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PRICE: \$289,500.

**ADDRESS: 203 Ibex St
Sumpter OR 97877**

LISTING AGENT: Ilena R Fleming, Dennis Miller

LISTING #: H-1876

Custom Home On Large 190x150+/- Lot in Sumpter, Oregon

Custom Remodeled Beautiful 2 story 2400 +/- sq. ft. (46'6"X27') - 4 possible 5 bed (or bonus room) - (1) full bath (1) 3/4 bath. Comp wood lap siding - metal roof. New vinyl windows - Cabinets - interior doors and hand railing natural pine - sheet rock, tape, textured, paint.

Floors: Living room original natural oak floor - Kitchen/Dining room vinyl - Bedrooms carpet - Bath vinyl.

Large Country Kitchen: (23'X22'+/- 2 sides, rest is irregular) Enter from large deck - garment closet - beautiful natural pine cabinets (dish cabinets w/glass doors) - pantry - washer/dryer closet - large single black granite composite sink w/antiqued faucets - tile back splash - black large Ref - black Freezer - black Range - black Dishwasher - (all appliances included w/sale, other items negotiable). Dining area in Kitchen.

Living Room: (24'X13'6"+/-) Wood fireplace (hand picked/selected river rock) - Natural original oak floor - heavily insulated fiberglass front door w/oval ornate glass.

Bedrooms: Master (13'X13' +/-) 2nd bed (12'X13' +/-) both on main floor - 3rd (15'X17' +/-) currently sewing center - 4th bed (20'X13' +/-) under eaves storage - (2) huge drawers. Large walk in closet (all closets plus storage have lights) 5th bed or bonus room (12'X8' +/-) (3rd 4th & 5th all up-stairs w/large (size +/-) sitting room w/storage closet.

Bath Rooms: Main floor full - upstairs 3/4 w/shower.

Attached Large Dbl Garage/Storage: W/Genie opener. 24'x25'+/-. Concrete floor w/drain. Insulated - sheet rock - tape texture - paint. Overhead storage w/pull down stairs.

Could possibly divide 50'x150' +/- lot to sell separately.

TERMS: Cash, Conventional, FHA, VA

MAP#: 09S3732AA TL 3200

TAXES: '09 - '10 \$2225.34

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Office

110 S. Mill St.—PO Box 370

Sumpter, OR 97877

Office: (541) 894-0116 Fax: (541) 894-0119

Ilena R. Fleming, GRI. Principal Broker/Owner ilena@rusticrealtyinc.biz

Dennis Miller, Broker Dennis@rusticrealtyinc.biz

Ted Orr, Broker Ted@rusticrealtyinc.biz