

5/12/2021 2:37PM



Agent Full Residential
\$499,000 2 bd | 1 / 0 ba | 1148 sqft
92403 GOLDSON RD Cheshire, OR 97419
Unit #: **Condo Loc:**
Status: Active **DOM:**
List Date: 5/12/2021 **Acres:** 17.8
Year **MLS#:** 21276285
Built: 1940 Updated/Remodeled
XST/Dir: Hwy 99, W on Hwy 36 8.2 mi, to N on Goldson Rd. 1 mile to property on right
[VirtualTour #1](#)

ShowHrs: Remarks
Occ: Owner
Show: Broker Must Accompany, Appointment Only, Call Seller's Agent, Text Seller's Agent
LB/Loc/Cmb: None
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! Agent accompany showings available from 10am to 6pm, Thurs, Fri, Sat, & Mon. Offers due Tuesday by 12pm. Please schedule showings w/ listing agent for pre-approved Buyers only. Shipping container, air compressor in shop, kitchen fridge and range all stay with the sale. One shed with Sellers personal items will be locked during showings.

Public: Little paradise on this 17+ ac property w/ nicely updated & maintained home w/ a wood-stove insert & ductless heat pump, & newer roof. Supplemental solar panels, generator hookup, pull through shop wired for 220 w/concrete floor & 10' sliders. RV hook-up. Shipping container stays & offers great storage. Greenhouse, fenced garden area, pergola at the pond & a beautiful trail up into your personal forest. This one's really tidy, very functional, and an enjoyable drive to it through winery country!

Property Details:

Property Type: Detached	Legal: TL 16-06-24-00-01100	Lot Size: 10 to 19.99 Acres	PDF Doc(s): 3
County: Lane	Tax ID: 1086196 0066140	Lot Dimensions:	Open House:
Nhood/Bldg:	Warranty:	Lot Desc: Gentle Sloping, Level, Pond, Wooded	Upcoming Open House:
Area: 237	Seller Disc: Disclosure	View: Trees/Woods	Broker Tour:
Zoning: F2	Other Disc: Woodstove, Lead	Waterfront: Other	Upcoming Broker Tour:
Elementary: Territorial	List Type: ER	Body Water: Pond	
Middle: Oaklea	Limited Representation: N	CC&R: N	
High: Junction City	Style: 1 Story	55+ w/Affidavit Y/N: N	
Internet: Y			
Address: Y			
No Blog: Y			
No AVM: Y			

Residence Information:

Upper SQFT: 0	Fireplaces: 1 / Insert, Wood Burning	Roof: Composition	Foundation: Concrete
Main SQFT: 1148	Green Cert:	Parking:	Perimeter
Lower SQFT: 0	Energy Eff.:	Garage: 0 /	Basement: None
Total SQFT: 1148	Exterior: Board & Batten Siding	RV Description: RV Hookup, RV	Road Surface: Concrete
Total Up/Main: 1148			Unreinforced Masonry Building:
Additional SQFT:			
Levels: 1			
SFSrc: county			

Approximate Room Sizes and Descriptions:

Living:	M	15 X 16	Fireplace Insert, Hardwood Floors		
Kitchen:	M	9 X 13	Built-in Microwave, Free-Standing Range, Free-Standing Refrigerator, Laminate Flooring		
Dining:	M	11 X 14	Laminate Flooring		
Master Bedroom:	M	11 X 15	Built-in Features, Laminate Flooring, Walk in Closet		
2nd Bedroom:	M	11 X 12	Hardwood Floors		
Laundry:	M	5 X 14	Built-in Features		
Baths - Full/Part	Upper Level: 0/0		Main Level: 1/0	Lower Level: 0/0	Total Baths: 1/0

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator
Interior: Hardwood Floors, High Speed Internet, Laminate Flooring, Laundry
Exterior: Covered Patio, Garden, Greenhouse, Outbuilding, Patio, Porch, RV Hookup, RV Parking, Security Lights, Workshop, Yard
Accessibility: One Level, Main Floor Bedroom w/Bath
Security: Security Gate
Internet: Cable
Windows: Double Pane Windows, Vinyl Frames
Cool: Heat Pump
Water: Private, Well
Heat: Ductless, Heat Pump, Wood Stove
Fuel: Electricity, Solar Supplemental
Sewer: Septic Tank, Standard Septic
Hot Water: Electricity

Financial:

Property	Spcl Asmt Balance:	Tax Deferral: Y, Zoned f-2	Short Sale: N
Tax/Yr: \$1,610.49 2020	Dues:	BAC: % 2.5	\$ Pre-Approv: N
HOA: N			
Escrow Pref: Cascade Tilte - 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 REAL ESTATE	Office Lic: 200808070	Office Ph: 541-510-4601	Agent Ext:	Fax:
Office Email:				
BRCD: 5HPR01	Owner Perm. Resid: Y		FIRPTA: N	
Owner(s): WATTS JOHN W IV, Gwendolyn R Rominger	Tenant/Other:		Contact1:	
Tran: 5/12/2021	Exp: 8/15/2021		Contact2:	
Poss: Negotiable				

Comparable Information:

Original Price: \$499,000