



**Jett Blackburn
Real Estate Inc.**



415 N Roanoke Ave, Hines OR 97738

~~\$359,900~~ \$349,900



Contact Card

Presented by
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PRICE:	\$359,900 Reduced to \$349,900
TAXES:	\$1,641.02
FINANCING:	Cash or any type of financing
YEAR BUILT:	1948 (remodeled 2022/2023)
SQ. FT.:	1,452
LOT SIZE:	.36
HEAT SOURCE:	Heat pump (Rheem 3 ton/15 seer)
BEDROOMS:	3
BATHROOMS:	1 ³ / ₄
APPLIANCES:	Range, refrigerator, BI dishwasher & microwave
GARAGE:	Detached oversized single with shop

The seller and his agent make these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified we, Jett Blackburn Real Estate, Inc. agents, represent the seller on all of our listings.

The craftsmanship of this home offers a glimpse into the past while providing modern style. The open floor plan creates a seamless flow between living spaces. The interior showcases exquisite craftsmanship with Procore Luxury Vinyl plank flooring that flows throughout the house. The kitchen is a central hub for the home featuring granite kitchen counters, Diamond cabinets with soft close drawers, stainless steel appliances, a pantry and breakfast bar. The bathrooms have marble countertops and beautiful cabinetry. The primary bathroom has a walk-in shower with the main bathroom having a surround tub/shower both with porcelain tile providing the feel of elegance. The Primary bedroom is spacious with a large walk-in closet with shelving and is separate from the other bedrooms and bathroom. The utility room is tucked away and houses the water heater, heating unit and is set up for a stackable washer & dryer. Step out the door from the kitchen to a large covered deck with curtains for privacy.

The garage is an oversized single with an automatic door opener and workshop. There is a door from inside the garage to the workshop that is great for a handyman, crafter or additional entertaining room. Options are limitless. The large back yard is fenced and is set up for your outdoor enjoyment whether you feel like gardening in the raised beds or relaxing by the fire pit. Nicely landscaped for easy care. Additional parking for all your recreational storage needs.

This home has been taken down to the studs and put together in 2022/2023 with R30 insulation in the ceiling and R19 in exterior walls for economical comfort no matter the climate outside. LED lighting throughout and an abundance of natural light from the new large windows throughout the home with dimmable option in the living/dining area. Hardi plank siding and metal roof on the house and garage provide a home with minimal maintenance. All new plumbing and electrical throughout the house including the electrical panel.

This craftsman home is “Move-in Ready” and offers a beautifully finished new home comfort. Reach out for your private tour of this exceptionally built and cared for home. A rare find! Additional information is attached.









