



Agent Full

Lots and Land

3/12/2024 4:08PM

\$62,500 20K-.99AC**487 MONTGOMERY AVE Glendale, OR 97442**

Unit/Lot #:

Status: **Active** Related

DOM: 40

[ML#24126518](#)

Acres: 0.64

List Date: 2/1/2024

MLS#: 24023638

XST/Dir: I5 S, Exit 80, Cont on Glendale Valley, L on
Gilbert, L on 3rd, R on Montgomery

Show: Aligned Showings,
Appointment Only, Vacant
Offer/Nego: Call Seller's
Agent
AG: Mary Gilbert
AG Ph: [541-371-5500](tel:541-371-5500)
AG Cell:
CoAgent: Deidre Waddell
CoPh: [510-712-0870](tel:510-712-0870)

Private: CAUTION- Please be careful while walking around property as there is broken glass and debris. No asbestos, clear report attached. Per City Planning, Dawn Russ, one wall of existing structure must stay up in order to rebuild and be considered a remodel. If demo'd new owner would have to do lot line adjustment and combine both tax lots, abide by new setback requirements, and have a geo-tech engineer report completed. Per city, water and sewer on property and ready to go. Per DFN, fiber available. Buyer to do their own due diligence on all aspects of the property and utilities. Rehab loans may be an option since one wall still remains, buyer to verify. Submit all offers to Deidre Waddell at deidrewaddell@gmail.com Call or text with questions 510-712-0870. Mary Gilbert (951100030) and Deidre Waddell (201225908) are co-list agents and both should be on sales agreement.

Last Updated: 2/6/2024 7:26:09 PM

Public: Don't miss out on this incredible opportunity in Glendale! This property presents great potential with two parcels, one of which includes an existing dwelling that unfortunately sustained a fire. Despite this setback, per city planning regulations, the home can be rebuilt, and the convenience of water and sewer already being located on the property makes this an ideal investment. The wooded lots offer a mix of flat and sloped terrain, providing ample opportunity for development on the second parcel in accordance with city planning regulations. Additionally, the property is located at the end of the road, offering privacy and seclusion. Conveniently situated just off I-5, Glendale boasts a prime location, being only 27 miles from Grants Pass and 47 miles from Roseburg. Don't wait any longer to take advantage of the potential this property holds - schedule a viewing today and see for yourself!

Last Updated: 2/1/2024 12:41:48 PM

Property Details:

Additional Parcels: /**Property Type:**

Single family residence

County: Douglas**Subdivision:****Area:** 258**Zoning:** UR**Elementary:** Glendale**Middle:** Glendale**High:** Glendale**Internet:** Yes**Address:** Yes**No Blog:** No**No AVM:** No**Availability:** Sale**#Lots:** 2**Legal:** GLENDALE, BLOCK 22,
LOT 1, ACRES 0.16**Tax ID:** R41174 R41182**Seller Disc:** Disclosure**Other Disc:****List Type:** Exclusive Right to Sell**Limited Representation:** No**Opportunity Zone:****CC&R:** No**Manufactured House Okay:****View:** Mountain(s), Territorial,
Trees/Woods**Waterfront:** No/**Body Water:****Lot/Land Lease:** No Lot**Size:** 20,000 SqFt to .99 Acres**Lot Dimensions:****Lot Desc:** Trees, Wooded**Land Desc:** Level, Sloped**Road Frntg:** Yes**Road Surface:** Paved**Percolation Test:** No/None**Soil Type/Class:****Soil Cond:** Unknown**Current Use:** Residential**PDF Doc(s):** 1**Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:**

Improvements:

Utilities: Electricity Available, Sewer See Remarks, Public Water See Remarks**Existing Structures:** Yes/Fixer, No Value, Shed(s)

Financial:

Property Tax/Yr: \$344.23 / 2023	Spcl Asmt Balance: Dues:	Tax Deferral: No BAC: % 3	Short Sale: No \$ Pre-Approv: No
HOA: No		Other Dues:	3rd Party: No
Escrow Pref: Western Title - Marquita Brown			Total Comm Differs: No
Crop/Land Lease: No			Bank Owned/Real Estate Owned: No
Terms: Cash, Rehab, Other			
Assumable Interest Rate:			
Assumable Remaining Months Ending:			
Assoc. Am:			

Broker/Agent Data:

Agent: Mary Gilbert	Agent Lic: 951100030	Agent Ph: 541-371-5500	Agent Cell:	SAID: GILBERT
Email(s) Agent: sold@marygilbert.com				
CoAgent: Deidre Waddell	CoSAID: WADDELLD	CoBRCD: 1KWR02	CoPh: 510-712-0870	
CoAgent Email: deidrewaddell@gmail.com				
Office: Keller Williams	Office Lic: 201249643	Office Ph: 541-529-2320	Agent Ext:	Fax:
Southern Oregon- Umpqua Valley				
BRCD: 1KWR02	Owner Perm. Resid: Yes	FIRPTA: No		
Owner(s): MARCO BUITRON	Tenant/Other:	Owner Phone:		
Tran: 2/19/2024	Exp: 7/31/2024	Tenant/Other Phone:		
Poss: Close Of Escrow				

Comparable Information:

Original Price: \$62,500

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.