

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **111702**
 Status **ACTIVE**
 Price **\$369,000**
 Type **Single Family**
 Address **60715 Gordon's Ferry Rd**
 Cross Street **Hwy 96**
 City **Happy Camp**
 Zip **96039**
 Area **Happy Camp**
 APN# **016-280-470**

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 California Outdoor Properties
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Virtual

GENERAL

Associated Documents

Map

Neighborhood and School

| | | | | | |
|-----------------|----------------------|--------------------------|------------|---------------------|------------------|
| Apx Acres | 12.82 | Apx Workshop | | Apx Addl Living Qtr | |
| # of Bedrooms | 3 | Wood | No | Ag Preserve Y/N | No |
| # of Bathrooms | 2.5 | Tile | No | Sign Y/N | No |
| Garage Capacity | None | One | No | Zoning | RRB5 |
| Stories | Three or More | Wood Stove | Yes | Asking Price | \$369,000 |
| Apx SF | 1440 | Central Air | No | | |
| Year Built | 1974 | Barn | No | | |
| Subdivision | | Garden Area | Yes | | |
| Lot Dimensions | Irregular | Pasture Area | No | | |
| Sewage | Has Septic | Pool | No | | |
| View | River | Separate Living Quarters | No | | |
| Waterfront | River | | | | |
| Heating | Wood Stove | | | | |
| Water | Has Well | | | | |

FEATURES

| | | | | | |
|-----------|--------------------------------------|-----------|---------------------------------|------------|-----------------------------------|
| BATH | Shower Enclosure, Tub | HEAT | Electric Baseboard, Wood | ROOF | Composition |
| AMENITIES | /Shower Enclosure | | Stove | EXTERIOR | Log |
| WINDOWS | Double Pane, Vinyl Clad, Wood | SEWAGE | Has Septic | FOUNDATION | Full Basement, Slab |
| | Frame | WATER | Has Well | /BASEMENT | |
| FLOOR | Carpet, Vinyl | INTERIOR | Built-In Desk, Vaulted | EXTERIOR | Deck, Horses OK, |
| COVERING | | FEATURES | Ceilings | AMENITIES | Landscaping, Lawn, |
| APPLIANCE | Cook Top, Dishwasher, | STYLE | Cabin | | Satellite, Shed, Workshop, |
| S | Garbage Disposal, Microwave, | FIREPLACE | Two or More, Free | | Garden Area, Trees |
| | Oven-Electric, Refrigerator, | | Standing, In Family Room | WATERFRONT | Yes, River |
| | Washer, Dryer-Electric | | , In Living Room | T | |
| WINDOW | Blinds, Curtains, Some | GARAGE | Carport Attached | UTILITIES | Cell Service, Electricity, |
| COVERING | | TYPE | | AVAILABLE | Hard Line Phone, High |
| LAUNDRY | Closet | DRIVEWAY | Gravel | | Speed Internet, Satellite |

DIRECTIONS/REMARKS

Hwy 96 to Gordon's Ferry Rd, stay left until you see Gilbert-Nielsen sign marking the driveway on the right. Locked gate, no drive-by.

Nestled into the hillside overlooking the Klamath River, this charming river front cabin is the perfect get away spot to relax, rejuvenate, & get back to nature. The 1440 sq. ft. log home has plenty of space to house family or friends, with 3 bedrooms, 2.5 baths & large daylight basement. The upstairs master suite is very spacious with a large master bath & a private balcony overlooking the river. The main floor is full of cabin character with a Lopey stove in the cozy family room & rock fireplace in the living room. There are many built ins throughout the house. The kitchen is equipped with all the standard modern appliances as well as a quaint old-fashioned wood cook stove. A large deck wraps around two sides of the home with lots of space for enjoying the sight & sound of rushing water. Located near a great fishing hole on the mighty Klamath River, this property is bordered by public land which adds to the river access & adventuring possibilities. Other amenities include fruit trees, work shop, carport, fenced garden/lawn area, & near-by public boat launch, possible second home site with power & second well. Give us a call today for more information!

111702

Miscellaneous

Addendum:

