

FOR SALE



**Jett Blackburn
Real Estate Inc.**

\$349,900

489 N Koa Ave, Burns, OR 97720

Website Info



Presented By
Mardy Stewart

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Broker Info





TAXES:	\$2,254.58
FINANCING:	Cash
YEAR BUILT:	1929
SQ. FT.:	836
LOT SIZE:	1.67
HEAT SOURCE:	Woodstove & cadet heaters
BEDROOMS:	1
BATHROOMS:	$\frac{3}{4}$
APPLIANCES:	Range, refrigerator & BI dishwasher
GARAGE:	Attached double plus
PRICE:	\$349,900

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Historic Charm, Modern Updates & Riverfront Acreage on the Edge of Burns

Discover a truly unique Eastern Oregon property at 489 N Koa Ave in Burns, Oregon, where nearly a century of character meets thoughtful updates, impressive shop space, beautiful landscaping, and the peaceful setting of the Silvies River. Situated on approximately 1.67 acres at the edge of town, this fully fenced property offers the space and atmosphere of country living while maintaining the convenience of town.

Built in 1929, the home showcases its historic character while offering numerous updates for comfortable everyday living. Inside, $\frac{3}{4}$ -inch hardwood and tile flooring enhance the main living areas, while the inviting open floor plan creates an easy flow throughout the home. The kitchen features attractive hickory cabinetry, bringing warmth and natural character to the space.

One of the standout features of this property is the exceptional amount of shop and garage space. A large garage/shop is attached to the home, providing convenient room for vehicles, projects, hobbies, or storage. An additional newer 40' x 60' insulated shop is wired and equipped with 12-foot garage doors, creating an impressive space for equipment, RVs, recreational vehicles, a home workshop, or additional storage. An older but functional barn adds even more versatility while complementing the property's historic rural character.

Outside is where this property truly comes to life. The expansive grounds feature a large garden area, orchard, beautifully maintained lawn, flowers, shrubs, and mature landscaping. The diverse orchard includes peach, apple, apricot, cherry plum, nectarine, and Asian pear trees, offering the opportunity to enjoy homegrown fruit throughout the growing season.

Adding to the property's remarkable setting, the Silvies River winds along the north and east sides, providing a scenic natural backdrop and a wonderful connection to the Eastern Oregon landscape. Water from the river is used to help maintain the expansive lawn, orchard, flowers, and landscaping, creating a lush setting that is difficult to find in the high desert.

The property has a new water line and the home is connected to city water and sewer, combining the benefits of acreage with convenient municipal services. The entire property is fenced, adding functionality for pets, gardening, and everyday use.

Although the property adjoins the river, the county flood map and seller reports that the buildings and the majority of the acreage are located outside the floodway and floodplain. Buyers should independently verify flood-zone boundaries and any water-use rights or regulations important to their intended use.

With its combination of a historic updated home, approximately 1.67 acres, Silvies River frontage, extensive landscaping and orchard, multiple shops, barn, city utilities, and edge-of-town location, this property offers a rare opportunity to enjoy space, character, and functionality without giving up the conveniences of Burns.

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.















