

# Facts & Features List

1105 NW Buchanan Ave.  
Corvallis, OR 97333  
MLS#: 818108 & 818267

- The last piece of the William F. Dixon land claim that was still in the family
- Incredible location for 1.19 acres, centrally located in the heart of town across the street from Corvallis High School, down the street from Franklin K-8 School, and only .5 miles to Fred Meyers (and more), .9 miles to Oregon State University, 1.2 miles to downtown
- 4 Bedroom / 2.5 Baths
- 2 Story Home plus basement, 2489 SqFt., Built in 1940
- Highly sought-after main level living
- Family room with wood stove fireplace insert
- Gas powered hot water radiator heater system w/ newer boiler (electronics replaced 2 years ago), and 2 ductless heat pumps
- Brand new carpeting, with hardwood beneath on the main level
- High ceilings throughout
- TONS of storage with large closets, built-in cabinets, and shelving throughout the home
- Kitchen Island with dishwasher, gas stovetop, and ventilation hood
- Full refrigerator and garbage disposal
- Kitchen plumbing upgraded to Pex
- New gas hot water heater in 2022
- Small nook off the kitchen with a lovely sliding leaded glass window
- Charming roll-top bread box built-in
- Open space in the combination dining area
- Three bedrooms on the main floor, with large closets and more built-ins
- Main floor full bath features stand-up shower, jacuzzi tub, and tile flooring
- 2nd floor features one bedroom and a full bath with tile surround stand-up shower and numerous closets and attic storage space
- Upstairs bedroom has a ductless heat pump for high-efficiency heating and cooling
- Large unfinished basement - tons of potential for a wine cellar, game room, hang-out room, possible future bedroom, etc. So many options!
- Basement has more built-in shelving for even MORE storage

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- The wood paneling and built-ins in the basement are constructed of salvaged wood from the old Parker Stadium (prior to Reser)
- Attached two-car garage with - yes you guessed it - more built-in storage!
- Chimney was rebuilt in 1999
- Sizable yard space with a large garden area. There are established apple, pear, and cherry trees along with an established herb garden and rhododendron bushes, and with irrigation connections throughout
- Home is on city water/sewer, but the property features a well used for the irrigation
- Outside deck with hot tub is built from solid redwood
- Plumbed bird bath
- Outbuilding perfect for storing a boat, or other outdoor toys
- Development opportunity- zoned RS-6, city says could be 6 or 7 single family homes each with an ADU, up to ~30 small townhomes, or up to ~28 doors worth of fourplexes (7 fourplexes)