



25005 Water Ln, Monroe, OR

Work from home in tranquility from this incredible Willamette Valley View Estate with a gorgeous new custom home! Sellers have decided they're ready for some coastal living and some lucky Buyers are going to get an outstanding new home without all the headaches of construction! This beautiful residence was completed in 2019 and there's plenty of artesian well water supporting this home and it's landscaping as well as incredibly fast hi-speed internet for all your streaming needs.

Location:

4.5 miles to Monroe
30 miles to the University of Oregon at Eugene
21 miles to Oregon State University at Corvallis
22 miles to the Eugene Airport
60 miles to the Oregon Coast at Newport
9 miles to Diamond Woods Golf Course in Monroe

Acreage Description:

Sloped lot with level area at the top for the home, landscaping, and RV parking.

Home:

3 bedrooms plus a dedicated office. The master bedroom and living areas have a focus of the incredible eastern views of the Willamette Valley, the Coburg Hills, and the Cascade Mountain Range. A great room floor plan with propane fireplace in the living room and soaring ceilings with tongue and groove hemlock application. The master bath has double sinks, a large walk in, tile shower, and spacious walk in closet. The guest bath also has an oversized walk in, tile shower, and the guest suite has a private bath with tub/shower combo. The oversized 3-car garage features 220 power, and a dedicated freezer plug. Sellers had leaf filters installed for the gutters and they have a lifetime transferrable guarantee.

Custom landscaping:

Approximately \$65,000 in fencing and landscaping around the home, all on an automatic watering & mowing system. A yard maintenance helper that is currently hired to care for the yards may like to continue doing so.

Utilities:

Electricity - Consumer Power of Philomath
Internet Service - Ayrca Internet Service Providers Currently \$63 per month allows for hi speed internet 541-929-3330
Garbage Service - Republic with service at the bottom of the hill. Sellers will leave the can hauler adapter that plugs into a truck receiver as a house warming gift for the new owners.
Television - Dish Network