

Features List
1045 SW 53rd St, Corvallis, OR 97333
MLS# 834927

Possible Re-Development:

- 1.71 acres of level, buildable land, lined with trees and an existing home
- 2 separate tax lots (parcel with home is 1.12 acres / other parcel is .59 acres)
- Zoned RS-6, excellent candidate for middle housing, cottage clusters, potential for up to ~41 small townhomes (buyer to do due diligence)
- Located just off Philomath Blvd & very close to shopping, OSU, & downtown
- Serene area with gorgeous views of Mary's Peak
- Property is next to paved path w/ connections to C-2-Sea, Downtown, OSU
- Close to hiking and biking trails, including Bald Hill & Fitton Green

Home Features:

- Well-maintained home with vintage charm
- Single-story, built in 1952
- 3 bedrooms/ 2 bathrooms, 1,664 SqFt
- Ample built-in storage throughout the home
- Outstanding views of neighboring farm with Mary's Peak in the background

Living Areas:

- Carpeted flooring throughout main living areas
- Hardwood beneath 2 of the 3 bedroom's carpeting
- Wooden interior wall adds character
- Multiple ceiling fans throughout
- Spacious front living room features a gas fireplace with tile surround and wood mantle, and a large picture window
- Family room features a second gas fireplace framed with vintage stonework and a sliding glass door to the covered patio

Kitchen & Dining:

- Painted wood cabinetry and Corian countertops
- Under-mount double basin Kohler sink with garbage disposal and instant hot water
- JennAir electric stove and griddle
- Breakfast nook with corner-wrapped windows offering expansive views
- Adjacent dining area with large picture window

Bedrooms:

- Primary Bedroom (ensuite) features dual closets with built-ins, and a vanity with storage
- Additional bedroom 1 has solid wood doors, built-in drawers, along with corner-wrapped windows for abundant natural light
- Another bedroom features a ceiling fan and solid wood built-ins, w/d access

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Bathrooms:

- Bathrooms have flow-through layouts for convenience
- Painted wood cabinetry with laminate or tile countertops
- Corner sinks and mirrors
- Vintage fixtures with accessibility enhancements (handicap bars)
- Fiberglass tub/shower or tile-surround tub
- Solar tube

Utility / Laundry:

- Utility room off middle bedroom with washer/dryer connections
- Built-in storage and additional shelving

Garage / Outdoor Storage:

- One-car garage with concrete slab floor and exterior access
- Utility sink
- Well pressure tank, water softener, and gas hot water heater
- Additional carport bay with extra storage
- Covered SunTuff patio with gas stub
- Three outdoor storage sheds

Additional Highlights:

- Double-pane windows (including storm windows)
- Central HVAC: 80% efficiency gas forced air with AC
- Well water serves the house; city water serves the land
- Driveway access to both tax lots
- Decommissioned septic tank
- Architectural composition shingle roof
- Lap-style vinyl siding