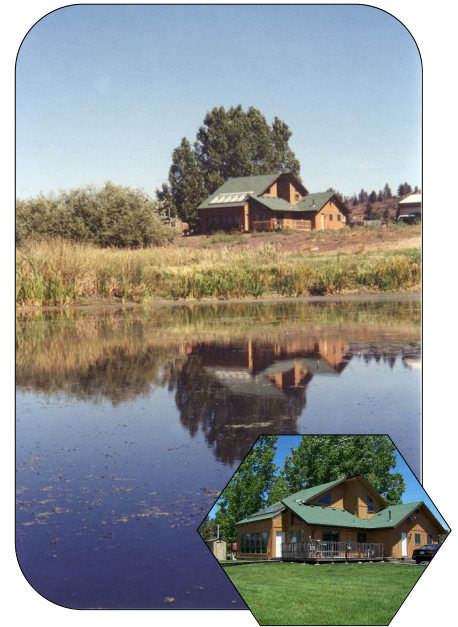


# AGENCY LAKE FRONT HOME

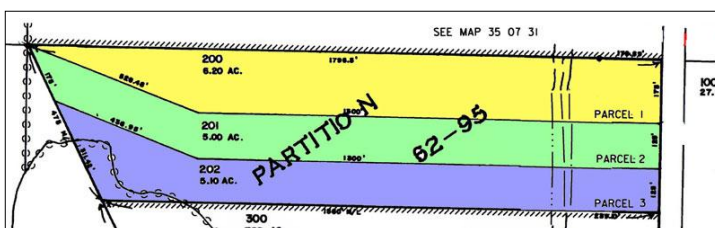


This Agency Lake front home borders the Wood River BLM wetlands. Views of the Cascades, 16.3 acres of which 11+ acres are wetlands & lake! Gracious 3BD/2.5BA home with family room, sunroom with Anderson Windows roof for passive solar heat, Jacuzzi tub in Master Suite, ceramic tile, pergo, carpet, solid oak cabinets, and wired for emergency generator power. Huge 5 bay shop, equipment building, asphalt driveway, separate spa house. Landscaping, fenced pasture, all this and abundant wildlife too. MLS #80692

**Priced to sell at just \$275,000!**



This property is 3 separate parcels, of 6.2 acres (with home and buildings), 5.0 acres, and 5.1 acres. The two 5 acre parcels have septic approvals, and are each buildable for one home.



**VisualTour**

<http://goo.gl/Pkr7n>



**Linda Long, Principal Broker/Owner**  
33550 Hwy 97 N/PO Box 489/541-783-2759  
Chiloquin, Oregon 97624  
Call: 541-891-5562

[Linda@CraterLakeRealtyInc.com](mailto:Linda@CraterLakeRealtyInc.com)  
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**Crater Lake Realty, Inc.**





**39292 Modoc Point Rd  
Chiloquin  
\$275,000**



|                            |   |
|----------------------------|---|
| <b>MLS #</b>               | 80692   |
| <b>STATUS</b>              | ACTIVE  |
| <b>SUB NAME</b>            | CHILOQUIN   |
| <b>TYPE</b>                | SINGLE FAMILY   |
| <b>COLOR</b>               | cedar   |
| <b>YEAR BUILT</b>          | 2000  |
| <b>APPROX SQ FT</b>        | 2281  |
| <b># BEDROOMS</b>          | 3   |
| <b>BATHS</b>               | 2.5   |
| <b>STYLE</b>               | Traditional   |
| <b>GARAGE</b>              | DETACHED  |
| <b>GARAGE TYPE</b>         | 3 OR MORE   |
| <b>CARPORT</b>             | DETACHED  |
| <b>CARPORT TYPE</b>        | 1   |
| <b>NUMBER OF ACRES M/L</b> | 16.30   |
| <b>LOT DIMENSIONS</b>      | irregular   |
| <b>ZONING</b>              | KC-EXCLUSIVE FARM USE   |
| <b>TAX ACCT # 1</b>        | R-3407-031C0-00200  |
| <b>FULL TAX AMOUNT</b>     | \$2,106.67  |
| <b>FOR YEARS 20</b>        | 11/12   |
| <b>Days On Market</b>      | 2   |
| <b>CROSS STREET</b>        | BLM Wetlands Rd   |
| <b>DIRECTIONS</b>          | Go north on Modoc Point Road about 10 miles from intersection with Hwy 97. Call listing broker. |



**LINDA L LONG  
CRATER LAKE REALTY, INC.  
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Linda@craterlakerealtyinc.com  
CraterLakeRealtyInc.com**



**CONSTRUCTION** Frame, Wood  
**STORIES - LEVELS** Two  
**BASEMENT** No  
**FOUNDATION** Yes  
**ROOFING** Composition  
**RV** Parking Area, Covered, Hookup, Garage  
**EXTERIOR EXTRAS** Patio, Deck, Spa / Hot Tub, Shop Building, Utility Building, Other Building, Dog Kennel/Run, Barn  
**POWER SOURCE** Public Utility, Generator  
**APPLIANCES - EQUIPMENT** Propane Range, Microwave, Dishwasher, Refrigerator, Disposal, Vent Fan, Satellite Dish, High Speed Internet  
**WATER HEATER** Propane  
**HEATING** Propane, Solar, Fuel Oil  
**HEATING TYPE** Space Heater, Solar Assist  
**FIREPLACE - STOVE** Stove, Propane  
**OTHER ROOMS** Sauna / Spa, Family Room, Encl. Porch / Patio  
**DINING** Informal  
**LAUNDRY** Main Floor  
**FLOORS** Wall To Wall Carpet, Vinyl, Ceramic Tile, Laminate  
**TYPE WINDOWS** Vinyl, Double Glaze  
**WINDOW TREATMENT** All Stay  
**LOT LOCATION** Corner, Lake Frontage, Lake View, Mountain View, Water Frontage  
**LOT IMPROVEMENTS** Improved Drive  
**FLOOD PLAIN** No  
**STREET SURFACE** Paved  
**DRIVEWAY** Paved  
**FENCING** Yes  
**WATER/SEWER** Well, Septic Tank  
**ELEMENTARY SCHOOL** Chiloquin  
**JR. HIGH SCHOOL** Chiloquin  
**SR. HIGH SCHOOL** Chiloquin  
**TERMS** Cash To Seller, Conventional, ODVA, FHA, USDA  
**POSSESSION** Negotiable  
**TITLE COMPANY PREF.** Amerititle  
**TO SHOW** Appointment Only, Call Listing Agent, Listing Agent Present  
**OCCUPANCY** OWNER  
**REO** NO  
**Virtual Tour:** <http://goo.gl/Pkr7n>

**M REMARKS** AGENCY LAKE FRONT HOME borders the Wood River BLM wetlands. Views of the Cascades, 16.3 acres of which 11+ acres are wetlands & lake! Gracious 3BD/2.5BA home with family room, sunroom with Anderson Windows roof for passive solar heat, Jacuzzi tub in Master Suite, ceramic tile, pergo, carpet, solid oak cabinets, and wired for emergency generator power. Huge 5 bay shop, equipment building, asphalt driveway, separate spa house. Landscaping, fenced pasture, all this and abundant wildlife too.  
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