



39025 Hendricks Park Road, Springfield OR 97478

Beautifully, updated 3 bedroom/ 2 bath home on 6.91 acres near the quaint town of Walterville, Oregon. Country living, just a short drive to the Eugene/Springfield area.

- **24 miles to the Eugene Airport**
- **14 miles to the University of Oregon**
- **6 miles to Thurston Area**
- **2 miles from Walterville**
- **93 miles to Sisters**
- **¼ mile to the McKenzie River & Hendricks Bridge County Park with boat ramp**

Long paved gated driveway leads to this 1775sq ft open concept home. In the living room you will find a wood burning stove and a large bay window with amazing views of the mountains and pasture. Large kitchen window provides an abundance of natural light! Great kitchen layout allows for 2 eat at bars and ample space for a more formal dining area. Newer propane range, microwave, granite countertops, tile floors, and stainless-steel appliances make for a modern home look. Owner's Suite features a large walk-in closet with custom built organizers. The on-suite bath has a large countertop with dual sinks and lots of cabinet space. Large walk-in tile shower with dual detachable shower heads. A beautiful large deck with pergola faces west for evening sunsets. A 25x25 covered carport/breezeway connects the home to the spacious, oversized 2 car garage. A Man door out of garage leads to a lean that is currently a wood storage area and is about 2/3rds full, dry and ready to burn.

New heating and cooling system was installed in 2019. Heat pump with forced air floor registers. Fan above wood stove helps to distribute warm air through the home.

Outside you will find many great features. In 2020, a 12x16 Summit brand She Shed was added to the property. This is a great space for a planting shed, art studio, play house or whatever you can dream up. An exterior entry green house has been attached to the home for all your growing needs. There is a 8x8 shed that is currently used as area for the sheep to lamb. Shop with 3 roll up doors and 18x36 lean could make 3 – 12ft horse stalls. Driveway around the home has been paved for a clean non mud environment.

The yard and garden area provides many flowers and vegetation that provide a beautiful setting throughout the blooming seasons. The property has class 2 & 3 soils that are rated for moderate to intensive farming. 21 fruit trees were planted in 2021, Apple, Cherry, Apricot, and Plum (Some may not have survived the heat wave last summer). Established fruit trees include Cherry, Apple, and Plum.

<https://mapright.com/ranching/maps/9003956c5a5b28b40c4c6da581caaf3f/share>

Utilities:

- Internet Provider – Spectrum Internet 1-833-267-6094
- Garbage Service – McKenzie Disposal 1-541-988-3016
- Electrical Provider – EWEB 1-541-685-7000
- Propane Gas – Amerigas 1-541-746-6531 (tank is owned not rented)
- 30gpm well report on file 2022
- Septic pumped in 2019 inspected in 2021 report on file

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.