

35880 Modoc Point ROAD

Chiloquin

\$199,500



MLS # 79224
STATUS ACTIVE
AREA CHILOQUIN
SUB NAME CHILOQUIN
TYPE SINGLE FAMILY
COLOR Sky Blue
YEAR BUILT 1972
APPROX SQ FT 960
BEDROOMS THREE
BATHS ONE
OCCUPANCY TENANT
GARAGE ATTACHED
GARAGE TYPE 2
CARPORT NONE
CARPORT TYPE 0
NUMBER OF ACRES M/L 2.61
LOT DIMENSIONS irregular
ZONING KC-R-2-RURAL RESIDENTIAL
TAX ACCT # 1 R-3507-007CA-00600
FULL TAX AMOUNT \$1190.39
FOR YEARS 20 10/11
Days On Market 27

CONSTRUCTION Frame, Wood
STORIES - LEVELS One
STYLE Ranch
BASEMENT No
FOUNDATION Yes
ROOFING Composition
RV Parking Area, Garage
EXTERIOR EXTRAS Patio, Shop Building, Utility Building, Other Building
APPLIANCES - EQUIPMENT Electric Range, Separate Oven, Automatic Garage Door, High Speed Internet
WATER HEATER Electric
HEATING Electric, Wood, Fuel Oil
HEATING TYPE Baseboard, Space Heater
FIREPLACE - STOVE Insert
OTHER ROOMS Encl. Porch / Patio, Sun Room / Greenhouse
DINING Informal
LAUNDRY Main Floor
FLOORS Wood Floors
TYPE WINDOWS Vinyl, Double Glaze
WINDOW TREATMENT Some Stay
LOT LOCATION Interior, Lake Frontage, Lake View, Mountain View, Water Frontage
FLOOD PLAIN Unknown
LOT IMPROVEMENTS Improved Drive
STREET SURFACE Paved
DRIVEWAY Gravel
FENCING Partial
IRRIGATION Well
WATER/SEWER Well, Septic Tank
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
TERMS Cash To Seller
POSSESSION Tenant Right, Negotiable
TITLE COMPANY PREF. Amerititle
TO SHOW Appointment Only, Call Listing Agent, 24 Hour Notice, Other (See Remarks)

DIRECTIONS Modoc Point Road to just north of the Fire Station, address on left (west) side of road.

MARKETING REMARKS LAKEFRONT BARGAIN 2.61 acre peaceful setting along Agency Lake w/Cascade Mt view, sandy beach, orchard, grnhs, trees, landscaping, cedar fence. Three bdrm well cared for, low maintenace home, new roof, concrete walk & patio, attached 2 car garage, 1440sf shop, concrete floor, attached finished room, barn, 2 wells. Two legally partitioned parcels with septic approval for home on second lot. This is a MUST SEE with all this property has to offer you won't want to leave! Especially at just \$199,500!



LINDA L LONG
CRATER LAKE REALTY, INC.
CELL: (541) 891-5562
Main: (541) 783-2759
33550 N HIGHWAY 97
CHILOQUIN OR 97624
Linda@craterlakerealtyinc.com
CraterLakeRealtyInc.com

