

39292 Modoc Point Rd Chiloquin \$299,000



MLS # 78632
STATUS ACTIVE
AREA CHILOQUIN
SUB NAME CHILOQUIN
TYPE SINGLE FAMILY
COLOR cedar
YEAR BUILT 2000
APPROX SQ FT 2281
BEDROOMS THREE
BATHS TWO AND 1/2
OCCUPANCY OWNER
GARAGE DETACHED
GARAGE TYPE 3 OR MORE
CARPORT DETACHED
CARPORT TYPE 1
NUMBER OF ACRES M/L 6.30
LOT DIMENSIONS irregular
ZONING KC-EXCLUSIVE FARM USE
TAX ACCT # 1 R-3407-031C0-00200
FULL TAX AMOUNT 2112.69
FOR YEARS 20 10/11
Days On Market 24

CONSTRUCTION Frame, Wood
STORIES - LEVELS Two
STYLE Traditional
BASEMENT No
FOUNDATION Yes
ROOFING Composition
RV Parking Area, Covered, Hookup, Garage
EXTERIOR EXTRAS Patio, Deck, Spa / Hot Tub, Shop Building, Utility Building, Other Building, Dog Kennel/Run, Barn
APPLIANCES - EQUIPMENT Propane Range, Microwave, Dishwasher, Refrigerator, Disposal, Vent Fan, Satellite Dish, High Speed Internet
WATER HEATER Propane
HEATING Propane, Solar, Fuel Oil
HEATING TYPE Space Heater, Solar Assist
FIREPLACE - STOVE Stove, Propane
OTHER ROOMS Sauna / Spa, Family Room, Encl. Porch / Patio
DINING Informal
LAUNDRY Main Floor
FLOORS Wall To Wall Carpet, Vinyl, Ceramic Tile, Laminat
TYPE WINDOWS Vinyl, Double Glaze
WINDOW TREATMENT All Stay
LOT LOCATION Corner, Lake Frontage, Lake View, Mountain View, Water Frontage
FLOOD PLAIN No
LOT IMPROVEMENTS Improved Drive
STREET SURFACE Paved
DRIVEWAY Paved
FENCING Yes
WATER/SEWER Well, Septic Tank
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
TERMS Cash To Seller, Conventional, ODVA, FHA, USDA
POSSESSION Negotiable
TITLE COMPANY PREF. Amerititle
TO SHOW Appointment Only, Call Listing Agent, Listing Agent Present

DIRECTIONS Go north on Modoc Point Road about 10 miles from intersection with Hwy 97. Call listing broker.

MARKETING REMARKS AGENCY LAKE FRONT HOME borders the Wood River BLM wetlands. Views of the Cascades. 6.3 acres of which 4+ acres are wetlands & lake! Gracious 3BD/2.5BA home with family room, sunroom with Anderson Windows roof for passive solar heat, Jacuzzi tub in Master Suite, ceramic tile, pergo, carpet, solid oak cabinets, and wired for emergency generator power. Huge 5 bay shop, equipment building, asphalt driveway, separate spa house. Landscaping, fenced pasture, all this and abundant wildlife too.



LINDA L LONG
CRATER LAKE REALTY, INC.
CELL: (541) 891-5562
Main: (541) 783-2759
33550 N HIGHWAY 97
CHILOQUIN OR 97624
Linda@craterlakerealtyinc.com
CraterLakeRealtyInc.com

