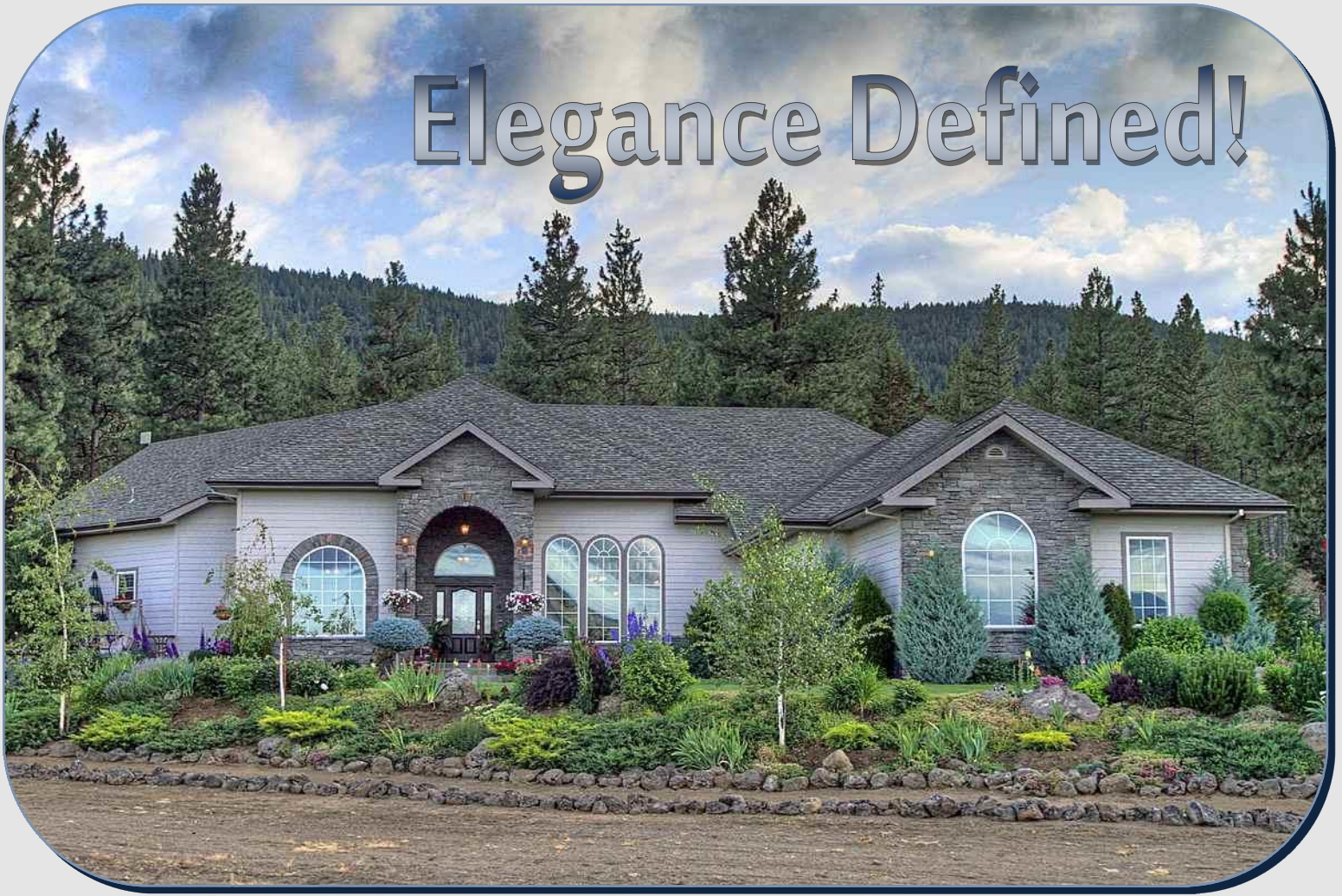
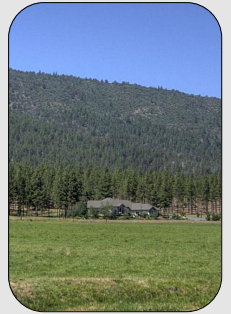


Elegance Defined!



STUNNING HOME backed by manicured pine forest and buffered with 30 acres of green irrigated pastures! Meticulously designed Mediterranean style home with Dramatic Stone and Dark Cherry Wood, Beveled Cut Glass front door... 14' ceilings, 10 foot doors, crown moldings, chair railings and French doors...seller spared no expense here! Private covered patio, elaborate formal dining & living rooms as well as outstanding kitchen, island, eating bar opening to wonderful living space, double rock fireplace. Every window enjoys masterful landscaping and peaceful beautiful valley views. Great insulated 3 car garage attached and historic small barn & poultry house...and so much more!



VisualTour

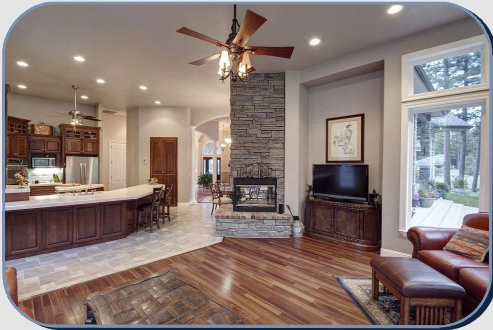
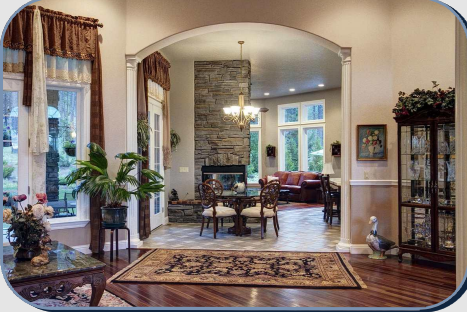
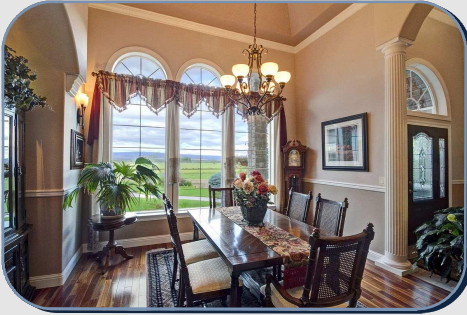


<http://view.paradym.com/4027923>



33550 Hwy 97 N/PO Bx 489
Chiloquin, Oregon 97624
541-783-2759/Fax 541-783-2724
CALL: 541-891-5562
Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com

~ Elegance Defined ~



Southern Oregon Multiple Listing Service Information

Listings as of 06/01/17 at 3:11pm

Active 06/01/17 **Listing # 2977438** **9996 W Langell Valey Rd, Bonanza, OR 97623-9780** [Map](#) **Listing Price: \$995,000**
County: Klamath **Cross St: Teare Lane**



Property Type	Residential	Property Subtype	Rural Residential
Area	SE Klamath County		
Beds	4	Approx Square Feet	3340 Assessor
Baths(FH)	4 (2 2)	Price/Sq Ft	\$297.90
Year Built	2005	Lot Sq Ft (approx)	3484800 ((Assessor))
Tax Acct N	R629029	Lot Acres (approx)	80.0000
DOM/CDOM	14/14		

Directions Hwy 140E to Dairy, R on Hwy 70 to Bonanza, R on Harpold, L on W Langell Valley Rd, 3.5 mi on R.

Marketing Remark STUNNING HOME backed by manicured pine forest and buffered with 30 acres of green irrigated pastures! Meticulously designed Mediterranean style home with Dramatic Stone and Dark Cherry Wood, Beveled Cut Glass front door 14' ceilings, 10 foot doors, crown moldings, chair railings and French doorseller spared no expense here! Private covered patio, elaborate formal dining & living rooms as well as outstanding kitchen, island, eating bar opening to wonderful living space, double rock fireplace. Every window enjoys masterful landscaping and peaceful beautiful valley views. Great insulated 3 car garage attached and historic small barn & poultry house and so much more!

Agency Represent	Yes	Year Built Source	Assessor
Tax Years	2016	Taxes	4850.00
Tax Lot #	R-4013-00600-00200	Zoning	EFU-CG
Sale Approval	Normal	Phone Ownership	Listing Licensee
Text Ownership	Listing Licensee	Pre - 1978	No
Sign	NO	Terrain	Level, Pasture, Wooded, Rolling
Secluded	Partial	Government Sides	No
Inclusions	All appliances.	Irrigated	Yes
Irrigated Acres	31.00	Elementary School	KL Bonanza
Middle School	KL Bonanza	High School	KL Bonanza
Kitchen	Main	Master Bedroom	Main
Levels	One	Addl Dwelling Unit	No
Style	Contemporary, See Remarks	Construction	Frame
Exterior	Stone, Other	Perimeter Foundation	Concrete Perimeter
Concrete Type	Continuous	Substructure	Crawlspace
Garage	Finished, Three Car, Attached	Other Parking	Carport, RV Parking
Heat Source	See Remarks, Electric, Wood/Pellet	Heat Type	Fireplace, Heat Pump
Fireplace Type	Propane, Wood	Air Conditioning	Central, Heat Pump
Sewer	Septic Tank	Household Water Avlb	Well
Roof	Composition	Improvements	Barn, Shed
Barn Type	Pole	Landscaping	Fenced, Lawn, Sprinkler System, Garden
Fenced Type	Cross, All	Lawn Type	All
Sprinkler Type	All	Exterior Features	Dog Kennel/Run, Deck, Patio
Interior Features	Alarm, Window Treatments, Ceiling Fan(s), Jetted Tub, Dbl. Paned Windows, Vaulted Ceiling, Walk - In Closet, Fireplace, Garage Door Opener	Alarm Type	Smoke
Window Treatmnt Type	All	Appliances	Cook Top, Refrigerator, Oven, Dishwasher, Garbage Disposal, Water Heater, Microwave
Cook Top Type	Propane	Refrigerator Type	Freestanding
Oven Type	Convection, Double, Wall, Electric	Water Heater Type	Electric
Flooring	Carpet, Wood, Stone, Tile	Windows	Vinyl
View	Valley, Mountains	Street	Public, Paved
Communications	Satellite System, Sound System	Power Source	Public Utility
Irrigation Source	District	District Type	Langell Valley
Livestock Included	None	Equipment Included	None
Possession	Negotiable		

Presented By:



Linda L Long
 Lic: 780302024
 Primary: 541-891-5562
 Secondary:
 Other:

E-mail: Linda@craterlakerealtyinc.com

Web Page: CraterLakeRealtyInc.com

June 2017

Crater Lake Realty, Inc.

Office Lic.: 200270235
 33550 N Highway 97
 Chiloquin, OR 97624
 541-783-2759
 Fax : 541-783-2724

See our listings online:

CraterLakeRealtyInc.com

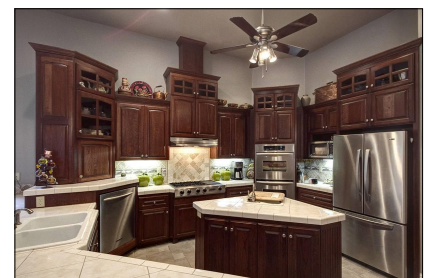
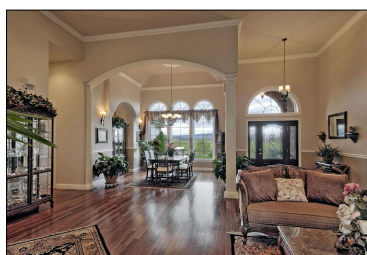


Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2017 Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045



The information contained in this brochure has been gathered from NRCS, Oregon State Water Resources, Klamath County records, and other agencies considered reliable. It is the Buyer's responsibility to confirm this information previous to purchasing this property.