

2078 Scottsburg Road W, Scottsburg, OR 97473

24-602 Multi-Dwelling Active \$789,000



Provided as a courtesy of

Samantha McClain

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License #: 201235872



High Price:		BA Comm:	2.25	BA Comm Type:	%
Listing Type:	Exclusive Right To Sell	Bank/Lender Owned?:	No	Short Sale:	No
3rd Party Approval:	No				

Major Area:	Douglas County - OTHER	Minor Area:	Douglas County - OTHER	Frontage:	River
Primary View:	River	Frontage/View Remarks:		Secondary View:	None
Main Floor Living Levels:	Two	Total Bedrooms:	5	Total Bathrooms:	4.50
Year Built:	1967	Total SqFt.:	3,398	Sq Ft Remarks:	
Lot SqFt.:		Year Built Remarks:		Lot Dimensions:	
Basement:	No	# of Acres:	1.90	Style:	Cottage
Association:	No	Garage Type:	Detached	Garage Stall:	4
STR/VR:	Buyer Due Diligence	Senior Community YN:		CC&Rs:	No

County:	Douglas	Property Tax ID #:		Additional Tax ID #s:	
Parcel Nbr:	22-10W-14D-00800	Additional Parcels Description:		Tax Map Number:	2210W14D
Tax Lot:	800	Taxes\$:	5,235.12	Tax Year:	2023
Tax Remarks:		Tax District:	10507	Specially Assessed:	No
Zoning:	OTHER - See Remarks	Neighborhood Code:		Subdivision:	N/A
Additional Subdv Info:		Subdv Phase/Addition:		Subdv Block:	N/A
Subdv Parcel/Lot:	800	Hwy 101:	East Side	Cross Street:	

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.

Public Remarks: Experience the ultimate blend of serenity and flexibility with this remarkable property nestled along the banks of the Umpqua River. Here, you'll find not one, but two charming homes boasting a total of 5 bedrooms and 4.5 baths, all nestled on a sprawling 1.9-acre private lot, offering a living experience that seamlessly combines picturesque surroundings with practical amenities. Fully Furnished Retreat: This extraordinary offering comes complete with all furnishings, including kayaks, floaties, and a dock, ensuring a turnkey paradise ready for your enjoyment. Please note that the kayaks and trailer in the garage have been removed but are available outside of Escrow. Additionally, kayaks and float items in the boat house convey.

Miscellaneous: # Units: 2	Foundation: Pillar/Post/Pier	Electric: On Property
External Features: Parking Spaces: 8	Street Surface: Paved	Gas: None
Roof: Composition	Heating/Cooling: Baseboard	Sewer: Septic In
Siding: Wood	Water: Well	Sellers Terms: 1031; Cash; Conventional; FHA; ODVA; VA

List Price: 789,000

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