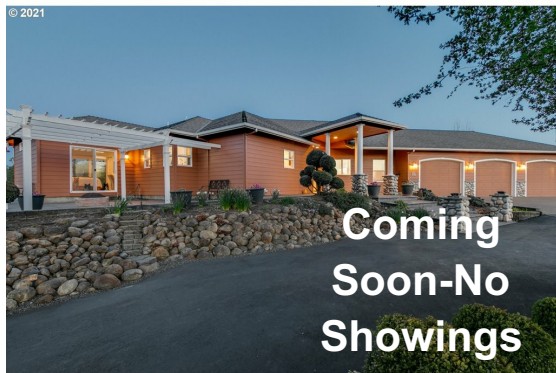


4/23/2021 3:56PM



Agent Full Residential  
**\$875,000** 3 bd | 2 / 2 ba | 2748 sqft  
**36167 RICHARDSON GAP RD Scio, OR 97374**  
**Unit #:** **Condo Loc:**  
**Status:** Coming Soon-No Showing **DOM:**  
**List Date:** 4/26/2021 **Acres:** 9.68  
**Year Built:** 2006 Resale **MLS#:** 21601938  
**XST/Dir:** 5.4 mi east on Hwy 20, L on Hwy 226, 4.3 mi to R on Fish Hatchery, 3.1 mi to R on Richardson Gap

**Occ:** Owner  
**Show:** No Showings Permitted  
**Offer/Nego:** Call Seller's Agent  
**AG:** Lisa Johnson  
**AG Ph:** [541-510-4601](tel:541-510-4601)  
**AG Cell/Pgr:**  
**CoAgent:**  
**CoPh:**

**Private:** Property will go ACTIVE Monday, April 26th. Potential for 2nd buildable lot! SEE ATTACHED DOCS. Seller would appreciate possession time after close. Microwave in kitchen & mini fridge in master coffee bar will stay. Dining set & master bedroom set for sale. Please have everyone wear masks when showing. Pre-approved Buyers only PLEASE. Ranch sign & cowboy hat & angel in gate not included in sale.

**Public:** Potential for 2nd buildable lot! Fantastic 10ac ranch property! Grassy walking trail around front pasture & pond area. Beautiful trout stocked pond & gazebo for entertaining. Separate barn/shop entrance. New hot water heater, heat pump, furnace in 2019. 17kw home generator! Electrical & pad in place for hot tub. Master suite has sunrise & sunset views, bonus room, coffee bar, propane fireplace, & walk in closet w/ direct access to laundry room. Tile, granite, hardwoods, & beautifully laid out.

## Property Details:

<b>Property Type:</b> Detached / farm	<b>Legal:</b> 11-01-03-00401	<b>Lot Size:</b> 7 to 9.99 Acres	<b>Open House:</b>
<b>County:</b> Linn	<b>Tax ID:</b> 0055299	<b>Lot Dimensions:</b>	<b>Upcoming Open House:</b>
<b>Nhood/Bldg:</b>	<b>Warranty:</b>	<b>Lot Desc:</b> Gated, Level, Pond, Trees	<b>Broker Tour:</b>
<b>Area:</b> 221	<b>Seller Disc:</b> Disclosure	<b>View:</b> Territorial, Trees/Woods	<b>Upcoming Broker Tour:</b>
<b>Zoning:</b> RR-5	<b>Other Disc:</b>	<b>Waterfront:</b> Other	
<b>Elementary:</b> Lacombe	<b>List Type:</b> ER	<b>Body Water:</b> Pond	
<b>Middle:</b> Lacombe	<b>Limited Representation:</b> N	<b>CC&amp;R:</b> N	
<b>High:</b> Lebanon	<b>Style:</b> 1 Story	<b>55+ w/Affidavit Y/N:</b> N	
<b>Internet:</b> Y			
<b>Address:</b> Y			
<b>No Blog:</b> Y			
<b>No AVM:</b> Y			

## Residence Information:

<b>Upper SQFT:</b> 0	<b>Fireplaces:</b> 2 / Propane	<b>Roof:</b> Composition	<b>Foundation:</b> Concrete
<b>Main SQFT:</b> 2748	<b>Green Cert:</b>	<b>Parking:</b>	Perimeter, Slab
<b>Lower SQFT:</b> 0	<b>Energy Eff.:</b>	<b>Garage:</b> 3 / Attached, Oversized	<b>Basement:</b> None
<b>Total SQFT:</b> 2748	<b>Exterior:</b> Fiber Cement, Lap Siding	<b>RV Description:</b>	<b>Road Surface:</b> Paved
<b>Total Up/Main:</b> 2748			<b>Unreinforced Masonry Building:</b>
<b>Additional SQFT:</b>			
<b>Levels:</b> 1			
<b>SFSrc:</b> County			

Approximate Room Sizes and Descriptions:

Living:	M	17 X 20	Fireplace Insert, High Ceilings, Patio, Sliding Doors, Sound System, Tile Floor
Kitchen:			Appliance Garage, Built-in Oven, Built-in Features, Built-in Dishwasher, Gas Appliances, Pantry
	M	13 X 14	
Dining:	M	13 X 14	Laminate Flooring, Sliding Doors
Mud Room:	M	5 X 14	Bathroom, Pantry, Sink
Master Bedroom:	M	14 X 20	Bathroom, Fireplace, Free-Standing Refrigerator, Patio, Sliding Doors, Walk in Closet
2nd Bedroom:	M	10 X 11	Sliding Doors
3rd Bedroom:	M	10 X 13	Sliding Doors
Sun Room:	M	7 X 28	Patio
Bonus Room:	M	10 X 13	Wall to Wall Carpet
Baths - Full/Part	Upper Level: 0/0		Main Level: 2/2
	Lower Level: 0/0		Total Baths: 2/2

Features and Utilities:

**Kitchen:** Appliance Garage, Built-in Oven, Built-in Range, Built-in Refrigerator, Cooktop, Built-in Dishwasher, Disposal, Gas Appliances, Island, Pantry, Stainless Steel Appliance(s)

**Interior:** Ceiling Fan(s), Garage Door Opener, Granite, High Ceilings, High Speed Internet, Laundry, Sound System, Tile Floor, Wall to Wall Carpet

**Exterior:** Barn(s), Covered Patio, Fenced, Fire Pit, Gazebo, Outdoor Fireplace, Patio, Porch, Raised Beds, Sprinkler, Tool Shed, Cross Fenced

**Accessibility:** One Level, Garage on Main, Main Floor Bedroom w/Bath, Utility Room On Main

**Security:** Entry, Security System Owned

**Internet:** DSL

**Windows:** Double Pane Windows

**Cool:** Heat Pump

**Heat:** Forced Air, Heat Pump

**Fuel:** Electricity, Propane

**Water:** Private, Well

**Sewer:** Sand Filtered, Septic Tank

**Hot Water:** Electricity

Financial:

Property	Spcl Asmt Balance:	Tax Deferral: Y, Farm	Short Sale: N
Tax/Yr: \$4,312.46 2020	Dues:	BAC: % 2.5	\$ Pre-Approv: N
HOA: N			
Escrow Pref: Cascade Title - Ali Bossard		Other Dues:	3rd Party: N
Terms: Cash, Conventional			Total Comm Differs: N
Assoc. Am:			Bank Owned/Real Estate Owned: N
			Rent, If Rented:

Broker/Agent Data:

Agent: Lisa Johnson	Agent Lic: 200412204	Agent Ph: 541-510-4601	Agent Cell:	SAID: 50354
Email(s) Agent: CountryProperty@gmail.com				
CoAgent:	CoSAID:	CoBRCD:	CoPh:	
CoAgent Email:				
Office: HORSEPOWER	Office Lic: 200808070	Office Ph: 541-510-4601	Agent Ext:	Fax:
REAL ESTATE				
Office Email:				
BRCD: 5HPR01	Owner Perm. Resid: N	FIRPTA: N		
Tenant/Other:				
Tran: 4/22/2021	Exp: 10/25/2021			
Poss: Negotiable				

Comparable Information:

Original Price: \$875,000

