



## **Sheltered Creek Sanctuary**

**89915 Ben Bunch Rd, Florence, OR 97439**

Welcome to Sheltered Creek Sanctuary- an unparalleled retreat for those seeking a well-appointed home set in a natural landscape on the Oregon Coast.

Come and tour this wonderful home situated on 6+ acres in Florence's coveted north end.

**Location:** Only 12 minutes to Fred Meyer on HWY 101 and just a few minutes more to Historic Old Town Florence where you will find a unique assortment of shopping, dining, and entertainment. Florence is a major vacation destination on the Oregon Coast with a full range of services, 2 golf courses, restaurants, shops, and many outdoor activities from beach combing to riding on the dunes.

\*67 miles to Eugene Mahlon Sweet Airport

\*70 miles to University of Oregon at Eugene

\*91 miles to Oregon State University at Corvallis

\*42 miles to Newport, Oregon

**Acreage Description:** This exceptional location is at the end of a paved dead-end road and features a year round creek and a variety of Alder, Spruce and Fir trees not to mention many different types of wildflowers. There are walking paths throughout the property for easy access to the creek and seasonal views of the ocean.

**24x48 Pole Building:** Used primarily for storage, this metal building has a concrete floor, roll up overhead door and a shed roof off the side with a gravel pad. Wood stove is uncertified and will be removed prior to close of escrow.

**24x26 Shop:** Currently used as a sheet metal shop, this building also has an overhead roll up door, concrete floor and is wired with a 220 outlet. Additionally, there is a greenhouse on the back with raised beds and all new polycarbonate clear panels.

**Home:** The two-story home, built in 1978, offers 2912 square feet of living space, not including the attached double car garage. With 4 bedrooms and 2.5 bathrooms, the residence has seen several upgrades and improvements including new siding, Trex decking, gutters, and a GAF Timberline HD algae-resistant roof. The property has been lovingly maintained, evident from the well-kept structures and recent improvements.

**Wildlife:** Diverse wildlife, including Deer, Elk, and Bear, offering hunting opportunities during legal seasons. Contact Oregon Department of Fish and Wildlife. <https://odfw.huntfishoregon.com/>

**Septic:** The tank is located east of the driveway in the front yard.

**Utilities:** Electricity for the property is provided by Centra Lincoln PUD. Internet is currently provided by Star Link other options are available. Water is provided by Heceta Water.

**Water Rights:** There is an old water right certificate for the property for domestic use out of the unnamed creek. It is not being used now that the property is connected to Heceta Water. Buyer to do their own due diligence regarding any and all water rights.

This property truly is a sanctuary and has been lovingly cared for the past 20 years. The Seller's will truly miss this wonderful spot!

*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.*