

**FOR SALE**

~~\$265,000~~  
**\$255,000**

**254 S Grand Ave, Burns OR 97720**

Website Info



**Presented By**  
Colby Marshall

Principal Broker – Accredited Land Consultant  
United Country Jett Blackburn Real Estate  
707 Ponderosa Village, Burns, OR 97720  
(O) (541)413-5660 | (C) (541)413-5772  
colby@jettblackburn.com | www.jettblackburn.com

Broker Info



Welcome to 254 S. Grand Ave, a wonderful property nestled in the heart of Burns, Oregon. This charming home offers a serene and picturesque setting, boasting a quiet neighborhood and plenty of space. Whether you're seeking a peaceful retreat or a cozy family residence, this property has it all.

Step inside this well-maintained and updated home, featuring 3 bedrooms and 2 bathrooms. The open-concept design allows for flow between the living, dining, and kitchen areas, creating an inviting space for entertainment and relaxation. The interior showcases a blend of modern updates and classic details, with hardwood flooring, large windows, and ample natural light throughout.

The spacious kitchen is a chef's dream, equipped with new appliances and plenty of counter space for meal preparation. It offers both functionality and style, making it an ideal space to whip up culinary delights for family and friends. The bedrooms in this home are generously sized and offer comfortable retreats for rest and rejuvenation.

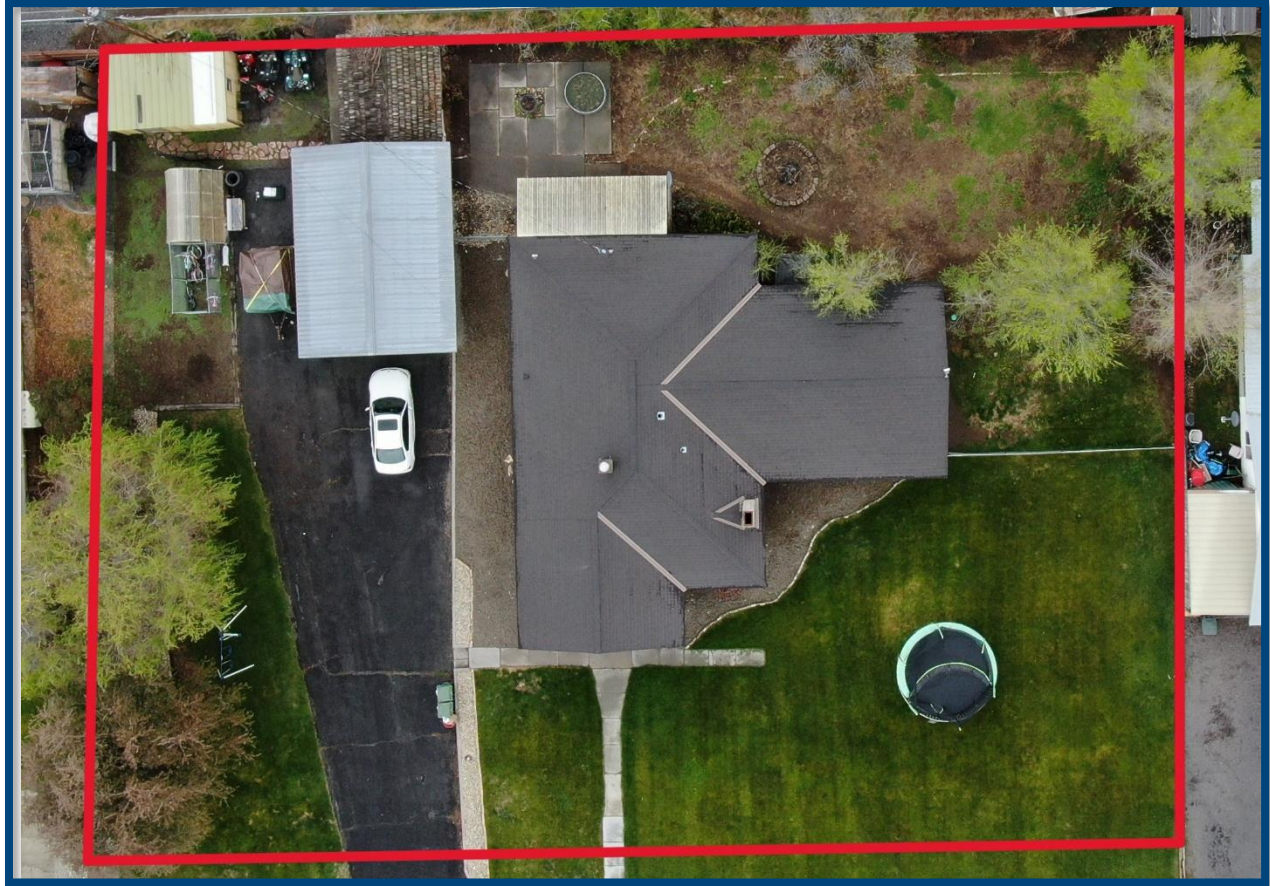
Step outside onto the front or back porch areas which are wonderful spaces for hosting summer barbecues, enjoying morning coffee, or simply basking in the tranquility of the surroundings. The property also features large yard spaces, providing an opportunity for green thumbs to indulge their passion for landscaping.

The location offers a perfect balance of privacy and convenience, with easy access to local amenities, schools, parks, and shopping centers. Outdoor enthusiasts will appreciate the proximity to recreational activities, including hiking trails, fishing spots, and camping areas.

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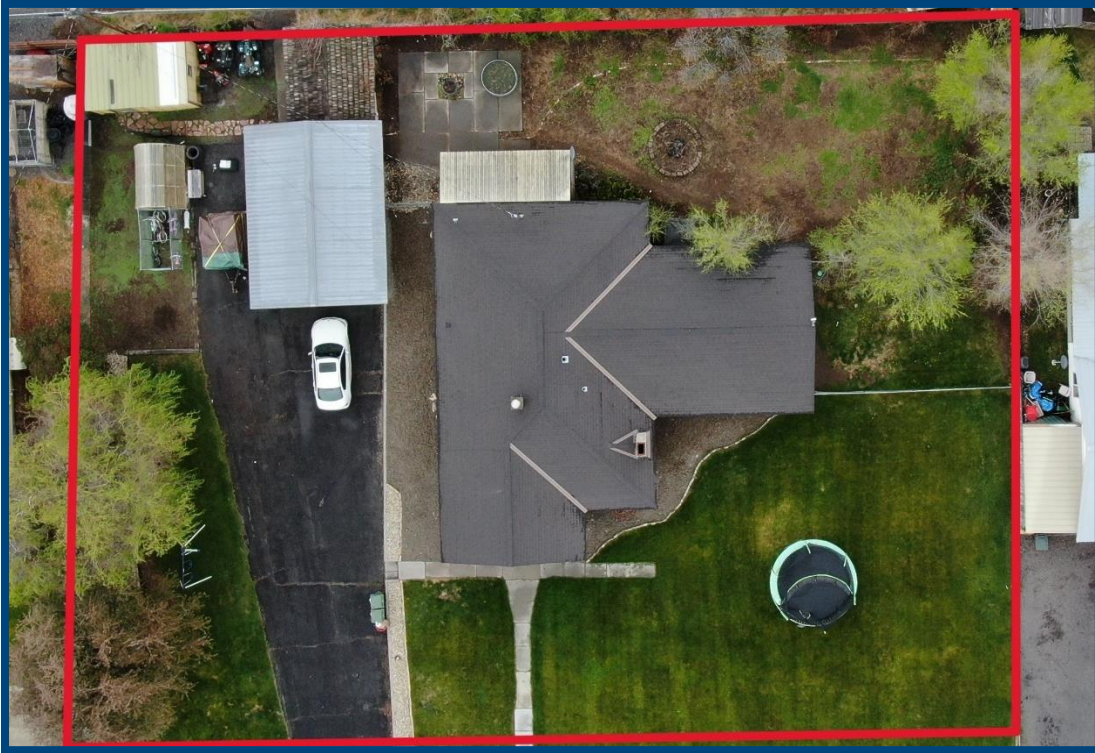
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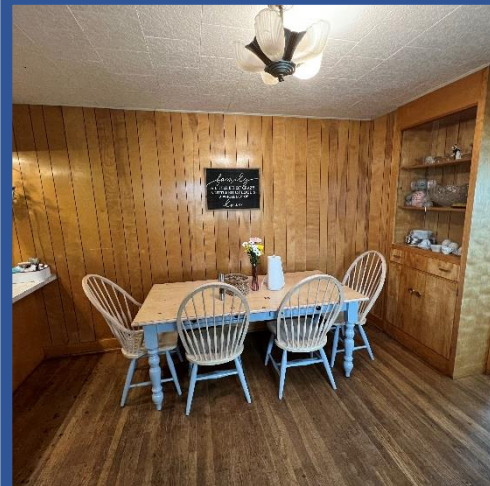


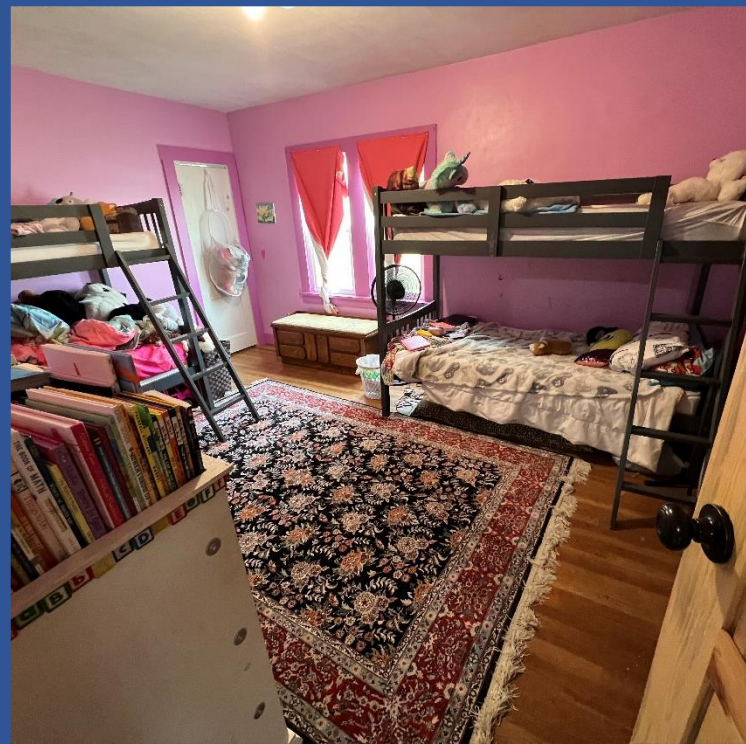
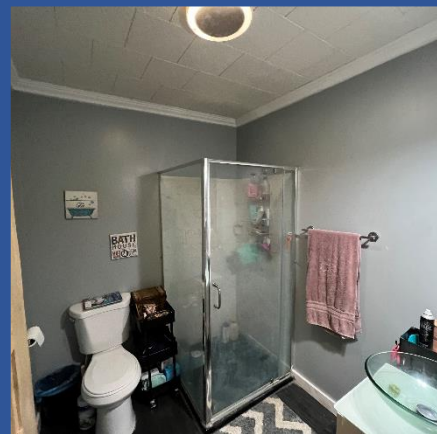
- ADDRESS:** 254 S. Grand Ave, Burns OR 97720  
**LEGAL:** T23S, R30E, W.M. Sec 13AA, Tax Lot 7500  
**TAXES:** \$2,087 for the 2022-2023 tax year (please contact Harney County Tax Assessor with any property tax questions)  
**FINANCING:** Cash or bank loan financing available for the property  
**YEAR BUILT:** 1924  
**SQ. FT.:** 2,304 sq ft (+/-); single story home with basement  
**ACREAGE:** .34 (+/-) acres  
**HEAT SOURCE:** Heat pump/electric forced air (new 2020)  
**BEDROOMS:** 3 bedrooms
  - Bedrooms have large closets and wood-cased vinyl windows
  - Main bedroom has carpet flooring while second and third bedrooms have wood floors
  - One of the bedrooms shows a crack in the ceiling**BATHROOMS:** 2 bathrooms
  - Main bedroom and second bathroom both have single sink vanity, new toilets, newer waterproof vinyl flooring, newer paint
  - One bathroom has a walk-in shower while the second bathroom has tub/shower combination

- KITCHEN:** Large workspace Formica counters, lots of wood cabinet space, newer linoleum flooring, access door to the back yard space; the dining room area is located off the kitchen and features wood floor and built-in China cabinet. Appliances include newer refrigerator, dishwasher, electric cooktop, garbage disposal
- LIVING ROOM:** Open concept living room has original wood floors, decorative fireplace, wood-cased vinyl windows, ceiling fan with lighting, and front door access leading to a covered front porch
- LAUNDRY:** Located in the basement, the area features storage, electric washer and dryer hookups, wood laminate flooring, and the furnace
- BASEMENT:** The downstairs basement features four separate rooms, two storage rooms, a larger room that could be used for a variety of purposes, and a laundry room with storage and electric washer and dryer hookups. The flooring in the basement is wood laminate in the laundry area and concrete throughout the remaining area.
- GARAGE:** Detached oversized two-car garage has installed an electric garage door opener, built-in shelving, metal siding and roof, and an access door to the backyard which needs repair.
- WINDOWS:** Double pane vinyl windows throughout the home; good condition
- ROOF:** Composite shingles (6 years old); good condition
- SIDING:** Metal siding; good condition
- FOUNDATION:** Concrete; good condition
- OUTDOOR SPACES:** Yard Space – legacy trees, large fenced back yard with privacy fencing, separate fenced “dog run” space, no in-ground sprinkler system; note that the backyard space does not have lawn planted.
- Covered Back Patio – covered back patio sitting area, concrete pad adds additional entertaining space. The area can be accessed from the kitchen, a sidewalk gate, and the garage.
- Asphalt Driveway – driveway from the street is asphalt in good condition; good off-street parking space.
- Covered Front Porch – covered front porch provides access to the front door and living room. The porch is concrete with built-in flower boxes.

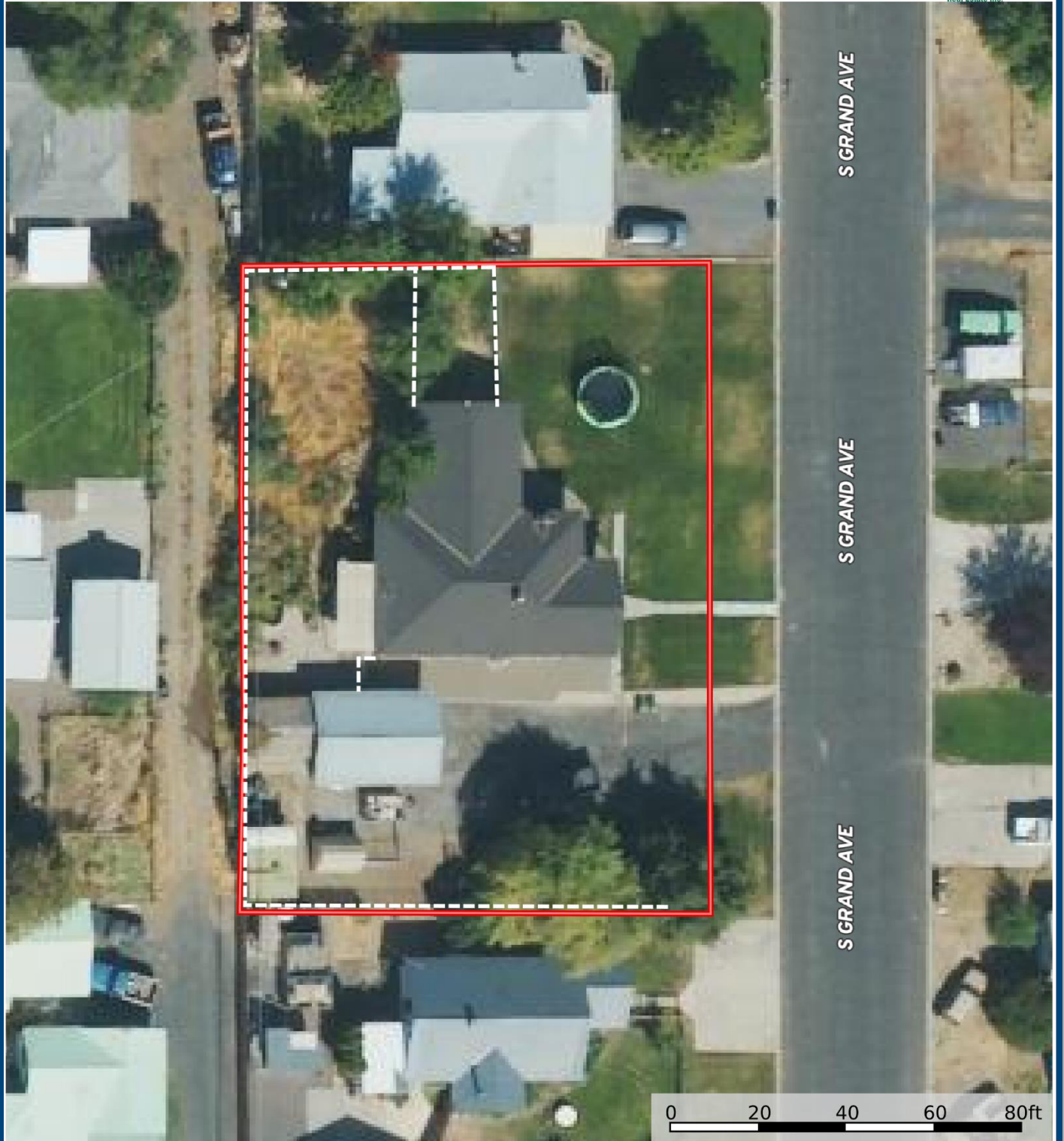
- OUTBUILDINGS:** Shed – 10X16 ft shed, metal roof. There is also a built-in dog kennel with a concrete pad.
- FENCING:** Chain link fencing around the back yard; access gate to city alleyway
- WATER:** City of Burns
- SEWER:** City of Burns
- SPECIAL NOTE:** Property located out of the 100-year FEMA floodplain







**245 S. Grand Ave, Burns OR 97720 - Thomas**  
Harney County, Oregon, 0.34 AC +/-



 Fence  Boundary



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Harney County, Oregon, 0.34 AC +/-



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