

84840 S. Ridgeway Road, Pleasant Hill, OR 97455

Amazing charm in this 1870' s Farmhouse complete with a Guest House on 2+ acres just east of Eugene in the sought after small town of Pleasant Hill, Oregon!

The property is located just 9 miles from the University of Oregon in downtown Eugene, 20 miles from the Eugene Airport, 5.9 miles from Lane Community College, and 76 miles to the Oregon Coast at Florence. Beautiful Elijah Bristow State Park is just a few miles east and offers 847 acres of meadows, woodlands, wetlands and 10 miles of trails for hikers, mountain bikers, and equestrians.

Home Features: County records show the main Farmhouse was built in 1870 and the Guest Home was added in 1948. The main home features hardwood floors and a beautiful, beveled glass window in the family room. One of the nicest features of the home is the upstairs master suite complete with walk in closet, john room, and jetted tub. There are 4 rooms upstairs being used as bedrooms but 2 of them do not have closets. The kitchen has tile countertops, glass front cabinets, center island with cooktop and eating bar, built in oven, and porcelain sink. The home offers 2 large living spaces, formal dining room with corner built in cabinets, and laundry room with pantry. The attached single car garage has extra space for storage. Some of the windows have been upgraded and there are 3 fireplaces throughout the home; 2 of which are open fireplaces and one is a pellet stove. The Guest House is 2 bedroom/1 bath, 875sf, with large back yard.

Well & Septic: One well on the property serves both homes and each home has its own standard septic system.

Barn: The 3-stall, shed row barn was built by the current tenants and may not stay with the property. The chicken coop, the metal shed behind the Guest House, and the fish pond in front of the Farmhouse will not stay with the property.

Large front and back yards with automatic sprinklers that will likely need some attention before use. The yards have been spectacular in the past with large Cedars, Apple and Pear, Holly and Magnolia.

Sellers are aware that the home will need some work and additional upgrades and have priced the property \$21,000 under the 2021 appraisal of \$660,000 in consideration for future repairs.

Utilities: Electricity provider – EPUD

Internet – Satellite

Garbage Service - Sanipac

Summary:

Horsepower Real Estate represents the Seller of this property. This information is derived from sources deemed reliable but not guaranteed by the brokerage or broker and should be verified by potential Buyers. Buyers are urged to seek independent verification, thorough professional inspections and personal review of the condition of the property and the information contained herein.