

FOR SALE



**Jett Blackburn
Real Estate Inc.**

\$749,000
\$739,000

351 ½ W. Monroe Street, Burns OR 97720



Presented By
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Broker Info





Amazing Eastern Oregon Home

Welcome to 351 ½ W. Monroe Street, located in the charming town of Burns, Oregon. This remarkable property presents an exceptional opportunity for those seeking a comfortable and spacious home in a peaceful setting, as well as those interested in operating an established hospitality venue. Boasting a convenient location and an array of appealing features, this residence is sure to capture your attention.

This iconic 1907 home in Burns, and Harney County, has a rich history. Fully renovated in 1997 and previously operated as the Sage Country Inn, this property transitioned into the Sage Country Venue & Rental. The property will be sold with a wide variety of rental equipment, all in great condition, including portable tents, stylish chairs, folding tables, and event delivery trailers just to name a few items. With its charming character, excellent reputation, and stunning surroundings, the former inn, and now family home and business is truly a gem. Step inside and discover a thoughtfully renovated home that maximizes both functionality and comfort. The main living area features a wonderful layout, providing a seamless flow between the living room, dining area, kitchen, and parlor areas. Natural light pours through beautiful custom wood-frame windows, creating a warm and welcoming atmosphere throughout.

The kitchen is a delight for any culinary enthusiast, equipped with modern appliances, ample counter space, and plenty of storage options. Whether you're hosting a dinner party or enjoying a quiet meal with loved ones, this kitchen is perfectly suited to accommodate your needs. This home offers three spacious bedrooms, each designed with the comfort of family or guests in mind. Each bedroom features a well-appointed en-suite bathroom and ample closet space. Additional storage areas can be found both upstairs and downstairs.

The outdoor space is equally impressive, providing endless possibilities for enjoyment and entertainment. The backyard is perfect for outdoor gatherings, barbecues, or simply unwinding after a long day. You'll also find a covered front patio area, a gazebo, a picnic table, and rocker swings, creating an ideal space for enjoying the beautiful surroundings. The property also boasts a 3200 square foot warehouse building that can be used for storage or has previously accommodated several local small businesses. The building is in great condition, with a full concrete floor, power supply, and its own private off-street parking.

Conveniently located in Burns, you'll have easy access to local amenities, schools, shopping, and dining options. Immerse yourself in the area's natural beauty, as the home serves as a jumping-off point for all that eastern Oregon has to offer. From the majestic Steens Mountain to nearby lakes, streams, and the Strawberry Mountain Wilderness in Grant County, there are countless breathtaking landscapes, hiking trails, and recreational activities just a short drive away. Don't miss the opportunity to make 351 ½ W. Monroe Street your new home. With its desirable features, spacious layout, prime location, and potential as a hospitality venue, this property offers a truly special living experience.



Address: 351 ½ W. Monroe Street, Burns, OR 97720

Legal: T23S, R31E., W.M. Sec 18BB, Tax Lot 1400 & 1500

Acres:

TL 1400	.93 ac (+/-)
TL 1500	.23 ac (+/-)
Total:	1.16 ac (+/-)

Taxes:

TL 1400	\$3,813
TL 1500	\$1,185
Total:	\$4,998

Year Built:

Main House – 1907 – 3380 sqft (+/- county records)
Warehouse – 1956 – 3200 sqft (+/- county records)

Main Entry: The area provides access to the front porch, living/dining room, parlor room, and staircase to upstairs, original wood flooring, the original wood-casted window including stained glass above the entry door, original wood wall paneling, built-in bookshelves, and coat closet

Living/Dining Room: Large space off entryway/office, original wood flooring, original wood-



casted windows, fireplace with custom wood mantel, custom wall finishes including wallpaper and paint, custom light fixtures, vaulted ceilings

Bedrooms:

3 rooms:

Room 1 – Original door, carpet, closet with side storage, wood-casted window, electric baseboard heat, bathroom with tile floor, shower, single pedestal sink, and toilet

Room 2 - Original door, carpet, armoire, 3-bay wood-casted windows, custom wallpaper finish, electric baseboard heat, bathroom with tile floor, shower, single pedestal sink, and toilet

Room 3 (Main) - Original door, carpet, armoire, wood-casted windows, custom wallpaper finish, electric baseboard heat, bathroom with vinyl floor, shower, toilet & detached single sink vanity

Bathrooms:

4 bathrooms:

Bedrooms 1-3 have their own private bathrooms (described above)

Hallway Bathroom – Recently renovated; vinyl flooring, tub/shower combo (soaking tub with rainfall shower head), 2-faucet period replica sink, custom subway tile, privacy glass window, vaulted ceiling

Kitchen:

Plenty of workspaces; wood cabinets with glass fronts, Formica countertops, laminate flooring, 2-bay sink with separate butler wash sink, hanging pan rack, gas oven, and cooktop (4 burners with griddle)

Parlor Room:

Located off entryway/office, original wood flooring, original wood-casted windows, vaulted ceiling, custom light fixture, wood cabinet storage

Office:

Located off the kitchen area with access to family/dining room, laminate flooring, built-in desk, large vinyl window

Back Patio:

Located at the south side of the home with access to the backyard and kitchen area, carpet, wood wainscoting, storage cabinets, large window bay, original rock accent wall

Appliances:

Refrigerator, dishwasher, gas stove and cooktop, hot water heater, on-demand hot water heater, propane furnace, air conditioner

Heat/Air Source:

Propane furnace (house-only propane tank), electric baseboard, air conditioning unit

Windows:

Wood-casted double-pane vinyl and wood frame windows



Roof: Composite; good condition

Siding: Wood slat; good condition; south and west sides painted in 2021, north side planned for 2023

Foundation: Concrete stem wall

Warehouse: Large cinderblock storage building with concrete floor, composite roof with gutters (good condition), power, bathrooms, and separate spaces that provide for multiple uses including rental income spaces. Area lights on the building. The building is on a separate tax lot with its own power meter and propane tank. Off-street parking.

Craft Room – Vinyl flooring (over concrete), power, propane heater, single-pane metal frame windows, separate street access door (newer storm door), fluorescent lighting; currently used as craft room and storage; was once rented as a dance studio.

Event Room – Concrete floor, single-pane metal frame windows, side storage closet, 2 bathrooms each with single sink and toilet (one side hosts hot water heater); walk doors to outside and Craft Room/double doors to Workout Room. Currently used as storage space for Sage Country Venue & Rentals equipment storage.

Workout Room – Concrete floor (painted), single-pane metal frame windows, glass mirrors on the walls (2 wall mirrors and 1 free standing not included); heated from Garage

Garage Room – Concrete floor, electric roll-up garage door, built-in storage/work table, propane heat

Cottage: Log construction set on concrete stem wall foundation. Single-room building with wood floor, power, and rock fireplace. Woodshake roof (needs replacement)

RV Parking Structure (25ft X 40ft) – Structure placed concrete pier blocks with gravel parking area and privacy fence surrounding

Outside Areas: Driveways – Asphalt and concrete installed in all main driveways and parking areas.

Yard – Very large yard space with an underground sprinkler system, mature flower beds, and plantings, legacy trees, installed ground lighting, and garden planter boxes. Concrete sidewalks surround the home making a walking path separate from the yard. The area also hosts a Gazebo with



composite roof and Trex decking, a picnic table, and 2 rocker swings under large legacy trees. The yard area has been used for many types of events including weddings.

Fencing – Entire property is fenced with a combination of 6-foot vinyl privacy fence, lower two-rail vinyl fencing, wood slat privacy fencing, and vinyl picket fencing

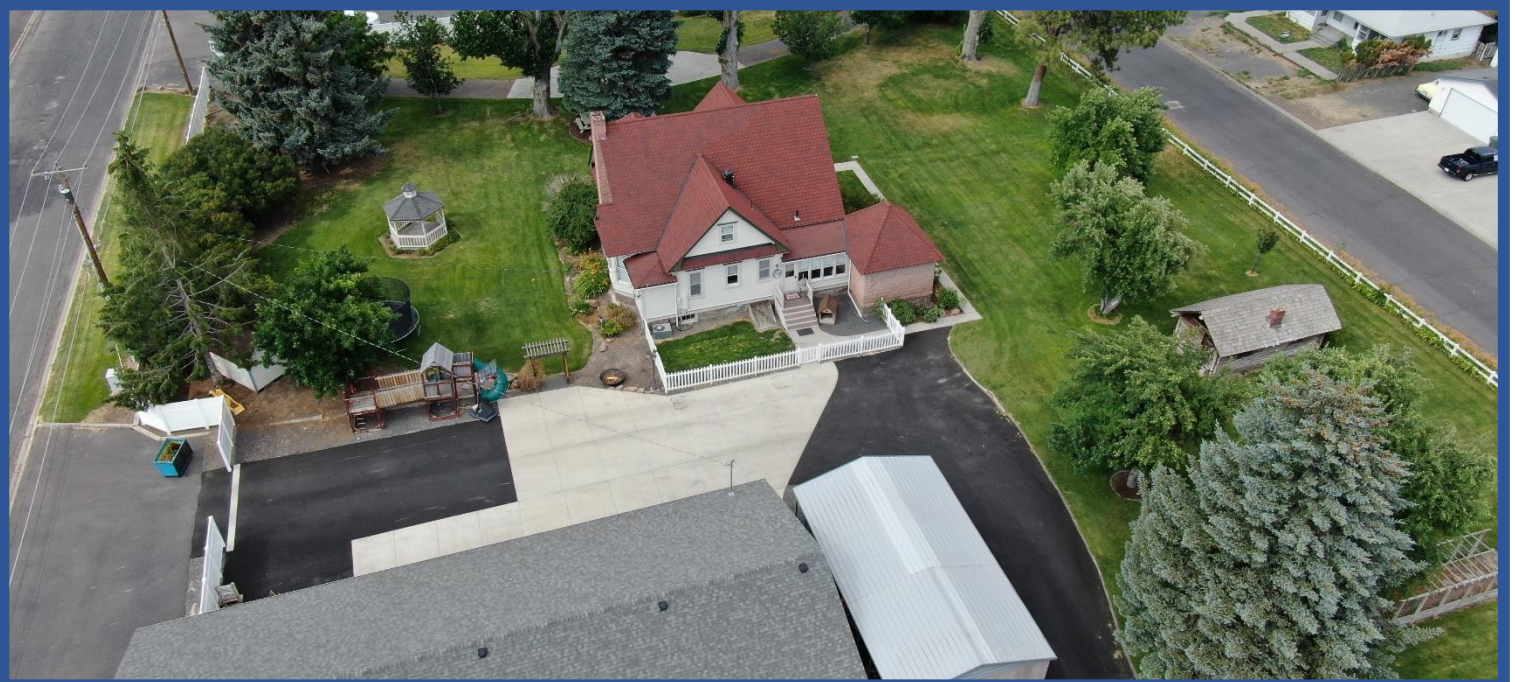
Power: Harney Electric Cooperative

Sewer: City of Burns

Water: City of Burns

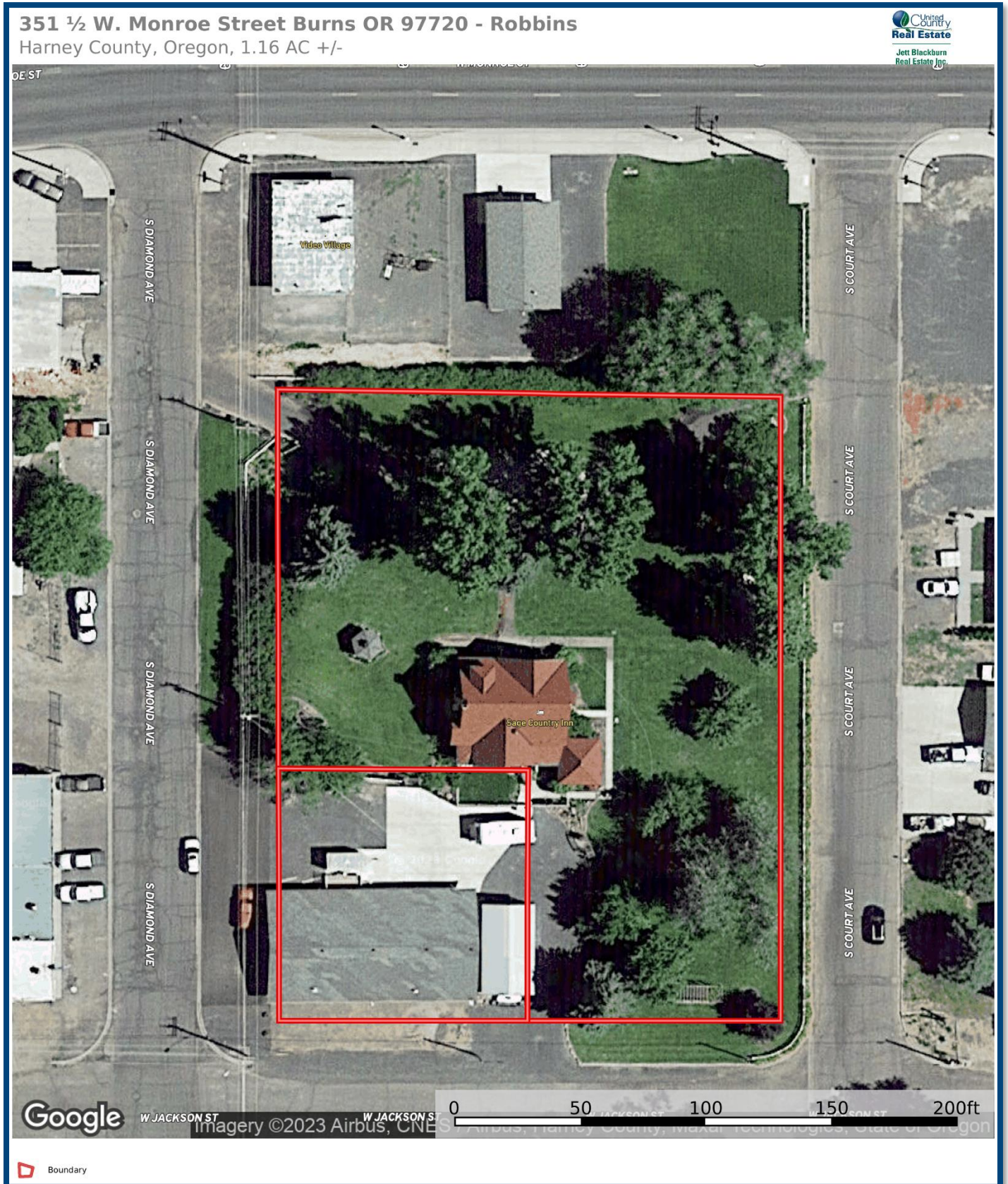
Rental Business Equipment: Hospitality and event equipment can be included however, the property is being sold as a home first so you do not need to purchase the business to purchase the home and property. The rental business includes a wide variety of equipment, all of which is in great condition including portable tents, stylish chairs, folding tables, and event delivery trailer. Equipment list provided upon request to pre-approved buyer.













351 ½ W. Monroe Street Burns OR 97720 - Robbins
Harney County, Oregon, 1.16 AC +/-



Boundary