

# Features List:

30630 SW 5th Street  
Lebanon, OR 97355  
MLS#: 830343

- Single story, 3 Bedroom, 2 Bathroom
- Built in 1998; 1685 SqFt of living space
- Located near Cheadle Lake, Foster Lake, and Green Peter Lake at the base of the Cascade Mountain Range
- Excellent hiking, equine trails, and fishing spots are within easy reach, and the home is conveniently situated for trips into town for grocery shopping and dining.

## Interior Features and Updates

### Kitchen

- Recently updated stainless steel appliances
- Tasteful and modern tile backsplash
- Repainted kitchen cabinetry
- Refinished the countertops with a durable, contemporary surface
- Upgraded the lighting fixtures
- All electrical outlets were replaced
- Luxury vinyl plank (LVP) flooring

### Living & Dining Areas

- Open concept living with kitchen, dining, and living room
- Newly painted all walls and ceilings in a neutral color
- Replaced nearly all windows (except one) and the glass slider with high-performance Milgard windows and doors
- Replaced all outlets and light switches
- Added modern light fixtures

### Owner's Suite

- Features dual closets with a thoughtful walk-through design
- Vaulted ceilings create an airy, spacious feel
- Ensuite bathroom fully updated, including:
  - Repainted vanity cabinetry
  - New quartz countertop with under-mount sink and oil-rubbed bronze fixtures
  - Updated shower with a sleek, upgraded glass door unit and modern shower heads
  - Updated lighting fixtures

### Supplemental Bedrooms

- Both bedrooms have been freshly painted
- Updated lighting fixtures

### Bathrooms

- Improved shower heads and plumbing fixtures
- Cabinets have been repainted

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## **Laundry Room**

- Equipped with a newer washer and dryer, installed in 2022
- Cabinetry has been refreshed with a clean coat of paint for consistency
- Replaced electrical outlets

## **Exterior Improvements & Property Features**

- Installed hand-crafted, locally sourced, live-edge cedar wood railings around the home
- Replaced the roof on both the main house and the pump house in 2022
- Professionally installed a new steel front door
- New front yard light fixture
- Graded a portion of the yard to expand the driveway and improve parking to create a proper governor's driveway
- Numerous solar-powered pathway and garden lights for visibility and aesthetics
- Exterior outlets updated with new hardware and weatherproof covers

## **Garage and Shop Outbuilding**

- Generously sized 40' x 20' shop built with solid 6x6 construction and full insulation throughout
- Includes 12' and 10' roll-up doors for versatile access and vehicle/workshop flexibility
- Powered by its 100-amp electrical subpanel with multiple lights and outlets throughout
- Heated by a commercial-grade gas heater with a built-in thermostat
- Features a raised platform that can function as storage, a home office, or an additional hobby space.
- 30-amp RV outlet installed
- Secure keypad lock provides keyless access

## **Mechanical, Utility & Maintenance Improvements**

- WiFi-enabled smoke and CO detectors throughout the home for safety
- Replaced water heater with a high-efficiency unit in 2023
- Completely updated and insulated the pump house, including new electric service, wall construction, and heater
- Electrical wiring for hot tub has been installed (currently capped)
- Air ducts and carpets have been professionally cleaned