

**604 KLAMATH AVENUE  
CHILOQUIN  
\$265,000**



**CONSTRUCTION** Frame, Wood  
**STORIES - LEVELS** One  
**STYLE** Ranch  
**MANUFACTURED HOME** Triple  
**BASEMENT** No  
**FOUNDATION** Yes  
**ROOFING** Metal  
**RV** Parking Area, Garage  
**EXTERIOR EXTRAS** Covered Deck, Shop Building  
**TYPE WINDOWS** Vinyl, Double Glaze  
**WATER & SEWER** City Water, City Sewer  
**POWER SOURCE** Public Utility  
**APPLIANCES - EQUIPMENT** Electric Range, Microwave, Dishwasher, Refrigerator, Disposal, Vent Fan, Automatic Garage Door, High Speed Internet  
**WATER HEATER** Electric  
**HEATING** Propane, Electric, Wood  
**HEATING TYPE** Central FA  
**FIREPLACE - STOVE** Fireplace, Certified Wood Stove, Propane  
**OTHER ROOMS** Family Room  
**DINING** Formal, Informal, Both  
**LAUNDRY** Main Floor  
**FLOORS** Wall To Wall Carpet, Wood Floors, Vinyl  
**WINDOW TREATMENT** All Stay  
**LOT LOCATION** Cul-De-Sac, Interior, View, River Frontage  
**FLOOD PLAIN** Yes, No  
**LOT IMPROVEMENTS** Improved Drive  
**STREET SURFACE** Paved  
**DRIVEWAY** Gravel  
**FENCING** Partial  
**ELEMENTARY SCHOOL** Chiloquin  
**JR. HIGH SCHOOL** Chiloquin  
**SR. HIGH SCHOOL** Chiloquin  
**TERMS** Cash To Seller, Conventional, ODVA, FHA, FVA  
**POSSESSION** On Closing, Negotiable  
**TITLE COMPANY PREF.** First American Title  
**TO SHOW** Lockbox, Call First / No Ans. Show  
**M REMARKS** ELEGANCE AND USABILITY COMBINE TO CREATE KICK-BACK LUXURY IN THIS NEWER, TRIPLE WIDE "POLAR PACK" HOME, W/ OVER 100' OF FRONTAGE ON THE WORLD FAMOUS WILLIAMSON RIVER. 4 BEDROOMS, 2.5 BATHS, LIVING ROOM /ENTERTAINMENT ROOM, FORMAL DINING, FAMILY ROOM, HUGE ENTERTAINER'S KITCHEN W/ MORNING ROOM, BRAZILIAN CHERRY WOOD FLOORS, ALDER CABINETS. CARS & LOTS OF TOYS FIT IN THE 24' X 31' GARAGE. THE RV, MORE TOYS, HAY & /OR EVEN HORSE STALLS IN THE 24' X 40' SHOP. ALL ON 1.35 WELL GROOMED ACRES, W/ CITY UTILITIES!

**STATUS** ACTIVE  
**MLS #** 76118  
**APPROX SQ FT** 2570  
**TYPE** MANUFACTURED HOME W/LAND  
**SUB NAME** CHILOQUIN  
**YEAR BUILT** 2004  
**COLOR** BRICK  
**# BEDROOMS** FOUR  
**BATHS** TWO AND 1/2  
**GARAGE** ATTACHED  
**CARPORT** NONE  
**GARAGE TYPE** 2  
**CARPORT TYPE** 0  
**NUMBER OF ACRES** 1.35  
**LOT DIMENSIONS** IRREGULAR  
**ZONING** CITY-SINGLE FAMILY RESIDENTIAL  
**TAX ACCT #** R-3407-034A0-05600  
**FULL TAX AMOUNT** 2439.97  
**FOR YEARS 20** 09/10  
**DIRECTIONS** VIRTUAL TOUR URL ADDRESS:  
 TURN NORTH ON KLAMATH AVE FROM  
 CHOCKTOOT, CONTINUE TO HOME AT  
 END.



**VICTORIA CB TREES**  
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