

# Facts & Features List

1540 NW Hillcrest Drive  
Corvallis, OR 97330  
MLS#: 827471

- Located in a highly desirable neighborhood close to the Co-op, parks, and schools
- Excellent outdoor living opportunity with a heated pool and covered patio with a hot tub
- Three-seasons enclosed patio (Midwestern-style) with dimmable lights
- 4 Bedroom/2.5 Bath, split level with attached garage
- Built in 1967, 2576 finished SqFt.
- Main living area has high ceilings and large windows for abundant natural light
- Built-in bench in the entryway
- Painted brick fireplace with wood mantle
- Recessed lighting throughout for a modern feel
- Wide-plank luxury vinyl flooring complemented by 16-inch travertine tile and carpeting
- French doors leading to the covered patio complete with solar tubes and dimmable lighting
- Kitchen has Corian solid surface countertops with a recessed sink and updated faucet fixture
- Stainless steel appliances including GE Profile induction cooktop with convection stove, GE Profile refrigerator with a flexible/dual temp middle drawer, built-in ice maker & water dispenser, and Bosch SilencePlus dishwasher
- Lots of storage, including a pantry and nook for a dedicated coffee station
- Ensuite bathroom has double vanity with quartz countertops, modern tiled glass shower with a Delta double shower head, and built-in storage, and separate space heater with wall controls
- Upstairs hallway has central ventilation fan with fan speed and timer controls
- Supplemental upstairs bedrooms feature built-in closet organizers
- Full hall bath with solar tube for natural light, tub/shower combo, and painted cabinets
- Ornamental widow's walk balcony
- Central gas forced-air heat with exterior heat pump for cost-effective heating/cooling
- Lower-level features include:
  - Fourth bedroom, additional living space, 1/2 bath, laundry, and slider to covered patio
  - Lower family room features privacy blinds and curtain divider option
  - Many storage cabinets
  - An additional wood fireplace
  - Large "Harry Potter"-style storage closet under the stairs
  - Two-car garage with separate doors and automatic openers
  - Ample space for storage, a craft area, or a home gym
- Don't miss: Electric vehicle (EV) charging capability, currently using 110V portable chargers (not included in sale)
- Professionally landscaped and maintained front and backyard
- Fully fenced backyard with two lockable gates for pool safety and security
- Sliding gate on the right side of the house for easy backyard access

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- Heated pool features include:
  - New motorized cover
  - Gas furnace heating system
  - Adjustable LED lighting with color-changing options
  - Basketball hoop and slide with a water pump feature
  - Pool house containing all pumps, valves, etc
  - Auto-chlorinator with independent valve
  - Pool maintenance hardware (vacuum, brushes, nets, chemicals, water-testing kits) are all included
- Covered hot tub with recently replaced pump and whisper-quiet operation
- Large covered concrete patio with dimmable recessed lighting and solar tubes
- Stamped concrete patio accents and ample room for outdoor living
- Umbrella placements integrated into the patio for shaded lounging (umbrellas and placement hardware that matches the sockets in the concrete are included)
- Automatic stairway and landscaping lights for nighttime ambiance
- Built-in landscape lighting along retaining walls
- Irrigation system includes drip line irrigation for all garden beds, a sprinkler system for front lawn, and additional hose bibs in backyard for watering convenience
- Variety of mature landscaping, including wisteria archway, Chinese magnolias, rhododendrons, dahlias, daffodils, and tulips

## **SCHOOLS**

Kathryn Jones Harrison Elementary School

Linus Pauling Middle School

Corvallis High School