

**37437 TWIN RIVERS DRIVE
CHILOQUIN
\$250,000**



STATUS	ACTIVE
MLS #	74734
APPROX SQ FT	2176
TYPE	SINGLE FAMILY
SUB NAME	CHILOQUIN
YEAR BUILT	1974
COLOR	WOOD
# BEDROOMS	TWO
BATHS	ONE AND 1/2
GARAGE	NONE
CARPORT	NONE
GARAGE TYPE	0
CARPORT TYPE	0
NUMBER OF ACRES	10.91
LOT DIMENSIONS	IRREGULAR
ZONING	KC-R-2-RURAL RESIDENTIAL
TAX ACCT #	R-3507-00200-01000
FULL TAX AMOUNT FOR YEARS 20	1267.48 08/09
DIRECTIONS	VIRTUAL TOUR URL ADDRESS: FROM CHILOQUIN, SPRAGUE RIVER RD TO 1ST RIGHT ONTO TWIN RIVERS DR. TURN RIGHT AT T, FOLLOW SIGNS AND MAP. PLEASE CALL! NOT A DRIVE-BY!

CONSTRUCTION Frame, Wood
STORIES - LEVELS Two
STYLE A Frame
BASEMENT No
FOUNDATION Yes
ROOFING Composition
RV Parking Area
EXTERIOR EXTRAS Deck, Utility Building, Other Building
TYPE WINDOWS Wood Frame, Vinyl, Double Glaze
WATER & SEWER Well, Septic Tank
POWER SOURCE Public Utility
APPLIANCES - EQUIPMENT Electric Range, Refrigerator, Alarm System, Washer, Dryer
WATER HEATER Electric
HEATING Electric, Wood, Fuel Oil
HEATING TYPE Central FA, Baseboard, Space Heater
FIREPLACE - STOVE Fireplace, Pellet Stove
DINING Informal
LAUNDRY Main Floor
FLOORS Wall To Wall Carpet, Vinyl
WINDOW TREATMENT All Stay
LOT LOCATION Interior, View, River Frontage
FLOOD PLAIN No
LOT IMPROVEMENTS Improved Drive
STREET SURFACE Paved, Gravel, Dirt
DRIVEWAY Gravel, Dirt
FENCING None
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
TERMS Cash To Seller, Owner Carry, Open
POSSESSION On Closing
TITLE COMPANY PREF. Amerititle
TO SHOW Vacant, Lockbox, Call Listing Agent
M REMARKS IMAGINE THIS... THE SPRAGUE RIVER WRAPS AROUND THE NORTH AND EAST SIDES OF THIS PROPERTY, A VERY LOVELY HOME IS (NOT VISIBLE FROM HOME) TO THE SOUTH, AND FOREST SERVICE BORDERS THE WEST! PRIVACY GALORE, RIVER FRONTAGE, AND TO TOP IT OFF A PHENOMINAL VIEW UP THE RIVER OF MT SCOTT. 2300 SF OF WRAP AROUND DECK, HEATED CRAWL SPACE, WELL INSULATED PUMP HOUSE /STORAGE SHED, RIVERSIDE "CABIN", 2ND WELL, NICELY TIMBERED. COMFY HOME WITH LOTS OF ROOM FOR FRIENDS AND FAMILY!



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