



89200 Marcola Rd, Springfield, OR

6 beautiful, close in acres with 2 separate tax lots, both zoned residential, and a very nicely remodeled lodge-style, 3,358sf home. Level & gently sloped topography features incredible landscape beneath spectacular trees. Structures include a handy 20' x 20' workshop, a garden shed/greenhouse, and a tasteful pumphouse at the bottom of the hill.

Location: Feels like you're way out in the country but this property is just 1 mile from the intersection at Camp Creek Rd & Marcola with handy shopping just 3 miles away. It's 10.4 miles to the University of Oregon at Eugene, 17 miles to the Eugene Airport, and 73 miles to the Oregon Coast at Florence, and 68 miles to snow skiing at Willamette Pass.

Acreage Description: The home is placed nicely at the top of the hill and with level and gently sloping topography this property offers plenty of space and useable land. An easement for the power lines exists up the north property line portion of the property. We have this easement on file for Buyers review and you can contact Carlos Mora, Transmission Field Services for Bonneville Power Administration for more information on their upkeep of the easement. Lane County hasn't been able to tell us if the second .98 acre tax lot is build-able so Buyers should inquire with them if this is an important option.

Home: Very tastefully remodeled by Beverly Stonecypher, www.beverlystonecypher.com The main level of the home features beautiful wide plank Provenz flooring and the Tuscan style kitchen comes equipped with Thermadore appliances; gas range, built-in microwave, double oven, dishwasher and a Kitchen-aid refrigerator. Beautiful custom hood and tile backsplash accent the soft close cabinetry. The sunroom offers tile flooring, three sets of French doors, and deck access off two sides. Although there is no heat source for this room a space heater has worked incredibly well when in use. The master suite has wood flooring and includes a private bath complete with walk in closet, tile flooring, double sinks, and rock and tiled oversized shower. The main level also offers a powder room with beautiful stonework.

Lane County shows this home as a 3 bedroom, however Sellers have made alterations to the lower level rooms to fit their needs. Currently there is one large bedroom with no closet, an office/library with beautiful built-in cabinetry, a large family room area with tile inlay flooring, and laundry room with plenty of storage space and plumbing in place for a sink. Changes could be made to split the large bedroom into 2 or remodel the office/library to be the 3rd bedroom. This level also includes a full bath with slate tile floor and backsplash and a beautiful hand-painted wall.

A new roof was installed approximately 3-4 years ago, the siding has been replaced in segments over the last several years, and the garage offers an electrical vehicle outlet and 220 power.

Landscaping: This property has an incredible collection of plantings collected over the last 45 years. The beautiful trees that stand as privacy buffer and habitat for wildlife were planted in the 1960's by the Seller.

Outdoor Entertainment Area: Great options for outdoor entertaining and party fun with the beautiful covered entry deck, fire pit and picnic table area, and city views on the knoll behind the garden shed/greenhouse shed.

Garden Shed/Greenhouse: This structure was custom built and includes bricks that were once inside the home. Behind the planting shed is a spot on the bluff that overlooks the city and offers some breathtaking sunset views. These views even find their way to the entry deck.

Workshop: Approximately 20' x 20' this workshop has a gravel floor and potential for electricity to be run to the shop. There's a rain catch system in place that can be attached to this structure.

Utilities: Electricity provided by EPUD. Sanipac and McKenzie both serve the Mohawk Valley for garbage pickup service. Propane has been delivered by Ferrel Gas & R & S and the tank is rented. Propane fuels the hot water heater and kitchen stove.

Domestic Water: The well is located at the bottom of the hill next to the driveway. The system works well with ample water with the inclusion of an underground holding tank beneath the pumphouse. We have the Seller Required well tests on file for Buyers review and the quality came out great.

Septic: The septic tank is located on the north side of the home and the drain-field heads north. They know the tank has been pumped in the past but have no records to provide.

Wildlife: Sellers have enjoyed seeing deer, fox, bobcats, and elk on the property and a cougar was sighted a long time ago but not since. Many species of birds love the landscaping on this property.

Additional items to note: Sellers representative believes that both pillars at the bottom of the hill may be plumbed for lighting but they're not sure if power has been run to the pillar. Please inquire for list of furnishings that may be available for sale outside of escrow. There are 2 speakers in the sunroom, two on the entry deck, and two in the livingroom. Splitter/control on the left side of main entry doors.

Summary: The Mohawk Valley neighborhood is a close knit group. Neighbors are conscientious about comings and goings there's a pretty good neighborhood watch program in this little community of small acreage properties, farms, and ranches.

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.