

Facts & Features List

31680 Ross Lane
Corvallis, OR 97333
MLS#: 827411

- **Incredible location for this small acreage property:**
 - Only 15 mins from downtown Corvallis
 - Only 9 mins from downtown Philomath
- **5.35 total acres offering:**
 - Both privacy and open space
 - Gardener's paradise landscaped by Master Gardener with ample beds, space, and your own personal tree farm consisting of Giant Sequoia (front row), ~80% Ponderosa Pine, and Doug Fir in the far corner
 - Forest deferral, which buyer can easily apply to continue with the Benton County Tax Assessor
 - Beautiful landscaping with mature trees, manicured lawns, and seasonal flower beds, done by master gardener
 - Frost proof hydrants as well as stand pipes for connecting to drip lines and for watering, therefore lots of irrigation options
 - Well pump replaced in 2007
 - Relaxing outdoor patio space with views of Mary's Peak from the back yard
 - Plenty of room for RV parking
 - Fenced pasture is perfect for horses or livestock with ample open grazing space
 - Almost entirely re-fenced acreage
- **Single story home is ~1,704 square feet with 3 beds, 1.5 baths**
 - Roof replaced in 2012 by Renaissance Roofing, CertainTeed Landmark Pro
 - Exterior re-painted April 2024 by Bullfrog Painting
 - Updated living areas with large, energy-efficient windows providing an abundance of natural light
 - Cozy wood stove located in the family room
 - Kitchen has beautiful granite countertops and custom wood cabinetry
 - Kenmore fridge 2009, GE range Dec of 2019, Bosch dishwasher June 2024
 - Elegant and durable hardwood floors
 - Primary suite with newly updated half bath
 - Updated hall bathroom with stylish vanity, tiled shower, and upgraded fixtures
 - Ceiling fans & central A/C provide optimal comfort throughout the seasons

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...Continued from side 1:

- Central heat pump and living room mini split all installed Sept of 2015, and recently serviced in January 2025
- Spacious closets and storage throughout
- Dedicated laundry space in the family room closets
- Exterior electric panel is generator-ready, generator included with sale
- New water heater and dishwasher early 2024
- TV antenna with rotator
- **Shop / Detached Garage**
 - 28.5' x 38.5' (~1097 sqft) of finished, fully insulated space
 - Shop roof replaced in 2007 by Renaissance Roofing, IKO Shingles
 - New Hardie Plank fiber cement siding installed early 2024
 - Exterior painted April 2024 by Bullfrog Painting
 - Built-in wood shelving
 - Storage room with floor to ceiling built in shelving
 - Water plumbed into the wall (right side) but capped inside of the wall
 - 220V outlets
 - Ceiling fans
 - 110V 30 amp outlet for welder or portable a/c
 - Compressed air plumbing throughout
 - Wood stove
 - Insulated garage door
 - R/V parking outside of shop with 30 amp plug
- **Barn / Workshop**
 - 1296 square foot pole barn / workshop
 - 3 stalls: 1 used as equipment storage, 2 ready for livestock
 - Hay loft, 2 ventilation fans, Sink
 - Tac room / garden room
 - Perfect for storage, hobbies, or livestock
 - Riding lawnmower, firewood, windows/doors in loft for constructing a greenhouse, (and more) are negotiable inclusions
 - Don't miss the additional 324 square foot lean-to storage space next to barn