



MLS #: **840970 1753 Wooded Knolls Dr** Price **\$940,000**
 Status: **PREVIEW-MEMBERS ONLY** Approx Total SqFt **3855**
 Zoning City **Philomath** Year Built **1982**
 Elem **Philomath** State **OR** Beds **4**
 Middle **Philomath** Zip **97370** Total Baths **3**
 High **Philomath** County **Benton** Full Baths **3**
 55+ HOUSING **No** Lot **5** Half Baths **0**
 Deferral Subdivision Garage Capacity **2**
 Taxes **\$9,396** XStreet **SW Hills Rd** Garage Type **Att**
 Tax # **266795** Dirs **SW West Hills, North on Wooded** Acres **2.950**
 Tax Years **2025** **Knolls, house on right** Class **RE**
 Assessment **No** Type **Residence** Area **70**
 Auction **No**

Click for Map/Assoc



IDX Include: **Y** Public Visibility: **Members Only**

Home Interior: Approx Total SqFt: **3855** SqFt Data Source: **County**
 Basement:
 Bonus Rms: **Mudroom, Rec Room, Walk-in Pantry, Other(Refer to Remarks)**
 Dining: **Area (Combination)**
 Dishwasher: **Yes**
 Disposal: **No**
 Dual Living: **Possible**
 Fireplace: **Living Room, Wood**
 Flooring: **Carpet, Vinyl, Laminate**
 Handicap Amnties: **Yes (Refer to Remarks)**
 Heating/Cooling: **Gas, Central AC, Heat Pump, Forced Air**
 Range Facility: **Electric**
 Security System: **Owned**
 Smart Hm Feat: **Yes (Refer to Remarks)**
 Water Heater: **Electric**
 Wood Brn Stv:
 View: **Territorial**

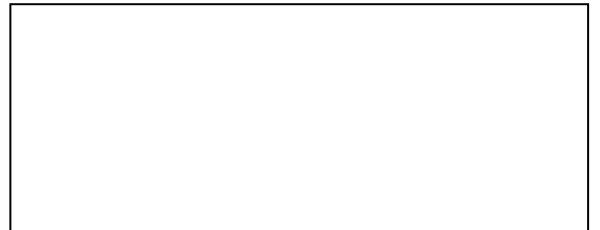
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|--------------------------------------|------------|----------|----------|
| Structure(s): | LR Level | 1 | LR Dim |
| City Sewer? | DR Level | 1 | DR Dim |
| Energy Score: | Kit Level | 1 | Kit Dim |
| Exterior Color: Cream | FR Level | 1 | FR Dim |
| Foundation: Continuous | Util Level | 1 | Util Dim |
| Green Home: No | BR1 Level | 1 | BR1 Dim |
| HiSpd Comms Present | BR2 Level | 2 | BR2 Dim |
| Home Style: 2 Story | BR3 Level | 2 | BR3 Dim |
| Home Warranty: No | BR4 Level | 2 | BR4 Dim |
| New Const? (Never Occupied) N | AddRmLv | 2 | AddRmDm |
| Patio: Patio, Covered Deck | #Baths LL | | |
| Roof: Composition, Shingle | #Baths 1L | 2 | |
| Septic: Standard | #Baths 2L | 1 | |
| Siding: Wood | | | |
| Siding Type: Lap | | | |
| Water: Well | | | |

Outbuildi... Shed, Other (Refer to Remarks)

| | | |
|-----------------------|-----------|---|
| Building Description: | Used For: | Size: |
| | | Manufactured Home: MHMoved2 MHDetailed MH Size MH Type MH Make MH Model |

Lot/Land: Acres: **2.950** Acres Irrigated:
 Approx Lot SqFt: Appr Lot Dims:
 Fenced Yard: **Partial**
 Flood Plain: **No**
 Inspec Rpt Avail? **No**
 Landscape: **No**
 Lot Type: **Irregular**
 RV Amenities: **Area/Room For, RV Disposal**
 Soil Type:
 Swimming Pool: **Hot Tub**
 Timber: **No**
 UG Sprinklers: **Refer to Remarks**
 Water Rights? **No**
 Water Rights Source:
Land Description: Used For: Size:

HOA?
 HOMEOWNERS ASSN **No Association**
 HOA Fee
 HOAFeeFreq



Private Remarks / Confidential Data:

WVMLS Lockbox **Yes**
 Location **Near front**
 SHOWING INSTRUCTIONS **DO NOT SHOW**

Listing Broker / Company
MICHAEL KRASILOVSKY - Agent: 541-207-6074
201207776
michael@teamkrealty.com
RE/MAX INTEGRITY CORVALLIS BRANCH
951000231

Co-List: **NOELLE MOEN - CELL: 541-968-5458**
201235827
 Negotiable Inclusions **Washer/dryer, fridge, stove/oven, dishwasher**

Exclusions

Seller Terms **Cash, Conventional, USDA**
 Expected Active Date **5/20/2026**
 Agency Type **Exclusive Right to Sell**

Escrow At **Ticor** Price Per SQFT **\$243.84**
 Possess **COE** Orig Price **\$940,000**
 Lst Date **5/12/2026**
 DOM **0**
 CDOM **0**

Owner/Occupant:
 Owner Name **Severn Thomas, Charlene Opheim**
 Owner Phn
 Owner US Citizen (FIRPTA) **Yes** Tenant Occupie
 Occ Name
 Occ Phone

Sold Information: **Sold**

Contract Date
 Closing Date
 How Sold
 Closing Notes
 Buyer Name
 Sell Brk - Agt Name
 Sell Ofc - Ofc Name