



**Jett Blackburn
Real Estate Inc.**



638 N. Birch Ave, Burns, OR

~~\$160,000~~ \$149,990



Contact Card

Presented by
Amaya Pallotta
Jett Blackburn Real Estate Inc.
707 Ponderosa Village
Burns, OR 97720
541-413-5776 (cell) / 541-413-5660 (office)
amaya@jettblackburn.com
www.jettblackburn.com



PRICE: ~~\$160,000~~ **Reduced to \$149,990**

TAXES: \$1,168.39

FINANCING: Cash or Conventional

YEAR BUILT: 1972

SQ. FT.: 1032

LOT SIZE: .11 Acres

HEAT SOURCE: Baseboard & Electric fireplaces

BEDROOMS: 3

BATHROOMS: 1

APPLIANCES: Range, refrigerator, BI dishwasher & microwave

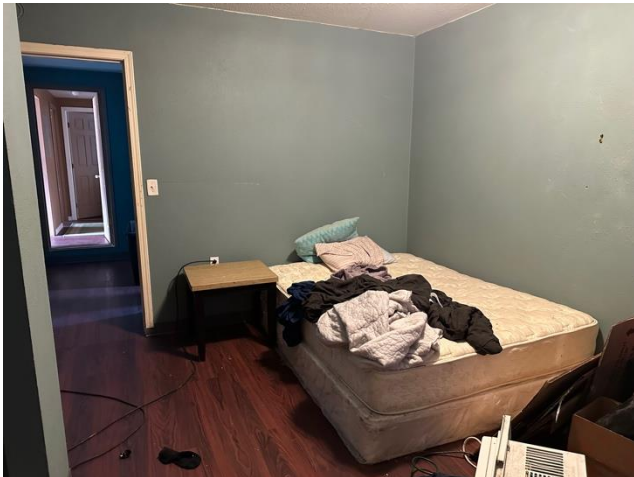
REMARKS: Discover this wonderful 3-bedroom, 1-bathroom residence that has been thoughtfully enhanced with recent construction improvements, making it a model of functionality and energy efficiency. The crown jewel is the brand-new composite roof installed in 2023, ensuring worry-free living. This single-level home offers a myriad of possibilities, waiting for your creative touch. The open living area, coupled with a well-proportioned, pass-through kitchen, invites a multitude of design choices. There is potential to add on an en-suite to the primary bedroom, creating your personal oasis. With the rare convenience of two front access doors, you have the flexibility to adapt the entry and layout to your liking. Outside, a generously spacious backyard, partially fenced, provides endless opportunities for gardening or further construction improvements. Come see the possibilities!

This property is tenant occupied; showings are by appointment only.

This property is in the 100-year FEMA flood-plain.

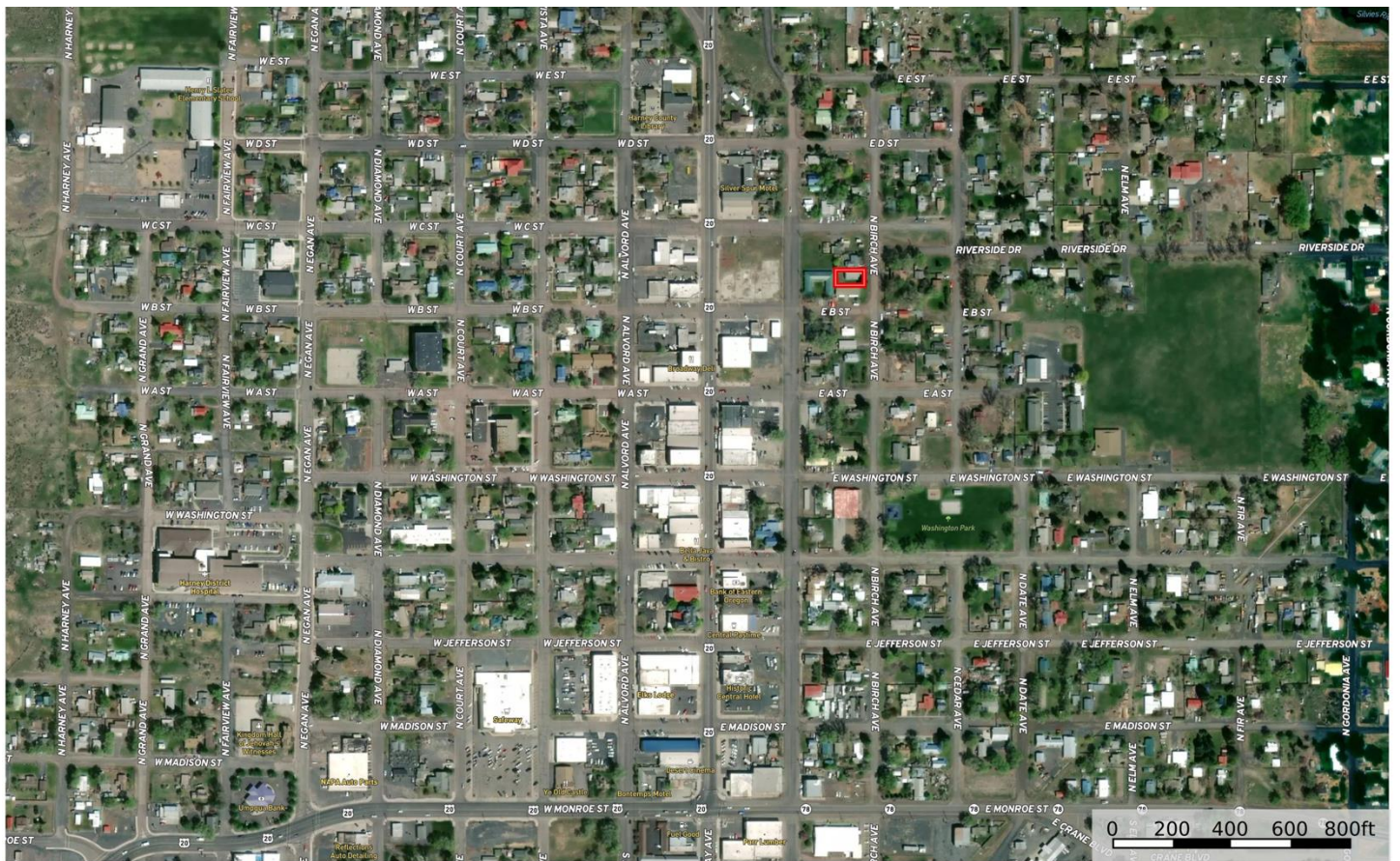
The seller and his agent make these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the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







Boundary



Boundary