

Williamson River Front...

... noted for trophy redband trout fishing! 2777 square foot home, 3 bedrooms, 2.5 baths, 2 car garage, vaulted ceilings, huge windows that view the river in the front yard, plus snow-capped mountains to the north. Nice E-wood decking, Hardi-plank siding, hardwood floors, hickory cabinets, stainless appliances, tile, glass block and marble baths, jetted tub, huge closets and much more. Private gated community with pole fencing, pasture and 30'x36' shop/barn. MLS# 81822 \$499,900.

Adjacent 5 acres is also available for just \$159,000!



Linda Long, Principal Broker/Owner
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Crater Lake Realty, Inc.



**40806 Cattle Dr
Chiloquin
\$499,900**



MLS #	81822
STATUS	ACTIVE
SUB NAME	PINE RIDGE RAN
TYPE	SINGLE FAMILY
COLOR	tan
YEAR BUILT	2001
APPROX SQ FT	2777
# BEDROOMS	3
BATHS	2.5
STYLE	Other
GARAGE	ATTACHED
GARAGE TYPE	3 OR MORE
CARPORT	NONE
CARPORT TYPE	0
NUMBER OF ACRES M/L	5.00
LOT DIMENSIONS	irreg 5 acres
ZONING	KC-R-5-RURAL RESIDENTIAL
TAX ACCT # 1	R-3407-027DA-01700
FULL TAX AMOUNT	\$3592.75
FOR YEARS 20	11/12
Days On Market	28
CROSS STREET	Pine Cone
DIRECTIONS	From Chiloquin, Sprague River Rd to Pine Ridge Rd, follow to Pine Cone to Cattle Drive. Call for gate code.

CONSTRUCTION Frame, Stone And Frame, Wood
STORIES - LEVELS One
BASEMENT No
FOUNDATION Yes
ROOFING Composition
RV Parking Area, Hookup
EXTERIOR EXTRAS Covered Deck, Inground Sprinkler, Shop Building
POWER SOURCE Public Utility
APPLIANCES - EQUIPMENT Propane Range, Microwave, Dishwasher , Refrigerator, Disposal, Vent Fan, Central Vacuum, Automatic Garage Door, High Speed Internet
WATER HEATER Propane
HEATING Propane, Electric
HEATING TYPE Central FA, Heat Pump
AIR CONDITIONING Central FA
DINING Formal, Informal, Both
LAUNDRY Main Floor
FLOORS Wall To Wall Carpet, Wood Floors, Ceramic Tile
TYPE WINDOWS Vinyl, Double Glaze
WINDOW TREATMENT All Stay
LOT LOCATION Interior, Other View, River Frontage, River View, Mountain View, Water Frontage
LOT IMPROVEMENTS Improved Drive
FLOOD PLAIN Yes
STREET SURFACE Gravel
DRIVEWAY Paved
FENCING Yes
IRRIGATION Other (See Remarks)
WATER/SEWER Well, Septic Tank
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
TERMS Cash To Seller, Conventional
POSSESSION Negotiable
TITLE COMPANY PREF. Amerititle
TO SHOW MLS Lockbox, Call First / No Ans. Show, Other (See Remarks)
OCCUPANCY OWNER
REO NO

M REMARKS WILLIAMSON RIVER FRONT, noted for trophy redband trout fishing! 2777 sq ft home, 3 bed/2.5 bath, 2 car garage, vaulted ceilings, huge windows that view the river in the front yard, plus snow-capped mountains to the north. Nice E-wood decking, hardi-plank siding, hardwood floors, hickory cabinets, stainless appliances, tile, glass block & marble baths, jetted tub, huge closets and much more. Private gated community with pole fencing, pasture & 30x36 shop/barn. Adjacent 5 acres is also available.



<http://goo.gl/uioSV>



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