

Features List

448 College Street
Philomath, OR 97370
MLS# 831515

- 2 Story, 3 bedrooms, 2.5 baths
- Built in 2006, 1380 SqFt
- 3 minutes from Philomath's outstanding eateries
- A mere 15 minutes to Downtown Corvallis



Interior Features

- Freshly painted throughout with light neutral tones
- Brand-new flooring throughout (luxury vinyl plank + new carpet)
- Interior laundry room located upstairs near bedrooms
- Double-pane vinyl windows
- Deep closet storage + "Harry Potter" under-stair shoe storage



Kitchen Details

- Oak cabinetry with ample storage
- Durable laminate countertops
- Samsung stainless steel gas range
- Samsung café-style fridge/freezer with water and ice dispenser
- Pantry storage
- Recessed lighting
- Bright and open to the dining area



Beds / Baths

- Owner's suite with private bath and large closet
- 2 generously sized supplemental bedrooms
- 1 full baths upstairs + 1 half bath downstairs
- Fiberglass shower and tub surrounds
- Solid-surface counters
- Bright updated light fixtures and hardware
- Vinyl flooring



Garage & Systems

- Attached garage with insulated panel garage door and automatic opener
- Zoned HVAC controls with bypass switch and control panel
- 220V outlet for electric vehicle charging (charger not included)
- Gas water heater
- Central A/C and heating – multi-zone system (80% efficiency), serviced spring 2025
- Cutler-Hammer electrical panel with room for expansion



Outdoor Living

- Composite deck with vinyl railing
- Custom paver patio and seating area
- Fully fenced backyard with mature trees, including a cherry tree
- Room for outdoor dining, lounging, or entertaining



Exterior Upgrades

- Brand-new roof (Architectural composite shingles) 2024
- Fresh exterior paint 2024
- Professionally landscaped front and back yards (Paradise Landscaping & Design)