



Gracious Pacific Terrace Classic

3 bedroom, 2 1/2 bath home on almost half an acre, with a private geothermal well for heat. Lovely mature trees, landscaping, terraced stone & tile patios. 2800 total sf. Main floor with fireplace, big view windows, kitchen, bath and bedrooms with original fur and oak wood floors. 892 sf lower level with family & game room, utility and bath. Two car garage, dog kennel and run. Roosevelt, Ponderosa, Klamath Union schools. Additional lots behind home available (not included in listing.) **\$449,500 MLS #220105348**



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Residential MLS#220105348
1401 Pacific Terrace
Klamath Falls, OR 97601
County: Klamath
Section: Not Applicable
Cross Street: Painter Street

Main House SqFt: 2,800
SqFt Source: Other

Lot Size Acres
0.45

\$449,500

3
Bedrooms

3
Total Bathrooms

Active
DOM: 46 CDOM: 46



Parcel Number: 187668
Property Sub Type: Single Family Residence
Subdivision Name: Klamath Falls - Hillside Addition
Lot Size Square Feet: 19,602
Year Built: 1940
Zoning: SF
Additional Parcels: No
Bathrooms Full: 2
Bathrooms Half: 1

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Showing Information and Requirements

Sign On Property YN: Yes

General Property Information	Interior Information	Exterior Information
Rented: No CC&R's: No FIRPTA: No Association: No Community Features: Gas Available; Park; Playground; Trail(s) Short Term Rental Permit Issued: No Elementary School: Roosevelt Elem Middle Or Junior School: Ponderosa Middle High School: Klamath Union High Tax Annual Amount: \$3,839.78 Tax Year: 2019 Tax Lot: 16 & 17 Tax Block: 14 Tax Map Number: 3809-028BB-02900 Potential Tax Liability: No Flood: N/A Senior Community: No	Appliances: Cooktop; Dishwasher; Disposal; Dryer; Hot Water Recirculating Pump; Microwave; Range; Range Hood; Refrigerator; Washer Cooling: Central Air Fireplace Features: Great Room; Living Room; Wood Burning Flooring: Hardwood; Tile; Vinyl Heating: Forced Air; Geothermal; Heat Pump; Hot Water; Wood Interior Features: Built-in Features; Linen Closet; Pantry; Shower/Tub Combo; Solid Surface Counters; Tile Shower; Wet Bar Rooms: Dining Room; Kitchen; Laundry; Living Room; Master Bedroom Below Grade Fin Area Source: Assessor Below Grade Fin Area Units: Square Feet Window Features: Wood Frames	Architectural Style: Contemporary Exterior Features: Built-in Barbecue; Courtyard; Patio Lot Features: Fenced; Landscaped; Sloped; Sprinkler Timer(s); Sprinklers In Front; Sprinklers In Rear Lot Size Acres: 0.45 Other Structures: Kennel/Dog Run Garage: Yes- 2 Spaces Parking Features: Alley Access; Asphalt; Attached; Driveway; Garage Door Opener; On Street; Storage; Tandem Road Frontage Type: Shared Access Road Surface Type: Paved View: Cascade Mountains; City; Mountain(s); Neighborhood Easements: Access Horse Property: No
Construction	Listing/Contract Information	Virtual Tour Information
New Construction: No Accessory Dwelling Unit YN: No Levels: Two Common Walls: No Common Walls Construction Materials: Frame Basement: Daylight; Finished; Full Foundation Details: Concrete Perimeter Irrigation Source: None Power Production: Public Utilities Roof: Composition Sewer: Public Sewer Water Source: Public Irrigation Water Rights: No Green Building Verification Type: Other	Original List Price: \$508,000 List Price per SqFt: \$160.54 Listing Contract Date: 07/16/2020 Special Listing Conditions: Standard Listing Terms: Cash; Conventional; VA Loan Preferred Escrow Company & Officer: Amerititle	 https://view.paradym.com/4531109

Listing courtesy of:

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33550 N Highway 97
Chiloquin, OR 97624

The information contained in this brochure has been gathered from NRCS, Oregon State Water Resources, Klamath County records, and/or other agencies considered reliable. It is the Buyer's responsibility to confirm this information previous to purchasing this property.