

Client Detail Report

Listings as of 11/28/16 at 3:55pm

Active 08/18/16 **Listing # 2968974** **11435 Hill Rd, Klamath Falls, OR 97603-9717** [Map](#) **Listing Price: \$650,000**
County: Klamath **Cross St: Chalet**



Property Type	Residential	Property Subtype	Rural Residential
Area	East Klamath Falls		
Beds	3	Approx Square Feet	2547 Assessor
Baths(FH)	3 (3 0)	Price/Sq Ft	\$255.20
Year Built	2006	Lot Sq Ft (approx)	355014 ((Assessor))
Tax Acct N	R870123	Lot Acres (approx)	8.1500
DOM/CDOM	110/110		

[See Additional Pictures](#) [See Virtual Tour](#)

Directions <https://binged.it/2b0oUho> From SS Expressway, S on 39 to Short Rd, L to Reeder, R to Hill, R to Chalet, L to top of hill through iron gate.

Marketing Remark BASIN VIEWS where eagles soar on 8.15 acres bordering BLM land! Stunning 3 bdr, 3 bth, office 2547 sf home, oversized 3 car garage plus one for the toys4 wheelers, motorcycles & kayaks. Vaulted ceilings, open living, dining and kitchen, granite counters, eating bar plus antique beverage bar with sink. Lots of windows, covered decks, walks and porches lets the view in. Master with deep jetted tub, wrap around shower, walk in closet & hot tub. 20x14 greenhouse plus raised bed garden, low maintenance landscaping and a chicken house with class Great living in the Henley area!

Agency Represent	Yes	Year Built Source	Assessor
Tax Years	2015	Taxes	2110.00
Tax Lot #	R-3910-03200-02301	Zoning	R5
Sale Approval	Normal	CC&R	No
Pre - 1978	No	Assessments	No
Rented	No	HOA Fees	No
Sign	Yes	Laundry In Garage?	No
Terrain	Level, Hillside, Knoll, Rolling	Secluded	Yes, Partial
Government Sides	No	Inclusions	2 steel storage units, wagon wheel lamp
Exclusions	antique shelf in greenhouse	Irrigated	No
Elementary School	KL Henley	Middle School	KL Henley
High School	KL Henley	Entry	Main
Kitchen	Main	Master Bedroom	Main
Levels	Single Story	Add Dwelling Unit	No
Style	Ranch	Construction	Frame
Exterior	Other	Perimeter Foundation	Concrete
Concrete Type	Continuous	Substructure	Crawlspace
Garage	Four Car	Other Parking	Off Street
Heat Source	Electric, Wood/Pellet	Heat Type	Forced Air, Stove, Heat Pump
Stove Type	Pellet	Air Conditioning	Heat Pump
Sewer	Septic	Household Water Avlb	Well
Roof	Composition	Landscaping	Garden
Exterior Features	Deck, Patio, Paved Driveway, Hot Tub/Spa	Paved Driveway Type	Asphalt
Interior Features	Sun Room/Greenhouse, Island, Alarm, Window Treatments, Ceiling Fan(s), Jetted Tub, Dbl. Paned Windows, Vaulted Ceiling, Walk - In Closet, Wet Bar, Garage Door Opener	Alarm Type	Smoke
Window Treatmnt Type	Partial	Appliances	Cook Top, Refrigerator, Oven, Dishwasher, Garbage Disposal, Water Heater, Microwave
Cook Top Type	Electric	Refrigerator Type	Freestanding
Oven Type	Convection, Double, Electric	Water Heater Type	Electric, Geothermal
Flooring	Carpet, Laminate	Windows	Vinyl
View	Territorial, Valley, Mountains	Street	Private Access, Unpaved
Communications	Satellite System, Sound System	Power Source	Public Utility
Possession	Negotiable		

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November 2016

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U.S. Patent 6,910,045

