

Crain Feature List

59 Megan Dr

- 3 Mountain Views: Mt Hood, Mt Adams, St Helens
- Propane Fireplace Insert in Living Room
- Hardwood flooring, main level
- Master bedroom suite – main floor, double sinks, separate tub/shower–additional storage cabinets–tile floor–rock wrap around tub, Mt view, up & down blinds, exterior access
- 3-bedroom, 2.5- bathrooms, 1865 square feet, front porch, deck wraps to side door and back patio with glass enclosure, exterior fire pit, children swing and slide set. 2- separate parcels, general rural zoning with 5-acre minimum, security system (not active). 2 new low profile water heaters; 50 gal & 40 gal
- Hardi Board exterior siding
- 2 Car detached garage, 24' x 30', concrete floor, 110-power, with upstairs flex space with heat/AC, 2-overhead doors, man door
- 6 underground irrigation zones (on timers)
- 30 kW diesel generator with 1100-gallon fuel storage (above ground)
- 30' x 80' Insulated Shop; separate Workshop, Canning Kitchen

Insulated Shop: propane heat, wired for 220/110 can go up to 480 electric, plumbed for air compressor, concrete floor, with double doors. New water heater; 50 gal(tall)

Workshop: concrete floor, sliding barn door, vacuum system, 220/110 electrical, electric heat & AC, work benches, storage shelving, 2-16' roll up garage doors on the side wall.

Canning Kitchen: laminate floor, 2-man door, counters, sink, ample storage cabinets, propane stove/oven, exterior access, could also be used as a craft room, wall heaters.

- Upstairs Apartment – bathroom with shower only, 1-bedroom, with a living area, no kitchen, separate water heater, washer/dryer at bottom of stairs, separate septic system (1000 gallon)
- Lean-to 18' x 80' attached to large shop, partial concrete floor, front and side access, covered storage, RV dump & power
- Garden: fully fenced, 20' x 48' greenhouse with water/power, raised garden beds, graveled floor. Trees: peach, apple, plum, cherry, walnut. Berries: blackberries, raspberries, grapes, blueberries. Garden boxes in main area of garden, 1-lilac bush
- 88 Solar panels
- Well pumphouse, insulated, heat/ AC, sump pump, dug 2005 to 340' deep, cased, with 50 gpm, exterior cedar siding.

49 Megan Dr

- 24' x 45' Metal Carport building, 10' x 24' apartment, kitchen/living area (no stove/oven), new refrigerator, instant hot water (propane), stackable washer/dryer, laminate flooring, PEX plumbing, 1 bedroom upstairs (queen size bed), cedar siding interior and exterior
- Exterior metal siding, cedar storage cabinets/sheds, bathroom with shower only, propane tank, separate septic system (500 gallon), back deck
- Separate gated driveway

- RV included in the sale, 32', double sided slide outs, 3 bunk beds, 2 queen size beds, full kitchen, living area.
- Additional 2nd orchard (not fenced) on 2nd parcel; Trees; plum, apple.