



Address:
2078 Scottsburg Rd W, Reedsport, OR 97473

Price: 950,000

Property Type: Residential/SiteBlt
Minor Area: Reedsport SE
Total Bedrooms: 5
Total Bathrooms: 4.50
Total SqFt.: 3398
Garage Stall: 4
Garage Type: Detached

MLS #23-1804

Discover the tranquility of this gorgeous property on the banks of the Umpqua River. TWO charming homes, a total of 5 bedrooms and 4.5 baths, on a sprawling 1.9-acre lot, create an outdoor paradise that has a prime riverfront location with a fire pit, providing endless opportunities for relaxation and recreation. A large four-car garage/shop and a flat field between the houses and the river offer ample space for games and RV parking. Already set as a short-term rental, presenting an excellent investment opportunity. The 3,398 square feet of living space includes all furnishings, kayaks, floaties, a dock, and more, making it a turnkey paradise ready for your enjoyment. Buyers can explore the potential for continued short-term rental income (buyer to conduct due diligence).

Contract Information

BA Comm	2.50	BA Comm Type	%
Listing Type	Exclusive Right To Sell	Bank/Lender Owned?	No
Short Sale	No	3rd Party Approval	No

General Property Description

Property Sub-Type	Single Family Residence	Major Area	Reedsport
Frontage	River	Primary View	River
Secondary View	None	Levels	Two
Year Built	1967	# of Acres	1.90
Style	Chalet	Basement	No
Association	No	CC&Rs	No

Location, Tax and Other Information

County	Douglas	Property Tax ID #	R46597
Parcel Nbr	22-10W-14D-00800	Tax Map Number	2210W14D
Tax Lot	800	Taxes\$	5,128.74
Tax Year	2022	Tax District	10507
Specially Assessed	No	Zoning	OTHER - See Remarks
Subdivision	N/A	Hwy 101	East Side

Directions From Reedsport, head east on Hwy 38 16 miles. Go over the bridge and take an immediate left on Scottsburg Rd W Scottsburg Rd West. Follow 1.9 mile to address on Left.

Status Change Info

Status Active

Details

Miscellaneous:	RV Parking	Heating/Cooling:	Baseboard
External Features:	Exterior Color: Blue	Alternate Heat:	None
Roof:	Composition; Metal	Water:	Well
Siding:	Wood	Electric:	On Property
Foundation:	Pillar/Post/Pier; Slab	Gas:	None
Deck/Patio:	Covered Porch; Deck; Patio	Sewer:	Septic In
Outbuildings:	Shed	Sellers Terms:	1031; Cash; Conventional
Street Surface:	Paved	Possession:	Close Of Escrow
Lot Type:	Dimensions Above		
Internal Features:	Water Heater: Electric; Washer/Dryer: Electric; Range/Oven: Electric; Microwave; Refrigerator		
Ceiling:	Flat; Vaulted		
Flooring:	Tile; Other		

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Living Room	Upper				Bedroom 5	Upper			
Kitchen	Upper				Bathroom 3	First			
Bathroom 1	Upper				Bathroom 4	First			
Bedroom 2	Lower				Bedroom 5	Second			
Bedroom 3	Lower				Half Bathroom	Second			
Bathroom 2	Lower				Utility Room	First			
Utility Room	Lower				Living Room	First			

Bedroom 4

First

Kitchen

First

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