

**FOR
SALE
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\$350,000
\$345,000

797 E. Adams Street, Burns OR 97720

Website Info



Presented By
Colby Marshall

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Broker Info





This well-cared-for property offers a range of desirable features that enhance comfort and convenience. Single level two-bedroom, two-bath home with large shop and additional open space around the property provide for great livability and usability. Inside the home, you will find updated interior paint, floor coverings, remodeled bathrooms, and new kitchen appliances, and a new heat pump unit. The shop features concrete floors, lots of built-in storage, an office space, covered outdoor parking, and a graveled RV 50-amp power hook-up. The property is fully fenced with wire panels set on wood posts. There is a 50-foot well on the property used to water the lawn spaces and garden area. Extra parking space adds convenience for residents and guests. Completing the package is a deck off the back of the home, perfect for outdoor entertainment and relaxation. The property is divided into multiple tax lots so make sure you talk to your broker about purchase and financing options. Overall, this home, shop, and property offer a blend of practicality and comfort, making for a wonderful place to live.

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ADDRESS: 797 E. Adams Street, Burns, OR 97720

LEGAL	ACREAGE	TAXES
T23S, R31E, W.M., Sec 07DD, Tax Lot 1700	.17 acres (+/-)	\$1,483.95
T23S, R31E, W.M., Sec 07DD, Tax Lot 1601	.23 acres (+/-)	\$1,286.97
T23S, R31E, W.M., Sec 07DC, Tax Lot 4801	.11 acres (+/-)	\$142.82
T23S, R31E, W.M., Sec 07DC, Tax Lot 4800	.11 acres (+/-)	\$191.31
T23S, R31E, W.M., Sec 07DD, Tax Lot 1600	.34 acres (+/-)	\$284.59
Totals:	.96 acres (+/-)	\$3,389.64

FINANCING: Cash, bank financing, and owner-carry options are available for tax lots 4800 & 1600; showing with pre-qualified buyers only

Main Home:

YEAR BUILT: 1930

SQ. FT.: 1,440 sq ft (+/-); single level home

HEAT/COOL: HVAC heat pump (new in 2023); propane fireplace (not currently hooked up)

- MAIN ENTRY:** Laminate vinyl flooring, oversized wood frame windows, and covered entry from outside; breakfast nook
- KITCHEN:** Custom wood cabinets with additional storage and under cabinet lighting, Formica countertops, laminate vinyl flooring, dual farm sink with garbage disposal. Recessed lighting. TV mounted in the kitchen area (included)
- APPLIANCES:** Kitchen - Refrigerator, dishwasher, electric stovetop with ovens, BI microwave; all appliances new in last 3 years
- Other – Washer/Dryer, 72-inch flat screen TV (new in 2023); RING security system (10 camera; yearly service cost)
- LIVINGROOM:** Located off the kitchen and main entry; carpet flooring (good condition), high ceilings, gas fireplace (not hooked up), custom wood trim, custom large wood frame storm windows, custom wood cabinets with shelves/drawers; recessed lighting; ceiling fan
- BEDROOMS:** 2 bedrooms
- Bedrooms have carpet (good condition), and wood-framed storm windows, ceiling fans with lighting
 - Main bedroom has a large walk-in closet with mirror doors (crawl space and attic access in closet). The room has sliding glass door access to the covered back deck. Remodeled bathroom attached.
 - Second bedroom/office is located off the kitchen. Smaller room with an oak cabinet providing closet space.
- BATHROOMS:** 2 bathrooms – new plumbing in bathroom with recent remodels
- Guest Bathroom – laminate vinyl flooring, custom lighting, single sink vanity with wood cabinets, mirror medicine cabinet, low threshold easy step in shower with custom tile. Attic access.
 - Main Bedroom Bathroom – laminate vinyl flooring, custom lighting, single sink vanity with wood cabinets, low threshold easy step in shower with custom tile.
- LAUNDRY:** Separate room located off the kitchen providing access to covered back porch area; laminate vinyl flooring, wash/dryer hook ups (electric), additional storage. Area also hosts water heater.
- DECK:** Located off the southside of the home with access from the main bedroom. Deck is wood with handrails and covered.
- OTHER:** Concrete walkways around the outside of the home leading to the shop; front and back yards are fenced

ROOF:	Composite shingles (7 years old; good condition); covered soffits with vents; gutters
SIDING:	Wood siding; in good condition. Some touch-up paint needed
WINDOWS:	Wood frame storm windows
FOUNDATION:	Concrete with crawl space
ELECTRIC:	200 AMP service; newer panel

Shop – Garage

YEAR BUILT:	1998
SQ. FT.:	1400 sqft (+/-); insulated; 575 sqft (+/-) covered parking in front of building
HEAT:	Propane heater; currently not hooked up. Building is insulate
GARGE SPACE:	Concrete sealed floor, built-in storage and workbench to office/backyard; two electric opener doors (8X8 & 10X9)
COVERED CARPORT:	Concrete pad in front of garage doors, gravel apron, plugins
OFFICE:	Indoor/outdoor carpet, built-in storage cabinets, desk, and shelving, side storage closet which could be renovated into the bathroom, walk door to the covered back porch of the house
RV PARKING:	Gravel area located on the west side of the shop building. Inside a fenced and gated area. 50 AMP electrical plug
ROOF:	Composite shingles (south half new in 2023; good condition); gutters
SIDING:	Wood siding; good condition
WINDOWS:	Vinyl windows
FOUNDATION:	Slab foundation
ELECTRIC:	200 AMP service; newer panel

Outdoor Spaces

- PARKING:** Abundant off-street parking. The property hosts a gravel apron in front of the garage and home. In addition, there is significant fenced spaces area to park/store personal property
- LANDSCAPING:** Large yard spaces give the property a wonderful feel at the edge of town. Large legacy trees around the property. There are no in-ground sprinkler systems for the yard spaces although there are frost-free standpipes and faucets that provide lawn water. There are 2 apple trees and 2 cherry trees recently planted on the property
- OUTBUILDINGS:** Storage Building – Smaller cinderblock building with concrete floor and metal roof. Roll up garage door and walk door. There is no power to the building. Used primarily for lawn care equipment storage.
- Greenhouse – wood frame with heavy plastic sheeting
- Chicken Coop – small chicken coop with roosting boxes. The area where the coop is located is also fenced separate from other areas making the space usable as a chicken run or it could be converted to a dog run
- Basketball Hoop/Pad – there is an installed basketball hoop with a concrete pad located behind the shop/garage the fenced area
- FENCING:** The property is fully fenced. The side and back lot area is fenced with 6ft wire hog panels installed on wood posts with a wood rail topper. All gates are hung correctly.
- LIVESTOCK:** There is no livestock permit on file with the City of Burns
- WATER:** City of Burns (domestic); there is also a 50-foot well on the property with a submersible pump (new in 2023) that supplies water for yard and garden care
- SEWER:** City of Burns
- POWER:** Oregon Trail Electric Cooperative









