

**8889 1st Street
Fort Klamath
\$295,000**



MLS # 77642
STATUS ACTIVE
AREA FORT KLAMATH
SUB NAME FORT KLAMATH
TYPE SINGLE FAMILY
COLOR Red
YEAR BUILT 1958
APPROX SQ FT 1175
BEDROOMS TWO
BATHS ONE
OCCUPANCY OWNER
GARAGE NONE
GARAGE TYPE 0
CARPORT NONE
CARPORT TYPE 0
NUMBER OF ACRES M/L 1.34
LOT DIMENSIONS irregular
ZONING KC-R-5-RURAL RESIDENTIAL
TAX ACCT # 1 R3307-V22BB-00800
FULL TAX AMOUNT \$676.19
FOR YEARS 20 09/10
Days On Market 58

CONSTRUCTION Frame, Wood
STORIES - LEVELS One
STYLE Ranch
BASEMENT No
FOUNDATION Yes
ROOFING Metal
RV Parking Area
EXTERIOR EXTRAS Patio, Covered Deck, Inground Sprinkler, Utility Building, Barn
APPLIANCES - EQUIPMENT Electric Range, Microwave, Refrigerator, Washer, Dryer
WATER HEATER Electric
HEATING Wood
FIREPLACE - STOVE Wood Stove
OTHER ROOMS Family Room
DINING Informal
LAUNDRY Main Floor
FLOORS Partial Carpet, Laminate
TYPE WINDOWS Wood Frame, Vinyl, Double Glaze
WINDOW TREATMENT Some Stay
LOT LOCATION Interior, River Frontage, Mountain View, Water Frontage
FLOOD PLAIN Unknown
LOT IMPROVEMENTS Improved Drive
STREET SURFACE Gravel
DRIVEWAY Gravel
FENCING Yes, Partial
WATER/SEWER Well, Septic Tank
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
TERMS Cash To Seller
POSSESSION On Closing
TITLE COMPANY PREF. Amerititle
TO SHOW Lockbox, Call Listing Agent
VIRTUAL TOUR URL ADDRESS:
DIRECTIONS In Fort Klamath, turn right on second dirt road past the post office.
MARKETING REMARKS WOOD RIVER RETREAT! Fisherman's dream, 1.34+/- acres with the Wood River in the yard of this 2 BD cozy home with country "trappings." New laminate and burber carpeted floors, vinyl windows, huge deck, covered porch, inground sprinklers, motion sensor lights, water filters. Barn/garage, wood shed, fenced, panels and all appliances included. One of a kind!



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