

# Facts & Features List

37909 Hungry Hill Dr, Scio, OR 97374, MLS#: 816577

- Expansive valley views on a beautifully landscaped 19.5-acre property
- 2 Story, 5 Bedrooms / 3 Full Bathrooms / 2,808 Sqft
  - Main level living, with heated tile floors in the owner's suite
  - Easy dual living potential, with kitchenette, full bathroom, and downstairs utility room with washer/dryer, sink and large freezer
- ~11 acres in forest deferral, new owner will possibly need to apply for new deferral
- Only 8 minutes from Highway 20, 10 miles to I-5, 13 miles to downtown Albany
- Gorgeous mixed-width oak flooring with walnut pegs, and all new carpeting throughout
- Spacious dining room with brand new chandelier and views of roses and rhodies
- Stainless steel appliances including a cafe-style fridge, glass top oven, built-in microwave
- Quartz countertops in kitchen feature unique rounded edges
- Charming pass through cabinets with leaded glass between the kitchen and dining room
- Large pantry adds to the abundant storage in the kitchen
- Updated double-paned vinyl windows throughout
- Two ductless heat pumps for high-efficiency heating & cooling in the common areas
- Two fireplaces plus a certified wood stove
- Ample-sized bedrooms feature large closets and stunning views
- Wired for surround sound in upstairs living room, owner's suite, & family room downstairs
- Scio Mutual Telephone Association provides landline and high speed internet
- Custom greenhouse with electric and year round water connections
- Solar system owned by seller, ave. power bill / month ~\$55, system only a few (3-5) years old
- Relatively new roof, only a year or two older than the solar system
- Tons of storage in the attic above the garage
- Multiple large outbuildings
- Large garden with double deer-proof fencing
- Outdoor irrigation for plantings and garden
- Fruit trees and established planting around the home and property
- Fenced in "pig shed" or chicken coop area
- Lots of negotiable farm equipment and vehicles
- Large pump house with storage and water softening system
- Lower well can be used for livestock
- Large generator in the garage stays with the property and connects to the main panel