



Gardener's Paradise with Expansive Valley Views

You'll know you're home when you drive through "your" covered bridge and turn up the gentle hillside to this stunning gardener's paradise with expansive valley views. This is what mid-valley living is all about: incredible serenity on almost 20 acres, all within a short drive to city centers, and only 8 minutes from commuter roads.

The "top" of the property is your own private forest, lovingly planted by the current owners about 20 years ago. County records show that approximately 11 of the almost 20 acres are classified as "designated forest", so talk with the county about applying to continue the deferral.

Stepping inside the home, you'll find exquisite details throughout, including gorgeous oak flooring adorned with walnut pegs, a spacious dining room illuminated by a new elegant chandelier, and a kitchen equipped with stainless steel appliances, quartz counter tops with unique rounded edges, and pass-through cabinets accented with leaded glass.

Enjoy picturesque views of the surrounding roses and rhododendron garden from both the kitchen and living room areas, then relax in the living room or on the covered deck to breathtaking views of the mountains off in the distance. Even the lower level family room and bedrooms have mountain views out of the windows!

The owner's suite is on the main level and features a walk-in closet as well as heated floors in the bathroom. The rest of the bedrooms are generously sized and feature large closets and some custom built-in shelving. There is also easy dual living potential thanks to the lower level family room, kitchenette, two bedrooms, full bath, and laundry. With a door to the outside in the hallway, it's easy to throw those gardening clothes right in the wash.

You'll appreciate the variety of amenities that this lovely home provides. The solar system is owned and the average power bill per month in the last year is only about \$55. It's relatively new, as is the roof. Abundant storage space throughout is provided by a large pantry, plenty of cabinets, large bedroom closets, and many additional hall and family room closets and built-ins. This meticulously maintained home also features all new carpeting throughout.

You'll enjoy year-round comfort with ductless heat pumps in two of the common areas, providing you with high efficiency heating and cooling, and the cozy ambiance of two fireplaces and a certified wood stove.

Back outside, you'll find a custom-built, double-insulated greenhouse with electric and year-round water connections, multiple large outbuildings, and a large garden with deer-proof fencing with several large raised garden beds (deer-proof fencing also extends around the property's perimeter). Fruit trees such as apples, pears, peaches, and two different grape cultivars, along with a plethora of additional established plantings adorn the property. Please scan the qr code below for a detailed walk-through of the property and the plantings.

Additional items of interest include a new main well drilled in~1979, a separate well at the front fence line that can be used for livestock, and a recently pumped septic system. A large pump house with storage and a water softening system, as well as lots of negotiable farm equipment and vehicles complete this exceptional offering.

Experience the tranquility and luxury of country living with this remarkable property.



Scan Here for *all* pictures, video, 3D tour, & floor plans



Scan Here for detailed video garden tour



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

37909 Hungry Hill Drive, Scio OR 97374



 **MLS: 816577**
 **\$989,000**
 **5 Bedrooms**
 **3 Bathrooms**

Property Highlights

- 5 Bed / 3 Bath
- 2,808 SqFt
- Built in 1969
- Expansive views on 19.5 acres
- 11 acres designated forest
- Solar System (owned)
- "Your own" covered bridge down the road!
- Several outbuildings
- Large garden area with raised garden beds and deer fencing
- Room for RV's

