



Presented By: Cory Neu
 Neu Real Estate
Phone: 541-933-2221 **E-mail:** info@neurealty.com
RESIDENTIAL **Status:** ACT **1/16/2018** **12:16:11 PM**
ML#: 17488365 **Area:** 250 **List Price:** \$599,900
Addr: 89608 HILL ROAD **Unit#:**
City: Springfield **Zip:** 97478 **Condo Loc:**
Zoning: F2
County: Lane **Tax ID:** 1415353
Elem: Yolanda **Middle:** Briggs
High: Thurston **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:** N
Legal: TL 17-02-08-00-00403
Open house: N
Supplements: 1 **Home Energy Score:** N
[Virtual Tour](#) [Video Tour](#) **Wrnty:** 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 7-9.99AC **# Acres:** 9.94 **Lot Dimensions:**
Wtfrnt: **View:** MNTAIN, TREES, VALLEY **Lot Desc:** PRIVATE, SLOPED, TREES, WOODED
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** Pub. Rec. **#Bdrms:** 4 **#Bath:** 3 / 0 **#Lvl:** 2 **Year Built:** 1970 / APPROX
Main SQFT: 1774 **TotUp/Mn:** 1774 **Roof:** COMP **Style:** 2STORY, SPLIT **Green Cert:** **Energy Eff.:**
Lower SQFT: 1294 **#Fireplaces:** 2 / PELLSTV, WOOD **Parking:** DRIVWAY, RV-PARK **Exterior:** LAP, WOOD
Total SQFT: 3068 **Addl. SQFT:** **#Gar:** 2/ATTACHD, , **Bsmt/Fnd:** DAYLITE, FULLBAS
RV Desc: RV-PARK

REMARKS

XSt/Dir: Hill Rd to Black Canyon Road.
Public: AMAZING OPPORTUNITY for totally private living JUST MINUTES TO TOWN! 3,000+ Sq. Ft. home is warm & inviting, meticulously maintained, well-appointed w updates & extras everywhere! Indoor & outdoor entertainment areas, large family room w GLASS FRENCH DOOR ENTRY, fireplace w pellet insert, patios, decks, SEVERAL STORAGE CLOSETS, 3rd bath! 3,000+ Sq. Ft. SHOP EXTRAVAGANZA w stalls, workshop, 20 X 30 loft w view & UNLIMITED VEHICLE SPACE!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 22 X 15 / FPL-INS, SKYLITE, WW-CARP	Mstr Bd: M/ 14 X 12 / BATH, WW-CARP	Bths - Full/Part
Kitchen: M/ 18 X 12 / EAT-BAR, REMOD, SKYLITE	2nd Bd: M/ 13 X 12 / WW-CARP	Upper Lvl: 0/0
Dining: M/ 13 X 12 / SLIDER	3rd Bed: M/ 13 X 10 / WW-CARP	Main Lvl: 2/0
Family: L/ 22 X 15 / FIREPL, FNCH-DR, STORAGE	SUNROOM: M/ 16 X 7 / CEILFAN, TILE-FL	Lower Lvl: 1/0
UTILITY: M/ 8 X 8 / LAM-FL	4TH-BD: L/ 14 X 11 /	Total Bth: 3/0

FEATURES AND UTILITIES

Kitchen: BI-OVEN, COOKTOP, DISHWAS, DISPOS, FS-REFR, MARBLE, PLB-ICE
Interior: CEILFAN, GAR-OPN, LAM-FL, LAUNDRY, MARBLE, TILE-FL, WW-CARP
Exterior: BARN, CKNCOOP, COVDECK, DECK, FS-HTUB, PATIO, PAVEDRD, RAISDBD, RV-PARK, SHOP
Accessibility:
Cool: HT-PUMP **Heat:** FOR-AIR, HT-PUMP
Water: WELL **Sewer:** STD-SEP **Hot Water:** ELECT **Fuel:** ELECT

FINANCIAL

PTax/Yr: \$2,789.78 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
HOA Incl:
Terms Considered:
List Date 1/15/2018

COMPARABLE INFORMATION

O/Price: \$599,900

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ADDITIONAL STRUCTURE(S) SUPPLEMENT

# Structures:	1	# Stalls:						
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:	
SHOP	30' x 100'	3720				FRAME, POLE	METAL	
Features:								
SHOP	220VLTS, CNCTFLR, LOFT, PLUMBED, POWER, SHOP, STORAGE							
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:			

Public: 4-Bay Shop with Lots of Amenities. 14' Doors, Warm Room, Storage, 24' X 30' Loft. Fenced area with garden beds, and room for your RV! Attached Barn/Stalls Currently Set Up For Alpacas.

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XST/Dir: Hill Rd to Black Canyon Road.
Bed/Baths: 4 / 3 **SQFT:** 3068 **YrBuilt:** 1970 **Style:** 2STORY, SPLIT
Lot Size: 7-9.99AC **Type:** DETACHD **PTax/Yr:** \$2,789.78 **High:** Thurston
Acres: 9.94



View - East Facing



Living Room - Skylight



Living Room - View From



Living Room - Fireplace



Kitchen - Breakfast Bar



Kitchen - Skylight



Kitchen - Oven



Dining Room - Formal



Sunroom



Family Room



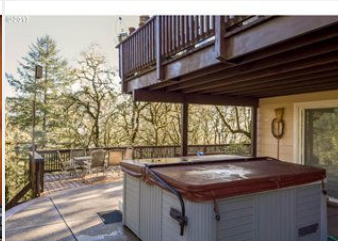
Family Room



Bonus Room



Bonus Room



Hot Tub



Entrance/Foyer

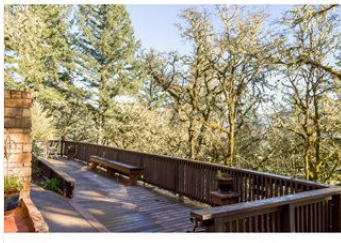
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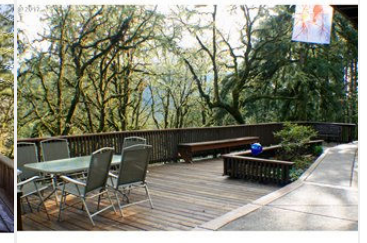
Deck



View - East Facing



Deck



Deck



Exterior - NW Facing



Exterior - NW Facing



Patio - Backyard



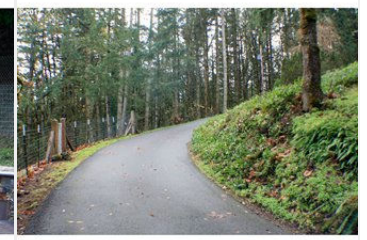
Exterior



Shop



Barn



Driveway - Private



Garden



Backyard



View - Aerial



View - Aerial

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