

- Features and Amenities -
16332 SE Sager Road
Happy Valley, OR 97086

- Ranch style with 4 beds and 3 full bathrooms
- Well maintained and move in ready!
- Only second owner
- New and top of the line, super quiet, 98 % efficiency Lenox heater system, including grand new heating ducts around the house.
- Hardwood floors with Swedish finish throughout entire house
- New Milgard double panels windows and doors installed by BridgeTown company with beautiful finish framing
- 6' black coated chain link fence throughout 2 acres of property
- Iron fence in the front with 16 feet wide dual gates with a total of two gates for u-shaped driveway
- RV parking
- Outdoor decorative lights throughout with timer
- New private asphalt driveway (used to be dirt and gravel)
- Two new tuff sheds (10x16, 6x8)
- Beautiful view throughout Windows from the house, and in the back yard with privacy
- Potential development of new houses built in the near future in which the land with view and flat, buyer to do due diligence
- Newer 200 amps circuit breaker
- Low property taxes of \$3,474
- Beautiful landscape, and evergreen trees all around property line
- Full insulated attic recently refilled with cotton
- Large storage on top of garage with ladder