



89620 Suttle Lake Road – Florence, OR 97439

Location: This property is approximately 7 miles north of Old Town Florence and is 2.4 miles from Baker Beach, a designated horseback riding beach. Florence is a major vacation destination on the Oregon Coast with a full range of services, 2 golf courses and the restaurants and shops of Old Town.

*64 miles to Eugene Airport

*67 miles to University of Oregon at Eugene

*88 miles to Oregon State University at Corvallis

*43 miles to Newport, Oregon

Home: Just minutes from the charming town of Florence, Oregon you will find this secluded and private 3950 sq foot Custom home on 19.41 acres. Drive up and park under the vaulted porte-cochere. Beautiful tongue and groove redwood boards line the vaulted ceiling from the front parking area, into the living area and continue to the back deck. Beautiful views from the covered deck include a resident herd of Elk. The large entryway takes you into the living room. Many windows and skylights provide abundant natural lighting. The focal point in the living room is the Xtrordinair wood burning fireplace (<https://www.fireplacex.com/>) that features a marble hearth, wood storage area, and recirculation fan. The main floor of the home has engineered hickory flooring. The spacious kitchen is well designed and contains everything you need. Some of the amazing features you will find are custom cherry cabinets with copper hardware, soft touch drawers, double ovens, trash compactor, induction glass cooktop, pot filler, low maintenance quartz countertops, copper sink and faucet, radiant heat tile floor, and top of the line Bosch appliances included. A combined dining area has a large eating bar and a built-in floor to ceiling display cabinet.

Another unique feature is the two master suites in the home. The main floor contains a master suite with hickory flooring, tiled bath floor and shower. Bathe includes a beautiful antique cabinet with a large vessel sink. Bedrooms 2 and 3 also have hickory floors, walk in closets, and share a Jack and Jill bathroom. This bathroom has double copper sinks/faucets,

quartz countertops, large mosaic mirrors, tiled floor and a combo tub/ shower. Bedroom 2 has French doors to the back deck and could easily be used as a home office. A 4ft wide carpeted stairway takes you to the second-floor master suite. A large sitting area provides a great place to relax or if you prefer enjoy your coffee on the private deck off the master suite. Bedroom amenities include wall to wall carpet, free standing wood stove, ceiling fan, custom blown glass pendant lighting and a large walk-in closet. Bathroom has heated tile floors, double copper sinks with copper fixtures, built-in custom cabinetry, tile shower, and a window for natural lighting. Continue up the carpeted stairway to the third floor and you will find a 748 sq foot bonus room. This bonus room contains laminate floors, lots of natural lighting, 12 feet of deep closets for plenty of storage, stainless steel sink, and plumbing installed for future toilet installation.

Additional features include a hot water recirculation pump, so you are never waiting for hot water no matter what room you are in.

Outdoor Entertainment Area: The Covered Deck with ceiling fan and recessed lighting features a nice pass through from the kitchen dining area to an outdoor sideboard style cabinet. The deck wraps around the home to the mud room and includes a dog door entrance into the living room.

Garage: Insulated and drywalled the oversized and extra deep garage totals 1064 sq ft. The exterior foundation walls are sealed to prevent moisture intrusion in the garage. Additionally, there is a perimeter French drain that the gutter system ties into which feeds into a 1700 gallon in-ground holding tank. This water gravity feeds to the barn. There is a half bath and a walk-in vault included in the total sq ft. The vault has 8" reinforced concrete walls (safe included) with 3 lock steel door, electric garage door with remote and keypad for entry.

Livestock Barn: 36x36 MD Barnmaster barn includes 4- 12x12 stalls, tack room, and wash rack with a drain. The barn can easily be altered to accommodate a foaling stall. Stalls have heavy duty mats. Cement floors in the center aisle, wash rack, and tack room. Water for the barn comes from the cistern that is hooked up from the garage. Plumbing for the wash rack and the tack room toilet and sink is not connected at this time. Barn has power running to it, but lights have not yet been installed. RV cover behind the barn is perfect for storing a horse trailer.

Farm Equipment: Tractor and implements can be negotiated with the sale. 44ft container can stay on the property or be removed.

Utility Providers:

Electricity – Central Lincoln PUD 877-265-3211

Internet – OregonFastnet <https://oregonfast.net/> 541-902-1566 Additional internet options may include Starlink. www.starlink.com

Security System Monitoring provided by On Spot - 4 security cameras with 4 terabyte recorder. Remote viewing capability with a recorder upgrade.

Domestic Water: Well log Lane 70874 label L32122 on file indicates a 30-foot shallow well. Water is pumped to a 1700-gallon storage tank with a supplemental pump and filtration/UV

system at the home.

Septic: Standard septic and drain field. Septic is located between home and barn.

Acreage Description: A combination of 2 tax lots totaling 19.41 acres the property is zoned F2. The property was recently logged with care in mind to retain the forest nature around the home. The logged areas have been replanted and the remaining clean-up has been scheduled with a contractor and will be done as soon as weather permits. An area has been cleared and sand brought in for a future outdoor arena.

Wildlife & Hunting: Elk, bear, deer, owls, osprey, eagles have all been seen on the property. The trail cam will also spot bobcat, mountain lion, and coyotes.

Horsepower Real Estate represents the Seller of this property. This information is derived from sources deemed reliable but not guaranteed by the brokerage or broker and should be verified by potential Buyers. Buyers are urged to seek independent verification, thorough professional inspections and personal review of the condition of the property and the information contained herein.