



**Jett Blackburn
Real Estate Inc.**



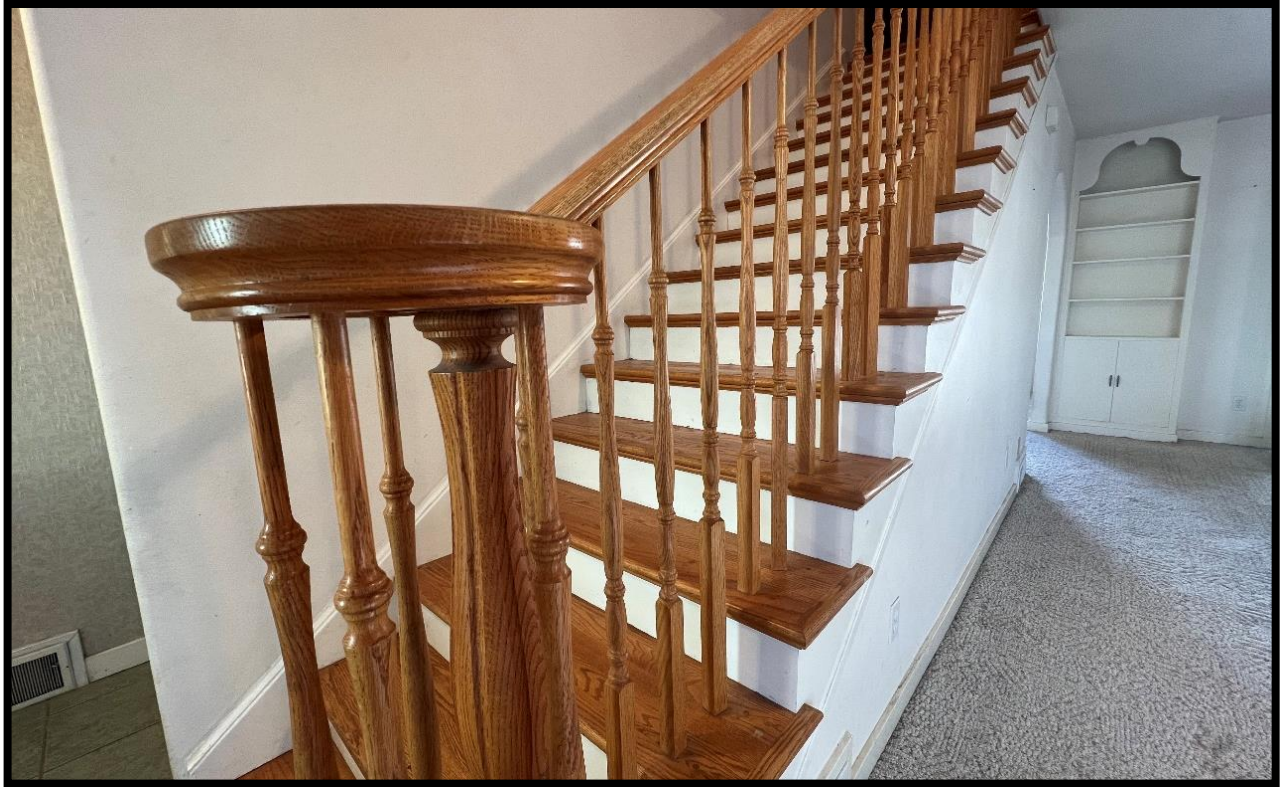
**376 W. Washington Street
Burns OR 97720**

~~\$299,000~~ \$274,000



Contact Card

Presented by
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Charming Eastern Oregon Home

Welcome to 376 W. Washington Street, Burns, Oregon! This charming home is a true gem in the heart of Burns, offering the perfect blend of comfort and convenience!

As you step inside, you'll be greeted by a warm and inviting living space, filled with natural light streaming through large windows and a sun porch sitting area. While preserving its rustic charm, the property is equipped with modern amenities to enhance your comfort. A fully equipped kitchen, updated bathrooms, wonderful backyard space, and attached single-car garage provide the perfect blend of convenience and country living. With three bedrooms and two bathrooms, there's plenty of room for everyone to relax and unwind.

One of the standout features of this property is its sizable backyard. Imagine summer barbecues just off the sun porch, gardening in the sunshine, or simply enjoying a peaceful evening under the stars. You're just a short drive away from the town's amenities, schools, and shopping, ensuring that daily life is convenient and stress-free. Don't miss out on the opportunity to make this delightful Burns home your own – schedule a showing today!

ADDRESS: 376 W. Washington Street, Burns OR 97720

LEGAL: T23S, R31E, W.M. Sec 07CB, Tax Lot 7600

TAXES: \$2,153.08

FINANCING: Cash or bank financing option available for the property

YEAR BUILT: 1941

SQ. FT.: 2,090 sq ft (+/-); 2 story home w/ attached single car garage

ACREAGE: .23 acres (+/-)

HEAT SOURCE: Electric furnace with forced air; fireplace insert

BEDROOMS: 3 bedrooms

- 1 on the main floor and 2 bedrooms on the upper floor; all bedrooms have carpet flooring, nice closet spaces, storage cabinets, and newer vinyl windows
- The first-floor bedroom features two closet spaces and one of the upstairs bedrooms features an access door to the above-garage storage area

BATHROOMS: 2 bathrooms

- First Floor Hallway Bathroom – tile flooring, tub/shower combination with custom tile, single sink vanity with wood cabinets and tile countertops, and additional built-in storage.
- Second Floor Bathroom – linoleum flooring, tub/shower combination, single sink vanity with wood cabinets and Formica countertops, and small storage cabinet

KITCHEN: Wood cabinets with plenty of storage, Formica countertops, wood laminate flooring, breakfast/dining nook area, and newer vinyl windows. Located off the dining room with access to the laundry room/pantry area

APPLIANCES: Refrigerator, electric stove, and cooktop, dishwasher, and garbage disposal; all major appliances are stainless steel Samsung (appliances stay)

LIVING ROOM: Front door access with tile entry, carpet flooring, vinyl windows, fireplace insert with custom wood mantel and tile work (replaced in 1997 with new chimney liner), and vinyl windows. The room hosts a staircase to the second floor (custom wood banister rail and steps), built-in shelving, and access sun porch via French doors

DINING AREA: Located off the kitchen and living room; carpet flooring, built-in cabinets, vinyl window

SUN PORCH: Located off the living room; wood laminate flooring, glass door slider access to the back yard, large vinyl windows

LAUNDRY: Located off the kitchen; wood laminate flooring, storage closets, electric washer, and dryer hookups (appliances stay), and farm sink. Area also hosts hot water heater and electric furnace

UPSTAIRS LANDING: At the top of the second-floor staircase, there is a large landing that features carpet flooring, vinyl windows, closet spaces, and cabinets for accessing under-the-eaves storage spaces. Area provides access to the two bedrooms and the bathroom

GARAGE: Single-car garage with door access to the laundry room and backyard; concrete flooring with uninsulated walls, electric garage door opener

ROOF: Composite shingles; covered soffits and metal fascia board; in good condition

SIDING: Vinyl siding; good condition

WINDOWS: Double pane vinyl; good condition

FOUNDATION: Concrete; good condition

OUTDOOR SPACE: Yard Space – large, unfenced spaces around the house, large legacy trees (need pruning), mature shrubs; no inground sprinkler system

Off-Street Parking – additional off-street parking is abundant for the home; this includes a driveway to the garage

FENCING: None

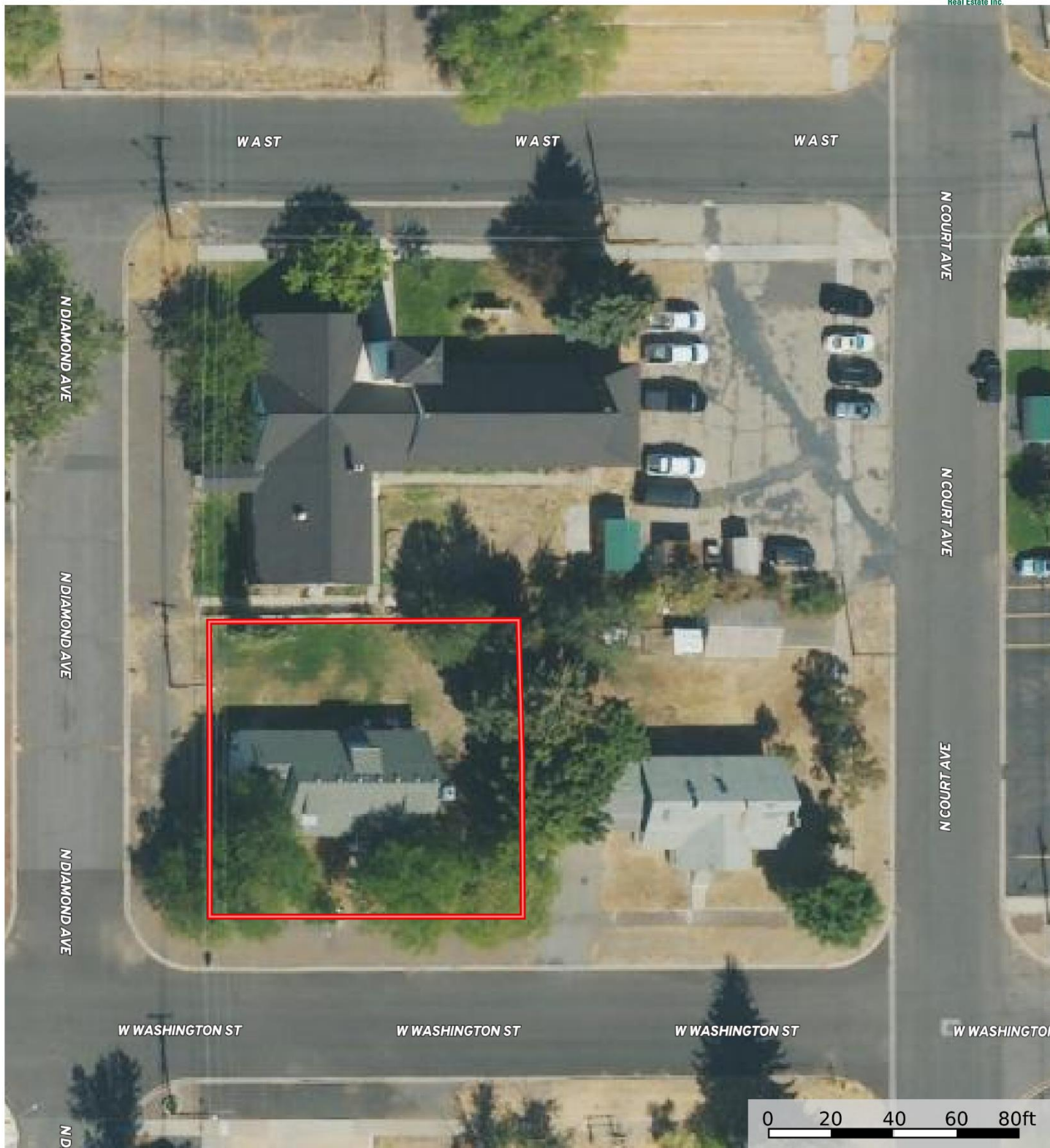
WATER: City of Burns

SEWER: City of Burns

SPECIAL NOTE: Not in the floodplain

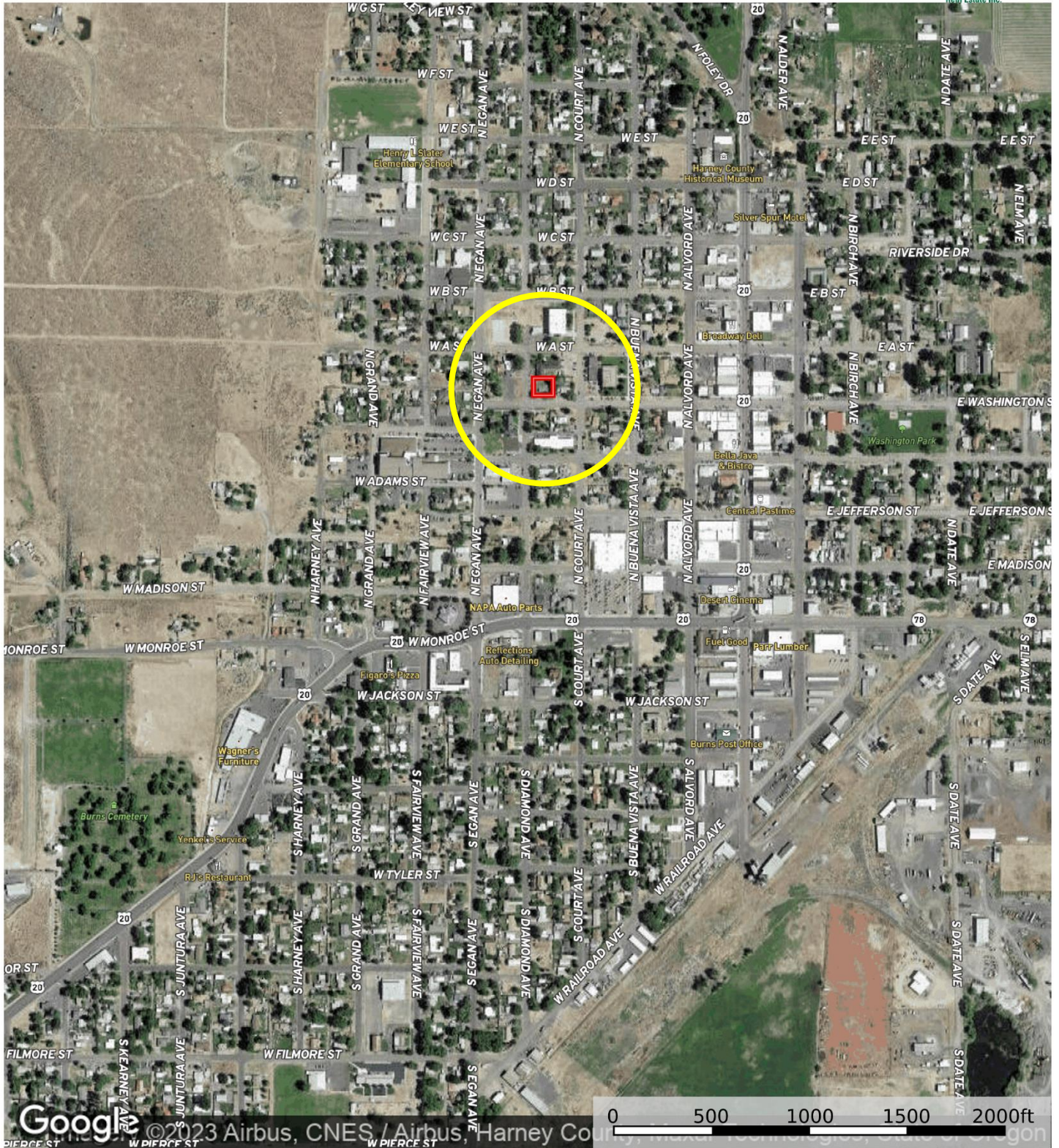


376 W. Washington Street Burns OR 97720 -
Harney County, Oregon, 0.23 AC +/-



 Boundary

376 W. Washington Street Burns OR 97720 -
Harney County, Oregon, 0.23 AC +/-



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