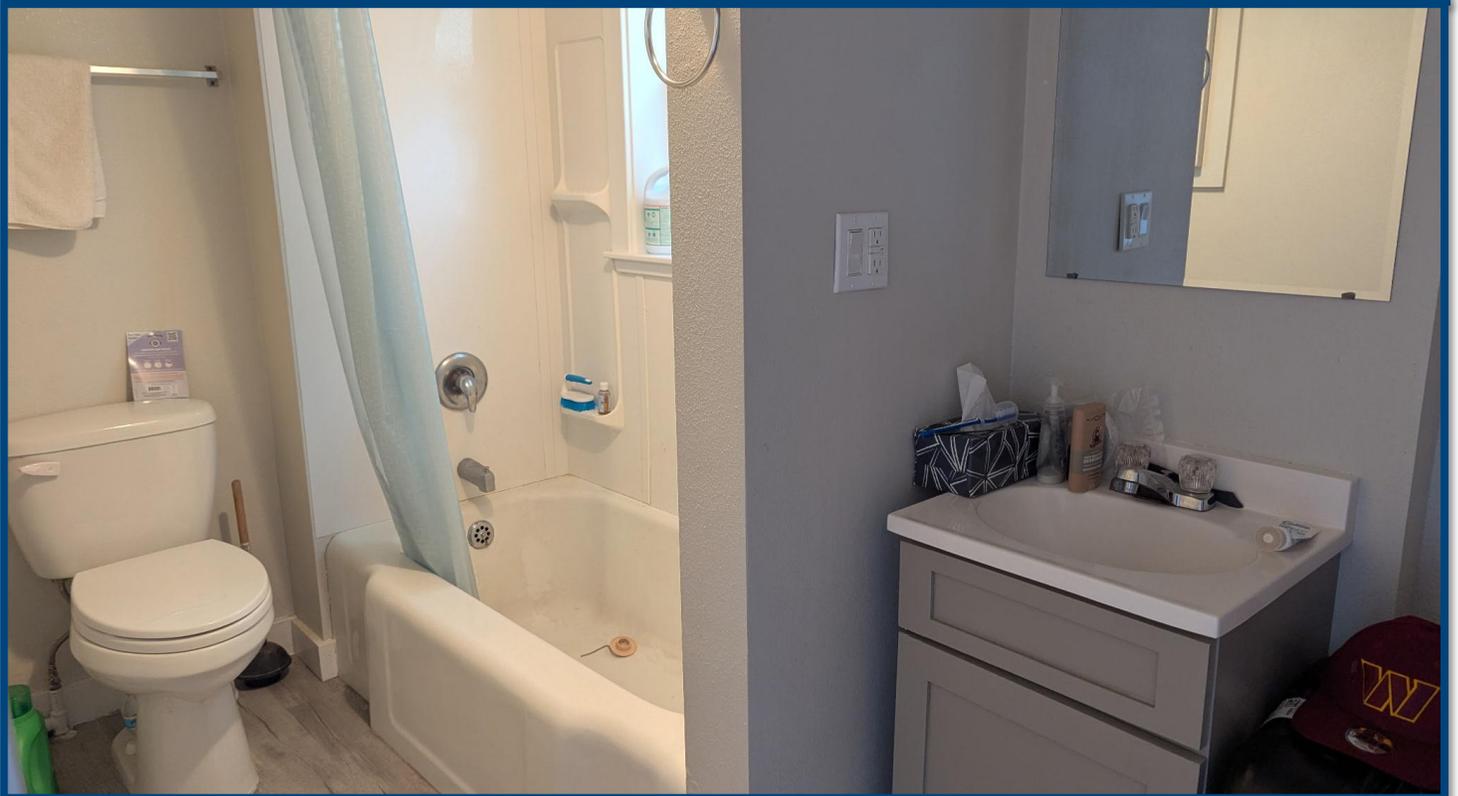
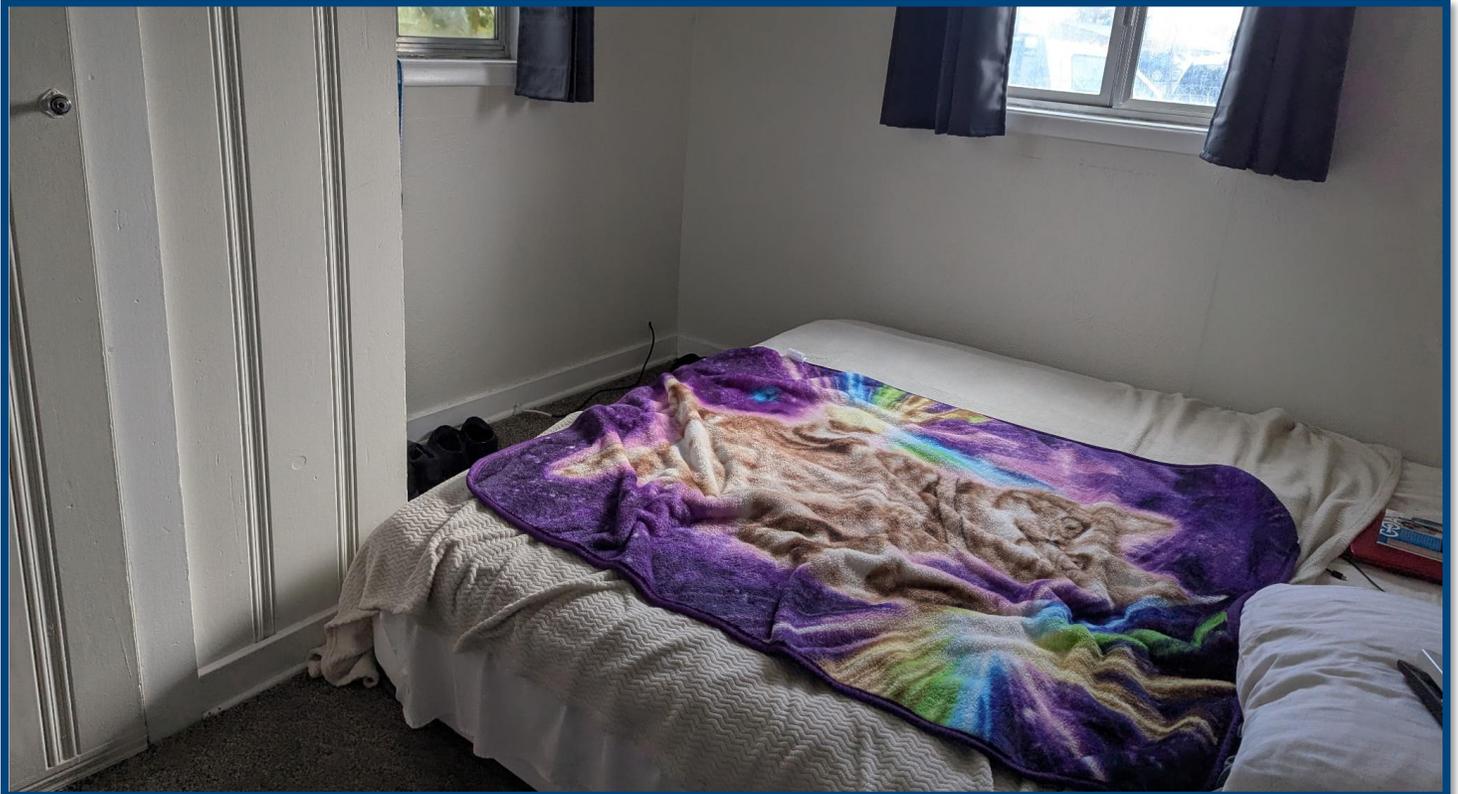
 With commercial zoning, this property opens the door to endless possibilities—use it as an income-generating rental (currently rented for \$750/month), convert it into a home office, or explore small business options in a convenient Burns location.

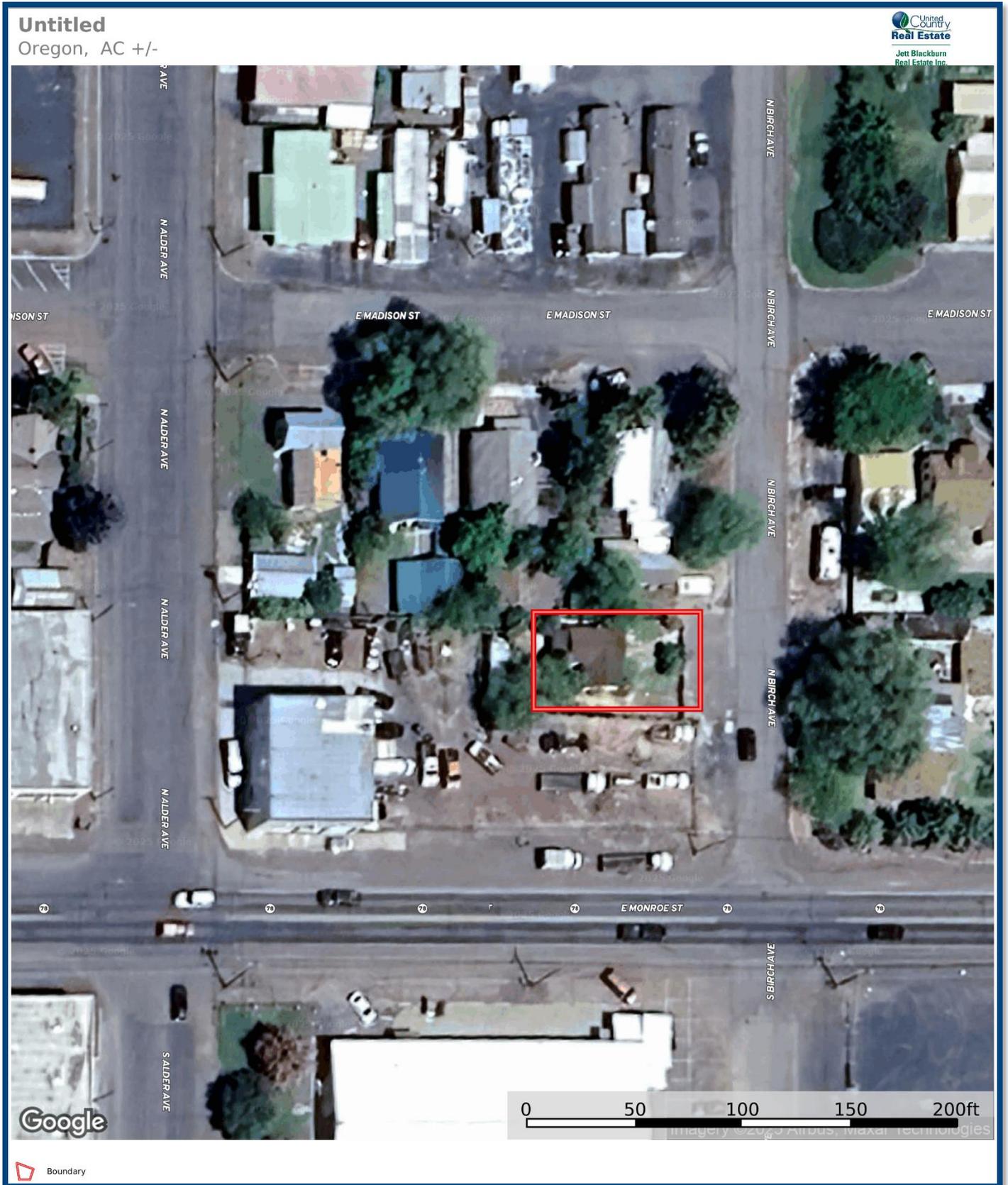
 **24-hour notice required for showings.**

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.









**Untitled**  
Oregon, AC +/-



Boundary