



Agent Full Residential 5/27/2021 4:43PM  
**\$550,000** 3 bd | 3 / 0 ba | 2850 sqft  
**25001 LARSON RD Monroe, OR 97456**  
**Unit #:** **Condo Loc:**  
**Status:** Coming Soon-No Showing **DOM:**  
**List Date:** 6/10/2021 **Acres:** 4.86  
**Year** **MLS#:** 21398422  
**Built:** 1973 Updated/Remodeled  
**XST/Dir:** West on Larson Rd off Bellfountain Rd  
 9/10ths of a mile north of Alpine

**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:** [541-510-4601](tel:541-510-4601)  
**CoAgent:**  
**CoPh:**

**Private:** Target date for launch/showings is Thursday, June 3rd. Helpful docs will be loaded to MLS, please have Buyers review prior to showing as they'll answer most questions. Sale is contingent upon purchase of another property already under contract. Low flow well feeds holding tank and has been quite sufficient. Sellers would appreciate some time to move after close.

**Public:** Spectacular views from this hilltop home with gentle slope great for livestock. Large unfinished basement downstairs is use-able and offers a great amount of additional space for crafting or exercise equipment, etc. Bosch geo-thermal heat pump, cozy woodstove insert, fully remodeled kitchen, and incredible deck for watching the weather go by. Big garden fully planted. Fruit trees and berries. Great property!

## Property Details:

<b>Property Type:</b> Detached / farm	<b>Legal:</b> 146240004000	<b>Lot Size:</b> 3 to 4.99 Acres	<b># Supplements:</b> 1
<b>County:</b> Benton	<b>Tax ID:</b> 189880	<b>Lot Dimensions:</b>	<b>Open House:</b>
<b>Nhood/Bldg:</b> Hanshew Orchards	<b>Warranty:</b>	<b>Lot Desc:</b> Gentle Sloping, Trees	<b>Upcoming Open House:</b>
<b>Area:</b> 220	<b>Seller Disc:</b> Disclosure	<b>View:</b> Mountain(s), Trees/Woods, Valley	<b>Broker Tour:</b>
<b>Zoning:</b> EFU	<b>Other Disc:</b> Lead, Woodstove	<b>Waterfront:</b>	<b>Upcoming Broker Tour:</b>
<b>Elementary:</b> Monroe	<b>List Type:</b> ER	<b>Body Water:</b>	
<b>Middle:</b> Monroe	<b>Limited Representation:</b> N	<b>CC&amp;R:</b> N	
<b>High:</b> Monroe	<b>Style:</b> 2 Story, Custom Style	<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> 1 / Insert, Wood Burning	<b>Roof:</b> Composition	<b>Foundation:</b> Concrete Perimeter, Slab
<b>Main SQFT:</b> 1872	<b>Green Cert:</b>	<b>Parking:</b> Off Street, RV Access/Parking	<b>Basement:</b> Daylight, Partial Basement, Unfinished
<b>Lower SQFT:</b> 978	<b>Energy Eff.:</b>	<b>Garage:</b> 2 / Carport	<b>Road Surface:</b> Paved
<b>Total SQFT:</b> 2850	<b>Exterior:</b> Lap Siding	<b>RV Description:</b> RV Parking	<b>Unreinforced Masonry Building:</b>
<b>Total Up/Main:</b> 1872			
<b>Additional SQFT:</b>			
<b>Levels:</b> 1			
<b>SFSrc:</b> County			

Approximate Room Sizes and Descriptions:

Living:

M

13 X 19

Wood Stove, Wall to Wall Carpet

Kitchen:

M

11 X 16

Built-in Microwave, Built-in Dishwasher, Granite, Pantry, Skylight(s), Tile Floor

Dining:

M

9 X 12

Sliding Doors, Tile Floor

Mud Room:

M

6 X 8

Closet

Master Bedroom:

M

12 X 17

Double Closet, Deck, Sliding Doors, Wall to Wall Carpet

2nd Bedroom:

M

10 X 11

Double Closet, Wall to Wall Carpet

3rd Bedroom:

M

11 X 12

Double Closet, Deck, Sliding Doors, Wall to Wall Carpet

Laundry:

M

6 X 8

Built-in Features, Sink

Baths - Full/Part

Upper Level: 0/0

Main Level: 3/0

Lower Level: 0/0

Total Baths: 3/0

Features and Utilities:

Kitchen:	Built-in Microwave, Built-in Dishwasher, Disposal, Free-Standing Range, Granite, Tile			
Interior:	Granite, High Speed Internet, Laundry, Tile Floor			
Exterior:	Barn(s), Deck, Fenced, Fire Pit, Garden, Poultry Coop, Raised Beds, RV Parking, Tool Shed, Yard			
Accessibility:				
Security:				
Internet:	DSL			
Windows:	Vinyl Frames			
Cool:	Heat Pump	Heat:	Forced Air, Heat Pump, Wood Stove	Fuel: Electricity, Geothermal
Water:	Private, Well	Sewer:	Septic Tank, Standard Septic	Hot Water: Electricity

Financial:

Property	Spcl Asmt Balance:	Tax Deferral: Y, EFU	Short Sale: N
Tax/Yr: \$2,819.84 2020	Dues:	BAC: % 3	\$ 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: 541-225-5188
REAL ESTATE				
Office Email:				
BRCD: 5HPR01	Owner Perm. Resid: Y		FIRPTA: N	
Tenant/Other:				
Tran: 5/27/2021	Exp: 10/30/2021			
Poss: Negotiable				

Comparable Information:

Original Price: \$550,000

## Farm and Ranches Supplement:

Add Parcels: /	Habitable:	#Stalls:	Type:
Current Irrig. Wtr Rights: /	Distance to School Bus:	Distance from Shopping:	Distance to BLM:
Add Dwelling: /	Personal Prop:	Fixtures Excluded:	Crops Included:
Irrig. Sys/Source:	Electric on Prop: /	Approx Dist Elect:	Certified Organic:
Currently Usable:	Grazing Permits - BLM: /AUM:	Private: /AUM:	Range:
	Approx # Acres-Cultivated:	Forest Service: /AUM:	Vineyard:
	Approx # Acres-Nursery:	Pasture:	Wooded:
	Documents Avail:	Orchard:	FCS Shares Included:
		Fencing:	

Public:

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