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Video: [Virtual Tour #1](#) Walkthrough Video

Enjoy the tranquility of the surroundings of the Oregon Coast. This charming three-bedroom, one and a half bath home in a planned community is just minutes away from the majestic OregonDunes. Nearby you'll find a beautiful city park and a dog park. Close to schools, shopping and historic old downtown. Built in 2021 this affordable home boasts excellent craftsmanship and high-quality appliances and fixtures. Welcome to your coastal retreat in Florence, Oregon! Please ask for more details on how to qualify for this opportunity. Down payment assistance available for qualified buyer. Community land lease is 99 years renewable and inheritable.

Client Full Residential 8/22/2024 4:11PM

**\$237,500** 3 bd | 1 / 1 ba | 1250 sqft

Status: **Bumpable Buyer**

List Date: 6/11/2024

DOM: 72

Acres:

MLS#: 24562113

Year Built: 2021 / RESALE

**1480 MURRELET LN Florence, OR 97439**

Unit #:

Condo Loc:

XST/Dir: Oregon Coastal Highway (101), W on 15th, Community on left.

### Property Details:

Property Type: Planned

Area: 228

Community

Zoning:

Style: 2 Story

Seller Disclosure: Disclosure

County: Lane

Waterfront:

Nhood/Bldg:

Lot Desc: Level

CC&Rs: Yes

Lot Size: 0 to 2,999 SqFt

Legal: TBD by Escrow

Lot Dimensions:

Warranty:

View:

55+ w/Affidavit Y/N: No

Body Water:

Open House:

Tax ID: Not Found

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Upcoming Open House:

Lot/Land Lease/Rent Payment: \$100/MO

Lot/Land Lease: Yes /2123-06-11

### Schools:

Elementary: Siuslaw

Middle: Siuslaw

High: Siuslaw

### Residence Information:

Upper SQFT: 625

SQFT Source: Appraisal

Levels: 2

Green Certification:

Main SQFT: 625

Total Up/Main: 1250

Roof: Shingle

Energy Efficiency:

Lower SQFT: 0

Fireplaces:

Parking: On Street

Exterior: Fiber Cement, Lap

Additional SQFT:

Garage: 0 / , ,

Basement: Crawl Space

Siding

Unreinforced Masonry Building:

Foundation: Concrete Perimeter

Road Surface: Concrete

RV Description:

### Approximate Room Sizes and Descriptions:

Laundry:

U

Living:

M

Laminate Flooring

Kitchen:

M

Laminate Flooring

Dining:

M

Laminate Flooring

Primary Bedroom:

U

Wall to Wall Carpet

2nd Bedroom:

U

Wall to Wall Carpet

3rd Bedroom:

U

Wall to Wall Carpet

Baths - Full/Part

Upper Level: 1/0

Main Level: 0/1

Lower Level: 0/0

Total Baths: 1/1

## Features and Utilities:

**Kitchen:** Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Stainless Steel Appliance(s)

**Interior:** Laminate Flooring, Laundry, Wall to Wall Carpet

**Exterior:** Covered Patio, Fenced, Porch, Sprinkler, Yard

**Accessibility:**

**Security:**

**Internet:**

**Windows:** Double Pane Windows

**Cool:**

**Heat:** Ductless

**Fuel:** Electricity

**Water:** Public Water

**Sewer:** Public Sewer

**Hot Water:** Electricity

## Financial:

**Property Tax/Yr:** \$1,975.91 /  
2023

**Rent, If Rented:**  
**Dues:**

**Short Sale:** No  
**Other Dues:**

**Bank Owned/Real Estate**  
**Owned:** No

**HOA:** No

**Association Amenities:**

**Terms Considered:** Cash, Conventional, FHA

**Assumable Interest Rate:**

**Assumable Remaining Months Ending:**

## Comparable Information:

**Original Price:** \$237,500

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