

Property Features

1155 NW 17th Street, Corvallis, OR 97330

MLS# 846902

Style	Bedrooms	Bath	Year Built	SqFt.
Mid-Century Ranch + ADU	5	3	1949	2,272

Property Highlights

- Mid-century home with architectural character throughout, including coffer ceilings in the hallway entry and the combined living/dining room
- Bonus detached Accessory Dwelling Unit (ADU) with a separate entrance, kitchen, bathroom, private backyard, and established Airbnb history
- Close to Corvallis High School, Franklin School K-8, Franklin Square Park, and Fred Meyer
- Solar panels, fully owned
- Walls and attic re-insulated with blown-in cellulose

Exterior / Front

- Beautifully landscaped front and back yards with established gardens
- Architectural composition shingle roof
- Large paver driveway providing ample parking at the residence, plus ample parking on the street

Interior

- Combination living and dining room filled with natural light and views of the front yard
- Living room fireplace with a custom coastal Oregon black walnut mantel and sandstone brick surround with charming gray-green tile accents built in
- Recessed puck lighting in the living room
- Glass doors from the living area to the backyard
- Stainless steel atomic-era sconces in the dining area

Kitchen

- Brand new Copper Brand “Charlie” induction range (approximately \$7,000 to \$8,000) with reclaimed wood knobs and a battery backup for power outages
- Reclaimed marble countertops
- Mid-century privacy glass block “peekaboo” windows
- Original built-in upper and lower cabinets
- Vita Fresh stainless-steel refrigerator
- Cork flooring
- Built-in mid-century wood fireplace with extensive built-in storage
- Tile backsplash

Bedrooms

- Primary bedroom with two large closets overlooking the backyard
- Front bedroom currently used as a TV room, with an existing water hookup; potential to use as a closet or add a wet bar
- Custom built-in wood shelving in one bedroom
- Hardwood floors and generous closet space in nearly all bedrooms

Bathrooms

- Full guest bathroom off the utility room, with a built-in shower surround, penny tile, and privacy windows
- Primary bathroom (Jack-and-Jill style, shared with guests) with penny tile, new subway tile, reclaimed marble countertop, and a full tile surround tub/shower
- Deep closet within the primary/Jack-and-Jill bathroom
- Linen closet located in the hallway

Garage

- One-car garage with extensive built-in storage
- Attic access

Backyard / Outdoor

- Covered patio
- Cedar shed
- Abundant low-maintenance and drought-tolerant landscaping
- Large, established backyard with mature trees
- Built-in raised garden beds growing beans, tomatoes, sage, lettuce, onions, and squash
- Extensive plantings, including sunflowers, dogwood, Japanese aralia, Chinese magnolia, lamb's ear, honeysuckle, sword fern, apple tree, Russian sage, fuchsia, shasta daisies, strawberries, lavender, iris, yuccas, river birch, crocosmia, camellias, and hydrangea
- Fully fenced backyard (fencing replaced within the past few years)
- Multiple gates for yard access

Systems & Mechanicals

- Gas forced-air furnace and gas water heater
- Central air conditioning
- Ecobee smart thermostat
- Solar panels, fully owned
- Upgraded blown-in wall insulation
- Zipy Fiber internet available
- Attic access in the utility room and garage
- Sewer clean-out located in the backyard

Accessory Dwelling Unit

Private entrance to the detached ADU Was converted into an Airbnb in 2018, full time in 2022

- Easy Airbnb or dual living
- Current owners report ADU/Airbnb income of approximately \$20,000 per year
- Atomic-style wood light fixture and LVP flooring
- Leathered granite countertop, tile backsplash, stainless steel counter accent, and skylights
- Built-in Murphy bed
- Plenty of natural light and privacy
- Full bathroom
- ADU features its own private backyard with a Chinese magnolia, western cedar, and sword fern

A Note From The Sellers

Landscaping

- The apple tree is a Jonagold and only produces every other year. It is a dwarf variant but does need trimming every couple of years.
- The birch trees require watering in the summer. They are riparian trees (they like river valleys) and will suffer if not watered.
- The bush to the right of the picture window is a Bush Mallow and can be cut back to nothing every fall. It'll come back.
- The front garden bed is largely hands off at this point. Will come back every year. The Daisies need to be cut back every year as they are quite vigorous. The raised vegetable beds have a timed irrigation system.

Solar System

- Was Installed in Oct. 2019 by Blue Raven Solar, produces on average 11,652 KW yearly.
- The monitoring software is called Enphase. It is WIFI enabled. I believe the new version is cellular, not wifi. I reconfigured the WIFI version ~ 5 years ago and it worked fine since then.

Heating/Cooling Etc.

- The HVAC system predates our ownership of the house. The motor was replaced in 2021, otherwise no issues.
- The walls have all been insulated with blown in cellulose, as has the attic.

OTHER

- The windows have all been replaced with gas filled, double paned windows.
- The electrical system was updated to 240v.
- Our internet provider was ZIPLY, they installed fiber access in 2025.

“The HUT” (ADU as an AirBnB)

Was converted into an Airbnb in 2018, full time in 2022. Over the last 3 years averaged over 16k annually with a high of 19.6k (2024) as a part-time offering (blocked for friends/family, other). Was on track for a 20k year before upcoming sale. The electrical system was updated, and a new hot water heater was installed.