

Exquisite

\$1,795,000

88962 Falcon Dr
Elmira, OR 97437



Just Listed

5 Beds - 2.5 Baths - 53.21 Acres

Remarkable 53+ acre secluded country property 1 mile from town! Private drive to custom-built Farmhouse, bass stocked reflective pond, 65X65 shop w/ RV hookup, 220v, heated, insulated classroom, office, mancave, shooting range, 2 wells, 2 septic systems, additional pole barn for storage, 4-wheeler/walking trails, 2000 SQFT dog run and approx. 4 acres land to bring your livestock too! Merchantable timber. Fiber Optic Business Line Internet.

Contact for FULL amenities list and schedule your tour!

Licensed in OR. Information listed here is deemed reliable but NOT guaranteed. If your property is listed with another agent, this is not a solicitation for your business.

Contact



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RE/MAX
INTEGRITY



House

- 1996 CUSTOM BUILT HOME
- 3772 SQFT
- 53.21 ACRES
- 2021 PROPERTY TAXES: \$4622.41
- ZONED: F2
- 5 BEDROOMS
 - 2 Primary Suites:
 - Main level master suite
 - On suite bath includes jetted tub, full shower, double sinks.
 - French doors to exterior of home to covered porch.
 - Second Level Master Suite Option
 - On Suite half bath is plumbed for a tub shower combo.
 - Sliding glass door to private second level deck.
 - Built in entertainment center & speaker system.
 - 3 Bedrooms on their own end of the home- second level with den.
- 2 FULL BATHS, 1 HALF BATH
 - 1 full bath on main floor.
 - Half bath- second floor is plumbed and ready for a shower or tub shower combo.
- 2 CAR ATTACHED OVERSIZED GARAGE
 - Includes 1 attached carpeted and insulated garage. 10' ceilings.
- COVERED DECK OFF KITCHEN
- COMPLETELY SECLUDED
- FLOORING
 - Upstairs master suite/living area flooring installed 2017 by Dalton Carpet
 - Primary Bathroom Main Floor/Bedroom Carpet installed 2017 by Dalton Carpet
 - Carpet in living room & office installed 2017 by Dalton Carpet
- ROOF - New roof installed by Sizemore Roofing & Construction 4/5/2013
- SEPTIC - Pumped by Best Septic 3/5/2021
- 2 WELLS - Well report on file
- HEAT PUMP - Installed in 2014 by Priority Heating & Air, Parts Warranty until October 2024
- WATER FILTRATION SYSTEM - Well-X-Ton Alpine Pump Inc. Filter installed 2007 serviced 7/17/2020
- HOT TUB IS INCLUDED - Approximately 4 years old, purchased at Eugene Hot Tub.
- NEW EXTERIOR PAINT - 2015
- NEW GUTTERS - 2013
- ALL APPLIANCES INCLUDED

Exterior

- MERCHANTABLE TIMBER
 - Planted in 1989
- GREEN HOUSE & GARDEN SHED
- 6 RAISED GARDEN BEDS
- 2000 SQFT DOG FENCED DOG RUN
 - Water spigot & enclosed dog house
- 65X65 SHOP
 - 220 Volt
 - Cemented
 - Private hidden man cave
 - Private office
 - Finished 15X36 Attached Class Room and/or insulated & heated room
 - New roof & gutters 2013
 - Half bath w/ washer machine hookups
 - Doors: 14' tall, 12' wide
 - Septic hookups for RV
- L:30' W:60' H: 12' Pole Barn
 - Water, Power & Lights
- PROFESSIONAL OUTDOOR SHOOTING RANGE
 - Custom Modular 30 yard pistol shooting range for practice and training
 - Including a 300 yard long range rifle range
- SWIMMING POND
 - Stocked with bass
 - Covered storage for toys
- GATED ENTRANCE TO PROPERTY
- INGROUND SPRINKLER SYSTEM
- APPROXIMATELY 4 ACRES OF BARE LAND FOR LIVESTOCK

Other Amenities

- 5 miles to Fern Ridge Reservoir
- 1 mile to Elmira
- 48 miles to Florence
- Walking trail on property
- Lots of wildlife
- Option for Guest House (Buyer to do Due Diligence)
 - Access off Fir Grove Lane
- Business Line Fiber Optic Internet- Spectrum



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