



**36859 Alexander Road  
Philomath, OR 97370  
Special Features**



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**A LITTLE PIECE OF PARADISE**

Pride of ownership shines in this well loved and beautifully renovated property on 4.68 acres of park-like setting. Quality craftsmanship and impressive attention to detail throughout.

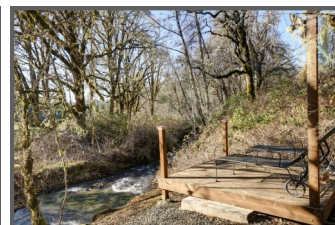
The house was originally built in 1991, predated by the shop in 1990. In 2016 the current owners did an extensive renovation including a 440 sq.ft. addition, creating a home with 1892 sq.ft. of livable space. An 884 sq.ft. fully insulated and finished attached garage with 12' doors was built at the same time.

**EXTERIOR OF HOUSE**

- ◆ Seamless metal roof by Taylor Metals in Salem
- ◆ HardiePlank lap siding (fire resistant) on approximately 90% of the home. The original siding was 100% cedar shingles. Approximately 10% of shingles were recycled for decorative accents
- ◆ All decks were replaced/rebuilt with PSI treated structural framing lumber and Wolf composite decking. The steps on all 3 decks consist of steel framing and granite treads, in true keeping to the original front porch design. No need for the steps to ever have to be rebuilt.
- ◆ Unique raised foundation with open stem walls with the addition staying true to the home's original design

**OUT BUILDINGS**

- ◆ Covered, paved RV parking (14' x 38 1/2') next to shop with power and water to the pad
- ◆ Shop (1152 sq.ft. +/-) is insulated and includes a Quadra Fire wood stove with own electrical meter
- ◆ Charming original garden shed/wood storage lean-to



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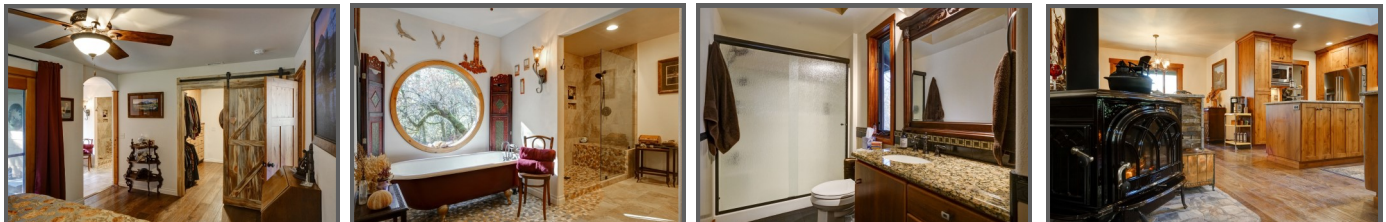
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**MECHANICALS**

- ◆ Rinnai model RUR98 tankless water heater with recirculating pump (2016)
- ◆ Bryant heat pump/HVAC system—electric (2016)
- ◆ Upgraded Energy Plus model Cadet heaters with digital display feature provide supplemental heat in the upstairs, bathroom and bedroom areas only (2016)
- ◆ Jotul model F500 Oslo Wood Stove (2016) in cast iron enamel includes optional cook plate. Stove features 2 doors with front and side loading options to easily accommodate up to an impressive 26” log. Attractive wood stove surround includes Emser Natural Stacked Stone slate tile.
- ◆ Kohler 20KW propane generator with auto transfer switch powers entire home during power outage. 250 gallon propane tank leased through Co-Energy Propane in Albany.
- ◆ Well water system has been completely upgraded. New 1 hp/15 gmp well motor replaced in 2015. Protected in an attractive well/pump house, the remaining well components were upgraded in 2018. Upgrades include all new Pex plumbing, PSI tank, Flo-wise filtration system, 10 micron bag filter and a Pentair variable speed drive controller system. The well is Artesian fed seasonally.
  - \* Well ID # 20274 originally drilled in 1990 with 30 gpm
- ◆ Septic system includes 1500 gallon concrete tank that is gravity fed and includes 7 drain lines. System last pumped and inspected in 2011 by American Rooter.
  - \* Permit #90-148

**LANDSCAPING**

- ◆ 24’ X 48’ fenced garden area (2018) built with 6” x 6’ posts and all lumber is PSI treated and stained
- ◆ 2 charming walking paths and wood stairways to Vincent Creek ~ one with a deck and one with creek side stone bench.
- ◆ Assorted fruit trees (apple, pear, & cherry) plus various berry bushes

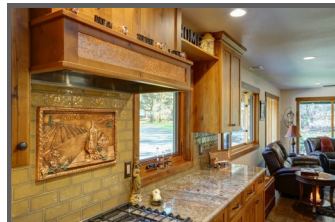


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**INTERIOR**

- ◆ Hand hewn Independence Hickory floors (made in USA—Tennessee)
  - \* <https://www.independencehardwood.com>
- ◆ All lighting fixtures and fans are high end quality products. Both home and shop have all LED lights.
- ◆ Custom cabinets through the home. Santiam Cabinets built the Kitchen and Master Bathroom cabinets.
- ◆ All interior doors are knotty pine and stained to match the kitchen cabinets
- ◆ Kitchen Features:
  - \* Knotty Alder cabinets with golden honey stain. Solid wood construction with dove tail joints, soft close hardware, pull out drawers for easy accessible storage, and interior shelves and drawers are also finished
  - \* Solid surface granite counters
  - \* Custom copper decorative backsplash tile above cooktop plus copper accents throughout the kitchen
  - \* High end appliances:
    - ◇ Kitchen Aid 27 Cu.ft. refrigerator with French door with ice/water in the door (negotiable with sale)
    - ◇ Kitchen Aid range with dual fuel—electric oven and gas cook top
    - ◇ Kitchen Aid dishwasher
    - ◇ Sharp microwave/convection oven
    - ◇ Kenmore Elite washer/dryer (negotiable with sale)
  - \* Hammered copper farmhouse sink with 2 basins
  - \* Two skylights and under cabinet lighting
- ◆ Master Bathroom Features:
  - \* Custom vanity and cabinets made from Sapele “African Mahogany” wood that is found only in the Congo or Ivory Coast (according to cabinet maker). Cabinets are solid wood construction with dove tail joints.
  - \* “Wild Seafoam” solid surface granite counter
  - \* 1911 refurbished claw foot tub
  - \* Custom tiled river rock stream floor that flows to a walk-in shower with 2 shower heads and frame free glass doors



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- ◆ 2nd Full Bathroom features luxury vinyl floors that look like leather, original hand made cabinets (by original owner), granite counter, tile backsplash, beadboard wall treatment and black framed rainglass shower doors
- ◆ Plumbing fixtures:
  - \* Toilets replace in 2018 with Kohler “Devonshire” chair height/elongated bowl with PSI assist. High efficiency 1.28/gal per flush
  - \* Fixture are high end Delta and Moen products in oil rubbed bronze
- ◆ Negotiable outside of sale:
  - \* 2017 Kubota BX2680 tractor with approximately 60 hours of use. Unit has had the 60 hour service at Linn-Benton Tractor.
  - \* John Deere X300 garden lawn tractor purchased in 2014 (Pape Machinery) with approximately 100 hours—like new and in excellent condition
- ◆ Utilities:
  - \* Electric ~ Consumer Power
  - \* Telephone & Internet ~ Pioneer
  - \* TV ~ Direct TV (wifi enabled)

