



Agent Full

Residential

5/12/2021 12:22PM

\$550,000 3 bd | 2 / 0 ba | 1556 sqft**82545 RATTLESNAKE RD Dexter, OR 97431****Unit #:****Condo Loc:****Status:** Active**DOM:****List Date:** 5/12/2021**Acres:** 3.93**Year Built:** 1973 Resale**MLS#:** 21428476**XST/Dir:** Hwy 58 to S on Rattlesnake Rd, 2.4 miles to Gate on Left[VirtualTour #1](#)**ShowHrs:****Occ:** Owner**Show:** Appointment Only,
Call Seller's Agent, Text
Seller's Agent**LB/Loc/Cmb:** tbd**Offer/Nego:** Call Seller's
Agent**AG:** Lisa Johnson**AG Ph:** [541-510-4601](tel:541-510-4601)**AG Cell/Pgr:** [541-510-4601](tel:541-510-4601)**CoAgent:****CoPh:**

Private: DOCS LOADED TO MLS! Keybox has signal at SW corner of patio. Property in use is larger than actual parcel. Sellers have recorded easements for use of this extended area. Buyers to verify Disclosures & Easements. Chicken coop & bench at big barn excluded from sale. Silver barn & pump house not on subject property. BBQ, mini fridge, hot tub, kitchen fridge, and washer/dryer are included in sale.

Public: Great location & BREATHTAKING mountain views! Private & peaceful, 3.9 acre property features a nicely updated 3 bdrm/2 bath home. Outdoor kitchen/gazebo complete w/sink, bbq grill & frig provides great entertaining space. New 22kw hardwired home generator, 24x36 2 story barn w/covered loafing shed and 32x22 workshop w/14 ft covered lean to, wired for 220. Gated access. Property not visible from the road. Sellers have had horses and sheep on this hillside property and park an RV near the home.

Property Details:

Property Type: Detached**County:** Lane**Nhood/Bldg:****Area:** 234**Zoning:** F2**Elementary:** Pleasant Hill**Middle:** Pleasant Hill**High:** Pleasant Hill**Internet:** Y**Address:** Y**No Blog:** Y**No AVM:** Y**Legal:** 19-01-19-00-00101**Tax ID:** 1059755**Warranty:****Seller Disc:** Disclosure**Other Disc:****List Type:** ER**Limited Representation:** N**Style:** 2 Story**Lot Size:** 3 to 4.99 Acres**Lot Dimensions:****Lot Desc:** Hilly, Private,
Secluded, Trees**View:** Mountain(s),
Trees/Woods, Valley**Waterfront:****Body Water:****CC&R:** N**55+ w/Affidavit Y/N:** N**PDF Doc(s):** 4**Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:**

Residence Information:

Upper SQFT: 0**Main SQFT:** 1400**Lower SQFT:** 156**Total SQFT:** 1556**Total Up/Main:** 1400**Additional SQFT:****Levels:** 2**SFSrc:** county**Fireplaces:** 1 / Insert, Wood
Burning**Green Cert:****Energy Eff.:****Exterior:** Block, T-111 Siding**Roof:** Metal**Parking:** Off Street**Garage:** 2 / Attached**RV Description:****Foundation:** Concrete

Perimeter, Slab

Basement: Finished, Partial
Basement**Road Surface:** Paved**Unreinforced Masonry
Building:**

Approximate Room Sizes and Descriptions:

Living:	M	10 X 21	Fireplace Insert, Hardwood Floors
Kitchen:	M	10 X 13	Built-in Features, Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Laminate Flooring, Storage
Dining:	M	12 X 11	Hardwood Floors, Laminate Flooring
Office:	L	6 X 10	Wall to Wall Carpet
Master Bedroom:	M	13 X 13	Sliding Doors, Wall to Wall Carpet
2nd Bedroom:	M	9 X 10	Wall to Wall Carpet
3rd Bedroom:	M	9 X 10	Wall to Wall Carpet
Laundry:	L	6 X 7	
Storage:	L	6 X 12	
Baths - Full/Part	Upper Level: 0/0		Main Level: 2/0
			Lower Level: 0/0
			Total Baths: 2/0

Features and Utilities:

Kitchen:	Built-in Microwave, Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Range Hood, Water Purifier		
Interior:	Garage Door Opener, Laminate Flooring, Laundry, Washer/Dryer, Water Purifier		
Exterior:	Second Garage, Barn(s), Covered Patio, Free-Standing Hot Tub, Patio, Raised Beds, Workshop, Cross Fenced		
Accessibility:			
Security:	Security Gate		
Internet:	DSL		
Windows:	Double Pane Windows, Vinyl Frames		
Cool:	Heat Pump	Heat:	Floor Furnace, Heat Pump, Wood
Water:	Well		Stove
		Sewer:	Septic Tank, Standard Septic
		Fuel:	Electricity, Wood Burning
		Hot Water:	Electricity

Financial:

Property	Spcl Asmt Balance:	Tax Deferral: N	Short Sale: N
Tax/Yr: \$3,983.93 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: 541-510-4601	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: Y	FIRPTA: N	
Owner(s): THOMPSON EDWARD,		Tenant/Other:	Contact1:	
THOMPSON MICHELE				
Tran: 5/12/2021		Exp: 11/13/2021	Contact2:	
Poss: Negotiable				

Comparable Information:

Original Price: \$550,000

