

30633 Koinonia Rd Eugene

5.05 Acres of Park Like Setting!

PROPERTY DETAILS



Listing Price: **\$285,000**

Listing Address: 30633 Koinonia Rd

Eugene OR 97405

Bedrooms: 3

Full Baths: 2

Partial Baths: 0

SQ FT: 1620

Lot Size: 5.05 acres

Style: Manuf Home

Heat Source: Heat Pump

Schools: Twin

Oaks/Kennedy/Churchill

QR Code:

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PROPERTY DESCRIPTION

Welcome to 30633 Koinonia....experience the quick drive from S. Eugene on Lorane Hwy & McBeth to get to this private and park like property which is beautifully maintained and super serene.

The 5.05 acres has been cleared just enough to maximize sunshine but is nestled in a perfect amount of trees for privacy and enjoyment of nature. The property includes a 1990 manufactured home with 1620 square feet, 3 bedrooms, 2 bathrooms, formal living, family room, utility room, great kitchen, and dining room. The kitchen boasts beautiful black granite countertops, built in pantry, stainless steel range, and an eating bar opening to the dining area. The family room provides a propane fireplace that does an awesome job of heating the home in the winter if you'd prefer not to use the heat pump/forced air system which features an electronic air filter system to minimize allergens. Other home features include a special aurora borealis chandelier in the dining room, a private master bathroom, and a beautiful wall of windows in the family room overlooking the Koi pond.

The home is in great condition and move in ready, but you'll discover the true treasure of this property on the outside. The owners have enhanced the useability of the acreage to the max and there is lots going on out here! A barn with corrals provides great space for your livestock or hobby workspace and a treehouse offers a wonderland for the kids! A 24' x 28' 2 car carport provides cover for your cars or equipment and LOTS of gravel parking space is perfect for RV, boat, or big boy toys....or all of the above!

Love to garden? A great fenced area provides tilled soil ready for a garden and bunches of fruit trees! 5 apple, 2 cherry, 4 plum, 3 pear trees as well as approx. 20 grape vines! Lots of sharing, snacking, & canning!

A large workshop includes two separate spaces and a lean-to for awesome storage and workspace. Also, there are two outbuildings to house the well pump and water storage tank. Seller says PLENTY of water!

Like to entertain? Or just love extending your normal life into the great outdoors? This home features a 40' x 16' deck built off the back which was created with treated boards and has another propane fireplace. This area is just an extension of the house and is a wonderful spot to enjoy dinner or morning coffee. The seller also handcrafted 4 beautiful picnic tables placed strategically throughout the property which provides a great spot for guests at big BBQs. A beautiful Koi pond houses the property's pet, affectionately known as Rubberlips, the Butterfly Koi who comes when you whistle. Surrounding the pond are gorgeous water irises, and by summertime, 2/3 of the pond will be covered in water lilies. Also, a deer trail runs through the property and the seller has seen MANY beautiful blacktails on the move. Did we mention this place is like its own 5 acre park?!?

This property is a great value and a beautiful place to call home. Worth seeing! Call for your appointment to view!

CONTACT INFORMATION



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