



## **27840 Berry Hill Way Eugene, OR, 97405**

### **Location:**

- \* Minutes to local Wineries
- \* 23 miles to the Eugene Airport (34 minutes)
- \* 21 miles to the University of Oregon (34 minutes)
- \* 64 miles to Florence, Oregon (1 hour 15 minutes)

**Home:** The Redman Brand manufactured home was built in 1998 and has a nice floor plan with the Owner's suite on one end and the rest of the bedrooms on the other end. There is a formal dining room, living room and a family room. The laundry room/mudroom has access from the exterior perfect for country living. The kitchen has a walk-in pantry, island and a built-in office/desk workstation.

**Outdoor Entertainment Area:** An expansive deck freshly stained is the perfect spot for all your outdoor entertaining!

**Garage:** The 1 car detached garage has a concrete floor and is also the well house. It can be used as a workshop or to park a small vehicle. It is insulated, heated and has 120 and 240 volt electrical outlets.

**Outbuildings:** A 14x70 pole building is perfect for RV or boat storage on one end and could easily be set up to house a variety of farm critters at the other end. There is a loft for storage and concrete pad on the south end. There currently isn't power to the structure but there is an additional 200 amp service already at the house that could be brought up to the building. There is also a very cute log sauna approximately 6x7.

**Utility Providers:**

Electricity – Lane Electric 541-484-1151

Internet – The Sellers currently use Verizon Cellular however Douglas Fast Net (DFN) is moving into the area 541-673-4242

Starlink may be another option. [www.starlink.com](http://www.starlink.com)

Satellite- DISH 1-855-318-0572

Garbage Service- Countryside Disposal (541) 687-1259

**Domestic Water:** Well log #022713 on file. Water quality test done 7/20/2022 with no issues. Well head is in the floor of the garage under a removable plywood cover.

**Septic:** Standard septic is in front of the home. System was inspected 7/13/2022 report on file.

**Acreage Description:** A natural drainage runs along the south side of the property and is fed by a spring. Deer height fenced garden area is ready to go! See link for additional acreage details: <https://mapright.com/ranching/maps/3eb9619d59e5096748abe0488d81311a/share>

**Wildlife:** There is a family of deer that like to stay on the property and are often seen lounging under the deck! Sellers have also seen quail and turkeys.

**Shared Driveway:** There are 2 properties behind and above this property. There is a shared maintenance agreement in place.

*Horsepower Real Estate represents the Seller of this property. This information is derived from sources deemed reliable but not guaranteed by the brokerage or broker and should be verified by potential Buyers. Buyers are urged to seek independent verification, thorough professional inspections, and personal review of the condition of the property and the information contained herein.*