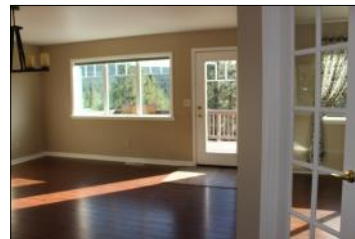


# Old Fort Road

29.49 treed acres on Old Fort Road, Kamath Falls, Oregon. 3380 square foot split level home with 4 or 5 bedrooms, 3 baths loaded with upgrades; huge great room, vaulted ceilings, built in entertainment center, stunning kitchen with extensive Borror cabinets, granite counter tops, 4 stool island bar with 5 burner gas range, prep sink, stainless steel appliances, walk in pantry, breakfast nook, formal dining room, den with French doors, family room with certified wood stove.

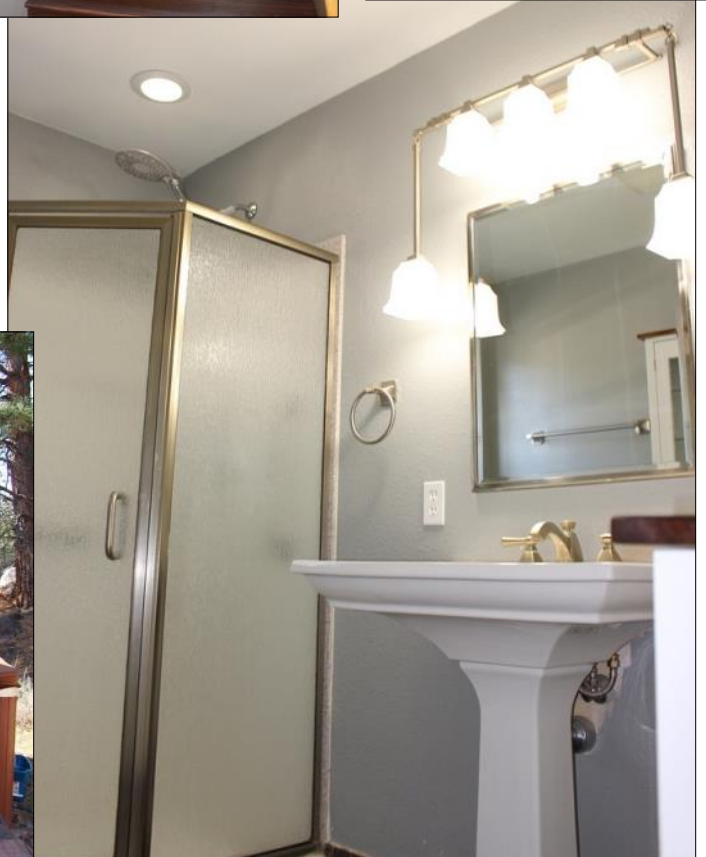
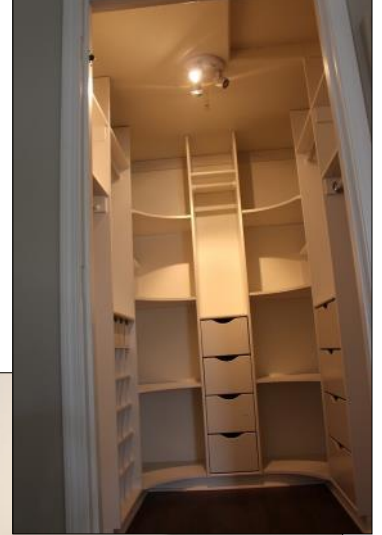
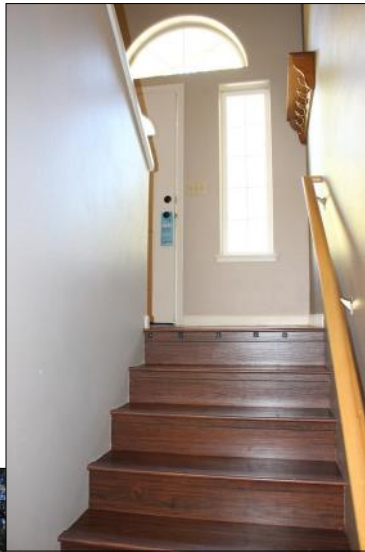
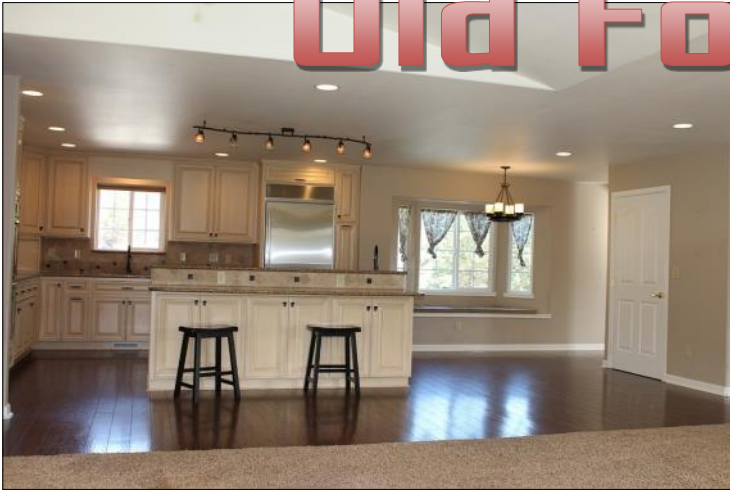
Master suite includes bath, huge closet, private entrance to the spa and deck. The 2nd bedroom has its own bath with claw foot tub. Enjoy the sunset and mountain views from the huge deck shaded by a new Sunsetter retractable awning! Lower level has 2 bedrooms with large windows, recreation area with bath, utility room, oversized 2 car garage, workout room or another bedroom plus small office. Outbuildings: barn/shop with 8 acres for animals, 2 bay wood storage. \$459,000. MLS# 2990811



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# Old Fort Road





Active 06/26/18 Listing # 2990811 12129 Old Fort Rd Rd, Klamath Falls, OR 97601-9353  
 County: Klamath Cross St: Algoma Rd



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Rural Residential
<b>Area</b>	West Klamath Falls		
<b>Beds</b>	4	<b>Approx Square Feet</b>	3380 Assessor
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$138.76
<b>Year Built</b>	1992	<b>Lot Sq Ft (approx)</b>	1284584
<b>Tax Acct N</b>	R728644	<b>Lot Acres (approx)</b>	29.4900
<b>DOM/CDOM</b>	45/45		

**Directions** <https://goo.gl/maps/SAPu455uRtM2> From intersection of Hwy 97 and south entrance of Algoma Rd, go east 1.1 mi to Old Fort Rd. Turn right for 2 miles to home on left.

**Marketing Remark** Private, peaceful mountain and valley views! 29.49 treed acres Old Fort Rd, 3380 sf. Terrific split level home, 4/5 bedroom, 3 bath home loaded with upgrades; huge great room, vaulted ceilings, build in entertainment center, stunning kitchen with extensive Borror cabinets, Granite counter tops, 4 stool island bar with 5 burner gas range, prep sink, stainless steel appliances, walk in pantry, breakfast nook, formal dining room, sunset and mountain view from huge deck with new Sunsetter retractable awning. Den with French doors, family room with certified wood stove. Master bedroom, bath, huge closet, private entrance spa & deck. 2nd bedroom & bath with claw foot tub. Lower level has 2 bedrooms with large windows, community rec area, bath. Utility room, oversized 2 car garage, workout room or another bedroom plus small office. Outbuildings: barn/shop with 8 acres for animals, 2 bay wood storage.

<b>Agency Represent</b>	Yes	<b>Year Built Source</b>	Assessor
<b>Tax Years</b>	2017	<b>Taxes</b>	1947.00
<b>Township</b>	37S	<b>Range</b>	09E
<b>Section</b>	20	<b>Tax Lot #</b>	R-3709-02000-00601-000
<b>Zoning</b>	FR	<b>Sale Approval</b>	Normal
<b>CC&amp;R</b>	No	<b>Pre - 1978</b>	No
<b>Flood</b>	N/A	<b>Sign</b>	Yes
<b>Laundry In Garage?</b>	No	<b>Terrain</b>	Level, Pasture, Hillside, Wooded, Rolling
<b>Secluded</b>	Partial	<b>Government Sides</b>	Yes
<b>Irrigated</b>	No	<b>Elementary School</b>	KL Pelican
<b>Middle School</b>	KL Ponderosa	<b>High School</b>	KL Klamath Union
<b>Entry</b>	Main	<b>Kitchen</b>	Main
<b>Master Bedroom</b>	Main	<b>Bedroom 2</b>	Main
<b>Bedroom 3</b>	Lower	<b>Bedroom 4</b>	Lower
<b>Levels</b>	Multi/Split	<b>Addl Dwelling Unit</b>	No
<b>Style</b>	Contemporary	<b>Construction</b>	Frame
<b>Perimeter Foundation</b>	Wood	<b>Substructure</b>	Basement
<b>Basement Type</b>	Daylight	<b>Garage</b>	Two Car
<b>Other Parking</b>	Off Street	<b>Heat Source</b>	Electric, Propane, Solar, Wood/Pellet
<b>Heat Type</b>	Forced Air, Fireplace, Stove, Heat Pump	<b>Fireplace Type</b>	Propane, Wood
<b>Stove Type</b>	Wood, Certified-Yes	<b>Air Conditioning</b>	Heat Pump
<b>Sewer</b>	Septic Tank	<b>Household Water Avlb</b>	Well
<b>Roof</b>	Metal	<b>Improvements</b>	Barn(s), Shed(s), Workshop
<b>Barn Type</b>	Pole	<b>Shop Type</b>	Detached
<b>Landscaping</b>	Fenced, Lawn	<b>Fenced Type</b>	Partial
<b>Lawn Type</b>	Partial	<b>Exterior Features</b>	Deck, Hot Tub/Spa, See Remarks
<b>Interior Features</b>	Enc. Porch/Patio, Island, Alarm, Window Treatments, Ceiling Fan(s), Vaulted Ceiling, Walk - In Closet, Garage Door Opener	<b>Alarm Type</b>	Smoke, Co Detector
<b>Window Treatmnt Type</b>	All	<b>Appliances</b>	Cook Top, Refrigerator, Oven, Dishwasher, Garbage Disposal, Water Heater, Microwave
<b>Cook Top Type</b>	Propane	<b>Refrigerator Type</b>	Freestanding
<b>Oven Type</b>	Convection, Double, Wall, Range/Oven Combo, Electric	<b>Water Heater Type</b>	Electric
<b>Flooring</b>	Carpet, Laminate, Tile	<b>Windows</b>	Vinyl
<b>View</b>	Valley, Mountains	<b>Street</b>	Public, Unpaved
<b>Power Source</b>	Public Utility	<b>Livestock Included</b>	None
<b>Equipment Included</b>	None	<b>Possession</b>	Negotiable

Presented By:



July 2018

Linda L Long

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