

# SPECTACULAR QUALITY CRAFTSMAN HOME!



**MLS# 86503 \$525,000**

3553 square foot cedar and ledgerstone sided home with expansive trex-decking , and pine framed views of the snow-capped Cascade Mountains and Agency Lake. 3 bedrooms, 2.5 baths, unique open floor plan with gourmet kitchen, granite counters, 6 burner range, warming oven, subzero refrigerator, and cherrywood cabinets. Slate, hardwood & carpeted floors, stained glass accents, vaulted ceilings, fireplaces, and amazing sunsets! The Master suite features a walk-in shower and vanities in travertine tile, huge closets, plenty of room for lounging, and those views! The home, garage, shop, workshop, all fit nicely on a full, landscaped acre, with plenty of room left over for the vegetation natural to the area.



**Linda Long, Principal Broker/Owner**  
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**Crater Lake Realty, Inc.**





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VisualTour®

<http://goo.gl/C7QV7o>



The finished garage is 2115 square feet, with 4 rollup doors, RV hookup, and separate, nicely appointed, heated workshop, and a hard-wired 6000 watt generator for those winter emergencies. An elegant covered breezeway connects the garage and workshop to the front home entryway. Extensive, low maintenance natural landscaping and various fruit trees are irrigated by underground sprinklers, and surrounds 1100+/- square feet of trex-type decking with expansive views of the snow-capped Cascades and Agency Lake. The entire acre (three sides) is fenced with chain link and wood fencing for containment of pets or children. Heating for the home is provided by propane heated water system (80 gallon water tank) and 2, 4-ton air handlers, located in the roomy "crawl" space under the home. The unique design of the home allows for those fabulous views from every room through top of the line, Low-E Marvin windows!





**35734 David  
Chiloquin  
\$525,000**

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**MLS #** [86503](#)  
**STATUS** ACTIVE  
**SUB NAME** MONTE VISTA  
**TYPE** SINGLE FAMILY  
**COLOR** cedar/rock  
**YEAR BUILT** 2000  
**APPROX SQ FT** 3553  
**# BEDROOMS** 3  
**BATHS** 2.5  
**STYLE** Other  
**GARAGE** ATTACHED  
**GARAGE TYPE** 3 OR MORE  
**CARPORT** NONE  
**CARPORT TYPE** 0  
**NUMBER OF ACRES M/L** 1.00  
**LOT DIMENSIONS** 132 x 329  
**ZONING** KC-R-2-RURAL RESIDENTIAL  
**TAX ACCT # 1** R-3507-007DA-02800  
**FULL TAX AMOUNT** \$4210.54  
**FOR YEARS 20** 14-15  
**Days On Market** 23  
**CROSS STREET** Mark Court  
**DIRECTIONS** Modoc Pt Rd to Shoshoni, L to Irving, R on Legget, L on David. <http://goo.gl/maps/hpSyV>

**CONSTRUCTION** Frame, Stone And Frame, Wood  
**STORIES - LEVELS** One  
**BASEMENT** No  
**FOUNDATION** Yes  
**ROOFING** Composition  
**RV** Parking Area, Hookup, Garage  
**EXTERIOR EXTRAS** Patio, Deck, Covered Deck, Inground Sprinkler, Shop Building, Utility Building  
**POWER SOURCE** Public Utility, Generator  
**APPLIANCES - EQUIPMENT** Propane Range, Separate Oven, Separate Range Top, Microwave, Dishwasher, Refrigerator, Disposal, Trash Compactor, Vent Fan, Automatic Garage Door, Washer, Dryer, High Speed Internet  
**HEATING** Propane  
**HEATING TYPE** Central FA  
**FIREPLACE - STOVE** Fireplace, Two +, Insert, Certified Wood Stove  
**DINING** Formal, Informal, Both  
**LAUNDRY** Main Floor  
**FLOORS** Wall To Wall Carpet, Wood Floors, Ceramic Tile, Other  
**TYPE WINDOWS** Wood Frame, Double Glaze  
**WINDOW TREATMENT** All Stay  
**LOT LOCATION** Interior, Other View, Lake View, Mountain View  
**LOT IMPROVEMENTS** Improved Drive  
**FLOOD PLAIN** No  
**STREET SURFACE** Gravel  
**DRIVEWAY** Gravel  
**FENCING** Yes  
**WATER/SEWER** Well, Septic Tank  
**ELEMENTARY SCHOOL** Chiloquin  
**JR. HIGH SCHOOL** Chiloquin  
**SR. HIGH SCHOOL** Chiloquin  
**TERMS** Cash To Seller, Conventional, FHA, FVA, USDA  
**POSSESSION** Negotiable  
**TITLE COMPANY PREF.** Amerititle  
**TO SHOW** Vacant, MLS Lockbox, Call Listing Agent  
**OCCUPANCY** VACANT  
**REO** NO

**M REMARKS** SPECTACULAR QUALITY CRAFTSMAN HOME! 3553sf cedar & ledgerstone, expansive trex-decking w/pine framed views of snow-capped Cascades & Agency Lake. 3 bd/2.5ba, unique open floor plan w/gourmet kitchen, granite counters, 6 burner range, double ovens, subzero frig, cherrywood cabinets. Slate, hardwood & carpet, stained glass accents, vaulted ceilings, fireplaces, and amazing sunsets! Master suite with walk-in shower, vanities in travertine tile, huge closets. Garage, shop, workshop, on a full, landscaped acre.  
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