



1105 NW Buchanan Ave., Corvallis OR 97330




MLS: 818108 & 818267

\$1,499,990

4 Bedrooms

2.5 Baths



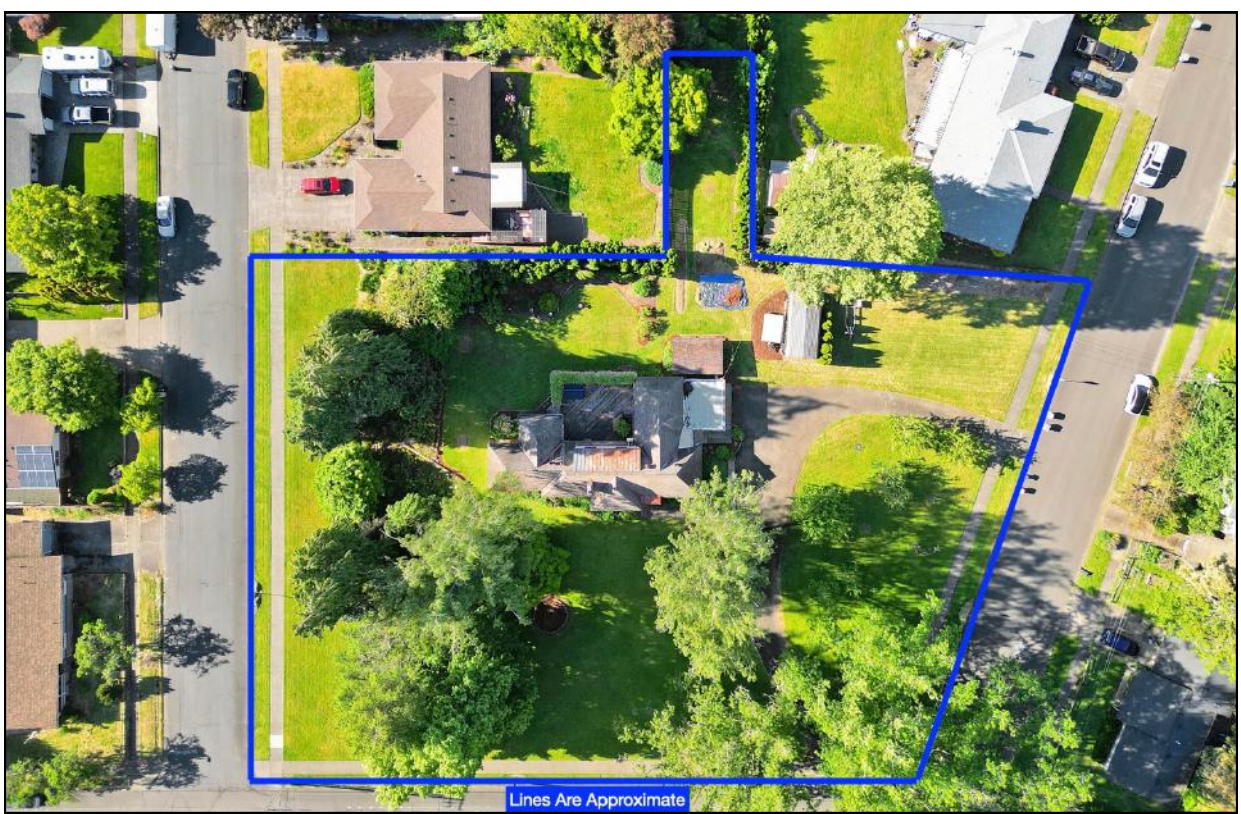
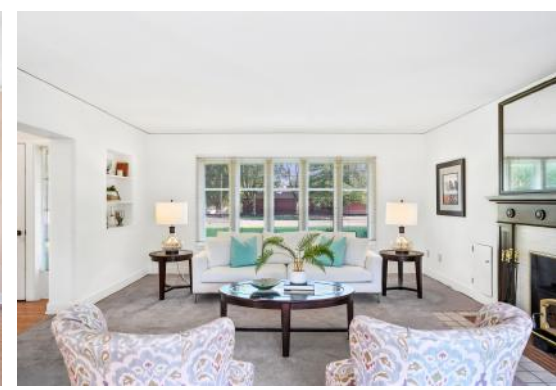
Future Development Options:

- 6 or 7 Single Family lots (plus ADU's)
- Up to ~30 small townhomes
- Up to 7 fourplexes



Property Highlights

- 1.19 acres in downtown Corvallis
- Two- Story, 4 Bed / 2.5 bath with full basement
- 2489 SQ. FT. , Built in 1940
- 2 Car Garage
- Main level living
- High ceilings throughout
- TONS of storage throughout
- Wood stove fireplace insert
- Hardwood floors and new carpeting throughout
- Room for R/V
- Development opportunities!



Unique Opportunity in the Heart of Corvallis

Once in a lifetime chance to own the last piece of the William F. Dixon land claim that was still in the family. Located on 1.19 acres of prime real estate in the heart of town, this home enjoys a central location across the street from Corvallis High School and a down the street from Franklin K-8 School. With close proximity to schools, shopping, and dining, this location ensures you have access to everything you need.

This inviting 4-bedroom, 2.5 bath home boasts a two-story layout plus a basement, offering a generous 2489 square feet of living space. Originally built in 1940, the home combines timeless appeal with modern updates. The main level is designed for comfortable living, featuring a family room with a cozy wood-stove fireplace insert and a ductless heat pump for efficient heating and cooling. Brand new carpet on the main level, with hardwood beneath.

The kitchen is well equipped with a convenient island with a gas stovetop and ventilation hood, dishwasher, full refrigerator, and garbage disposal. The kitchen has been upgraded to Pex plumbing. You will also find a charming roll-top bread box built into a small nook, and you'll love the beautiful stained-glass door on the pass-through.

Three spacious bedrooms on the main floor feature large closets and built-ins, while the main floor full bath has a stand-up shower, jacuzzi tub, and tile flooring. Upstairs, a fourth bedroom and full bath with a tile surround stand-up shower provide additional comfort, along with ample closet and attic storage space. The upstairs bedroom also benefits from a ductless heat pump and traditional gas powered hot water radiators ensure cozy warmth throughout.

The large unfinished basement offers endless possibilities, whether as a wine cellar, game room, or potential future living space. Wood paneling from salvaged wood from the old Parker (now Reser) Stadium adorns the walls and built-ins, adding a touch of history and character. Storage is abundant throughout the home, including built-in cabinets, shelving, and spacious closets, as well as in the attached two-car garage.

Outside, the expansive yard offers a serene retreat with established fruit trees, an herb garden, rhododendron bushes, and a sizable garden area. The property features irrigation connections, supplemented by a well for efficient landscaping maintenance. The redwood deck with a hot tub, plumbed bird bath, and a versatile outbuilding complete the outdoor amenities, perfect for storing outdoor equipment or a boat.

With zoning allowing for potential development opportunities, including up to six or seven single family lots, up to approximately 30 small townhomes or, up to seven fourplexes, this property is an exciting investment prospect in addition to its exceptional residential appeal. Whether you're drawn to its historic charm, expansive grounds, or development potential, this Corvallis gem offers a truly rare opportunity to live and invest in one of Oregon's most desirable communities. ***Don't miss the video interview with the seller!***



TEAM K REALTY
Michael Krasilovsky
Principal Broker, Hall of Fame, ABR, ACP, MCNE, PSA
Team K Realty at RE/MAX Integrity
Cell: 541-207-6074
Michael@TeamKRealty.com | www.TeamKRealty.com



More Pictures



Video Tours



3D Tour

