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High Price: No **Listing Type:** Exclusive Right To Sell **Bank/Lender Owned?:** No
Short Sale: No **3rd Party Approval:** No

Major Area: Waldport/Seal Rock	Minor Area: Tidewater	Frontage: None
Primary View: Valley	Secondary View: None	Frontage/View Remarks:
Total Bedrooms: 3	Total Bathrooms: 2	Levels: One
Total SqFt.: 2,448	Sq Ft Remarks:	Year Built: 2006
Year Built Remarks: 2006	Lot Dimensions:	Lot SqFt:
# of Acres: 2.66	Style: Manufactured	Basement: No
Garage Type: Detached	Garage Stall: 3	Association: No
Senior Community YN: No	CC&Rs: No	STR/VR: Buyer Due Diligence

County: Lincoln	Property Tax ID #: R279867	Additional Tax ID #s:
Parcel Nbr: 140906BB-200-00	Additional Parcels Description:	Tax Map Number: 140906BB
Tax Lot: 200	Taxes\$: 4,722.70	Tax Year: 2024
Tax Remarks:	Tax District: 331	Specially Assessed: No
Zoning: A-C Agricultural Conservation	Neighborhood Code: RANR	Subdivision: N/A
Additional Subdv Info:	Subdv Phase/Addition:	Subdv Block:
Subdv Parcel/Lot:	Hwy 101: East Side	Cross Street:

Directions: From Hwy 101 turn east onto NW Hemlock St. In approximately 16 miles turn right onto E Thissell Rd and in approximately 700 feet turn right.
Public Remarks: Welcome to this move-in ready 3x2 home on 2.66 acres that combines comfort, functionality, and outdoor living. Inside, the open-concept layout features vaulted ceilings, a dual-facing fireplace, and a beautifully updated kitchen with tons of built-ins, storage, workspace, and a walk-in pantry. The master suite offers a spa-like bathroom with a soaking tub, double vanity, and walk-in closet, along with a dedicated home office. Outside, enjoy a fully covered wraparound porch with a hot tub, a large yard with a greenhouse, garden beds, and a gazebo with electricity. Two garages, including an RV garage/shop and a 2100 sq ft additional shop, both with mini-splits and large bay doors, provide ample storage and workspace. Located just seconds from the boat launch, this property has it all!

Miscellaneous: Sq Ft Per: County Assessor; RV Parking	Street Surface: Gravel; Paved	Water: Community; See Remarks
External Features: Exterior Color: Grey & White	Lot Type: Irregular	Electric: On Property
Roof: Composition	Internal Features: Water Heater: Electric; Dishwasher; Washer/Dryer: Electric; Range/Oven: Electric; Microwave; Refrigerator; Window Coverings; Furnished: No	Gas: None
Siding: Concrete Composite	Ceiling: Vaulted	Sewer: Septic; Septic In
Foundation: Concrete Perimeter	Flooring: Vinyl	Manufactured Home: Make: Palm Harbor; Size: 27 x 56; Tag #: PH208469ABC; HUD #1: ORE-000048561; HUD #2: ORE-0000456652 & 653
Deck/Patio: Covered Patio	Heating/Cooling: Ductless Heat Pump; Other - Cooling	Condo/Association: Association Fee\$: 60; Condo/Assoc Fee (MQY): Yearly
Outbuildings: Green House; RV Garage; Shop	Alternate Heat: Fireplace	Sellers Terms: Cash; Conventional; FHA; VA; Escrow Preference: Western Title & Escr

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Living Room	Main				Bedroom 3	Main			
Kitchen	Main				Bathroom 1	Main			
Dining Room	Main				Bathroom 2	Main			
Family Room	Main				Den	Main			
Bedroom 1	Main				Utility Room	Main			
Bedroom 2	Main								

List Price: 699,000