

# Property Features

2255 Fuller Lane, Lebanon, OR 97355

MLS#: 842629

Style	Bedrooms	Bath	Year Built	SqFt.
Single-Story	3	2	1999	1503

## General Highlights

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- Open-concept floor plan with vaulted ceilings throughout
- Knotty western cedar tongue-and-groove ceiling; custom and distinctive
- “Mohawk Home with Splash Defense” laminate wood flooring; waterproof surface with watertight joints
- Ecobee smart home thermostat
- ADT security system (owned, currently inactive)
- Ring doorbell with Ring camera on garage
- Bosch heat pump system (high-efficiency heating and cooling); installed 2023

## Exterior / Front

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- Lap-style vinyl siding
- Architectural composition shingle roof
- Gravel driveway with ample parking
- Privacy trees along front yard
- Gas meter on exterior
- Landscaped front yard with rosebushes

## Interior

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- Open dining area with large windows; bright and airy
- Updated fixtures and finishings throughout
- Double-pane vinyl-insulated windows throughout
- Breakfast bar
- Vaulted ceilings in all main living areas and bedrooms

## Kitchen

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- White painted cabinetry
- White GE gas range with hood
- Dishwasher and double sink with garbage disposal
- Gooseneck faucet **plus reverse osmosis drinking water tap**
- Whirlpool Refrigerator
- Pantry with built-in shelving
- Coffee station / microwave nook
- LED pendant / overhead light fixture

## Bedrooms

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- Vaulted ceilings and ceiling fans in all bedrooms
- Carpet flooring in bedrooms
- Primary bedroom features a walk-in closet and a true ensuite with access to mudroom

## Bathrooms

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- Two full bathrooms
- Luxury vinyl tile (LVT) flooring in both bathrooms
- Primary ensuite: vanity-style single sink, brushed nickel fixtures, LED puck lighting, stand-up shower with fiberglass surround, ADA grab bars
- Ensuite includes additional closet / linen storage off bathroom
- Hall bathroom: fiberglass tub/shower surround

## Garage

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- Detached two-car garage
- T1-11 siding on garage exterior
- Architectural composition shingle roof on garage
- Finished interior walls
- Siemens sub-panel
- 220V circuit wired in garage; standard 110V outlets also present
- Insulated garage door with powered garage door opener

## Backyard / Outdoor

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- Private well water supply
- Wood deck
- Garden beds on property
- Well water shed: houses well equipment, pressure tank, and sediment filter; includes electrical (light and outlet)
- Second shed: electrical present (light and outlet)
- Partially fenced yard

## Systems & Mechanicals

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- Gas hot water heater
- Cutler-Hammer electrical panel; additional breaker space available
- Siemens sub-panel in garage
- Well water supply with pressure tank and sediment filter (iron present in water; sediment filter not an iron filtration system)
- Septic system with sand filter; pumped to front drain field
- Gas service on property (range, hot water heater, fireplace stub-out)