

**38030 KUGLER WAY
CHILOQUIN
\$125,000**



STATUS	ACTIVE
MLS #	72063
APPROX SQ FT	1173
TYPE	MANUFACTURED HOME W/LAND
SUB NAME	ORE SHORES UN 1
YEAR BUILT	1206
COLOR	LATTE
# BEDROOMS	THREE
BATHS	TWO
GARAGE	NONE
CARPORT	NONE
GARAGE TYPE	0
CARPORT TYPE	0
NUMBER OF ACRES	0.36
LOT DIMENSIONS	IRREGULAR
ZONING	KC-R-2-RURAL RESIDENTIAL
TAX ACCT #	R-3507-006AC-02400
FULL TAX AMOUNT	TBD
FOR YEARS 20	08/09
DIRECTIONS	VIRTUAL TOUR URL ADDRESS: MODOC PT RD TO EAST LAKE AVE, TURN EAST ONE BLOCK, TURN RIGHT ON PLEHN PINES WHICH CURVES TO THE RIGHT ONTO KUGLER. HOME IS SECOND ON RIGHT.

CONSTRUCTION Frame, Wood
STORIES - LEVELS One
STYLE Other
MANUFACTURED HOME Double
BASEMENT No
FOUNDATION Yes
ROOFING Composition
RV Parking Area
EXTERIOR EXTRAS Deck
TYPE WINDOWS Vinyl, Double Glaze
WATER & SEWER Rural Water District, Septic Tank, Holding Tank
POWER SOURCE Public Utility
APPLIANCES - EQUIPMENT Propane Range, Microwave, Dishwasher
 , Refrigerator, Disposal, Vent Fan, High Speed Internet
WATER HEATER Propane
HEATING Propane, Wood
HEATING TYPE Central FA
FIREPLACE - STOVE Fireplace
DINING Informal
LAUNDRY Main Floor
FLOORS Wall To Wall Carpet, Vinyl, Laminate
WINDOW TREATMENT All Stay
LOT LOCATION Interior
FLOOD PLAIN No
LOT IMPROVEMENTS Sanitary Sewer, Improved Drive
STREET SURFACE Gravel
DRIVEWAY Gravel
FENCING None
FEES Homeowner
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
TERMS Cash To Seller, Conventional, ODVA, FHA, FVA
POSSESSION On Closing
TITLE COMPANY PREF. Amerititle
TO SHOW Vacant, Lockbox, Call Listing Agent
M REMARKS STUNNING, BRAND NEW KARSTEN STARVIEW
 HOME ON OVER 1/3 PINE-SURROUNDED ACRE NEAR AGENCY
 LAKE! ELEGANT HOME; ARMSTRONG LAMINATE & CONGOLEUM
 FLOORS, LENNOX HEARTH PRODUCTS FIREPLACE, HIGH
 EFFICIENCY INTERTHERM FURNACE (AFUE 80.0), 40# SNOW
 LOAD, UPGRADED GE APPLIANCES PLUS DISPOSAL, MOEN
 FAUCETS. BEAUTIFUL KITCHEN CABINETRY AND COUNTERS,
 NICE CENTER ISLE. EXTRA TOUCHES ARE GLASS BLOCK DIVIDER
 , ALL ROUNDED EDGES ON WALLS, OWENS CORNING ROOFING,
 HARDI PLANK SIDING, TREX DECKS. ASK ABOUT ADDING A
 GARAGE!



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