



340 NW 7TH ST. CORVALLIS, OR 97330

5 BED 2.5 BATH MAIN HOME | 1 BED 2 BATH CARRIAGE HOUSE
4,659 SQ. FT. TOTAL | WVMLS#838983

Presented By
SETH WADDELL

REMAX
INTEGRITY



Welcome

TO A CORVALLIS HISTORICAL GEM!

Beautiful 1909 historic home in prime downtown Corvallis, steps to shops, restaurants, OSU, and the waterfront. Featuring stunning oak floors, original woodwork, bright windows, & embossed ceilings. Spacious living & dining rooms and a gourmet, magazine-featured kitchen w/ large island & custom cabinets. Three bedrooms upstairs and an updated bath w/ soaking tub and glass surround. Full basement w/ bathroom, storage rooms, & kitchenette. PLUS, a beautifully updated 1bd/2ba carriage house w/ granite tile kitchen, gas fireplace, king bedroom, zero-clearance shower, and private entrance. 6 off-street parking spots + van accessible handicap spot. A great office space, rental investment, or off-campus housing opportunity. The options are endless! Buyer to do due diligence.





DETAILS

- Originally Built in 1909
- 5 Bedrooms / 2.5 Bathrooms in the Main Home (Basement Included)
- 1 Bedroom / 2 Bathrooms in the Carriage House
- 4,659 Sq. Ft. Total

AT A GLANCE

- Prime Location in Corvallis Close to Shops, Restaurants, OSU, and the Waterfront.
- Historic Charm Throughout with Wood Floors, Bright Windows, Original Woodwork, & Embossed Ceilings
- Welcoming Entrance with Reception Area for Potential Businesses
- Magazine Featured Kitchen w/ Large Island, Electroux Appliances, and Custom Pull-Out Cabinetry
- Recently Updated Carrier Infinity HE Gas Furnace and Two Water Heaters
- Main Home, Basement, and Carriage House have Separate Entrances and Locking Doors Between



THE *Yates* HOUSE

Step into the timeless charm of this 1909 historic home, showcasing gorgeous oak floors, original woodwork, and abundant natural light throughout.

A welcoming front porch sets the tone before you enter a home originally built for the Mayor of Corvallis, where exquisite craftsmanship is on full display.

The main level offers an inviting entrance with reception area, a spacious living room, large dining room/conference room w/pocket doors and a cozy gas fireplace, and a beautifully remodeled, magazine featured gourmet kitchen centered around a generous island with custom cabinetry, and a spacious breakfast nook or workspace.

Upstairs, three bright bedrooms or workspaces await. Two of them have large, walk-in closets and embossed ceilings. The remodeled bathroom includes a soaking tub and a beautifully finished shower with glass surround.

Enjoy peace of mind with a recently updated Carrier Infinity HE Gas Furnace and two water heaters.

The home is truly one-of-a-kind and the flow of the space makes everyday living, working, or entertaining effortless for the future home or business owner.

MAIN TWO FLOORS



Zillow 3D
Tour:





THE BASEMENT

With its thoughtful layout and multiple finished zones, this basement presents an appealing opportunity for expanded living options, subject to buyer verification of all requirements and permitted uses.

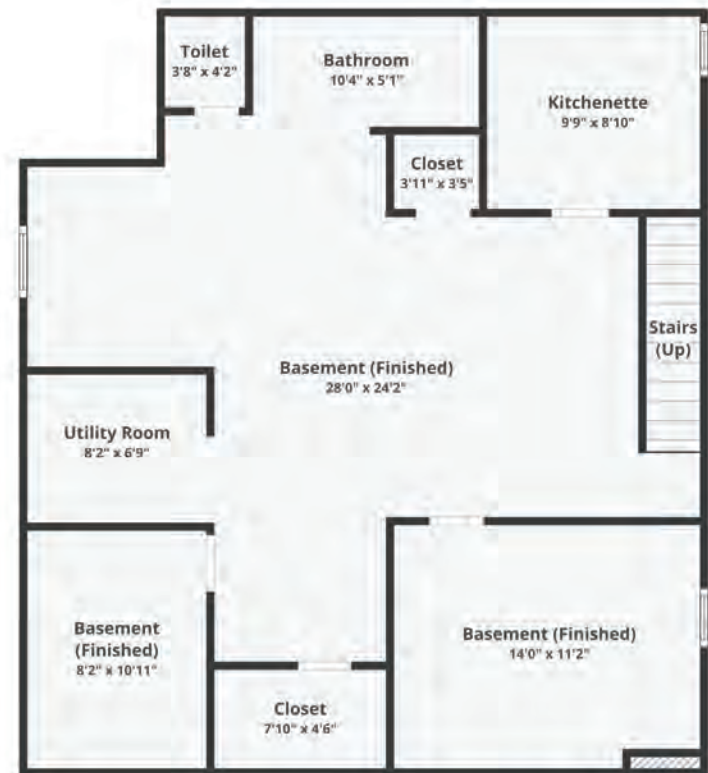
The main finished area is generously sized, offering room for a living space, recreation area, or multi-purpose setup. Two additional finished rooms—one larger and one more private—could serve as bedrooms, offices, hobby rooms, or media spaces depending on future needs. A centrally located closet provides convenient storage.

A compact bathroom is already in place, and the existing kitchenette (labeled as the utility room on the plan) adds valuable functionality for anyone envisioning a more independent living arrangement on this level.

Bring your vision to life in this space! With a separate entrance and egress windows, the possibilities truly are endless.

BASEMENT FLOOR PLAN

APPROX. 1,237 SQ. FT.



A *little* MORE HISTORY

- Originally Built in 1909
- Built by a judge who later became the Mayor of Corvallis
- The attached 1 bed/2 ba cottage was originally a carriage house which was eventually finished and remodeled
- The home retains its original oak floors, hand-finished woodwork, and large, light-filled windows, all hallmarks of the era's craftsmanship. Over the decades, thoughtful updates have blended seamlessly with these historic elements.
- The Yates House has welcomed generations of families, professionals, and community members.
- More recently, the Yates house has made a charming, mid-term rental through VRBO and a professional office space accomodating 14 desks.



Turn Key Media
Promo Video:



VRBO For
Yates House:



VRBO For
Carriage House:



THE *Carriage* HOUSE

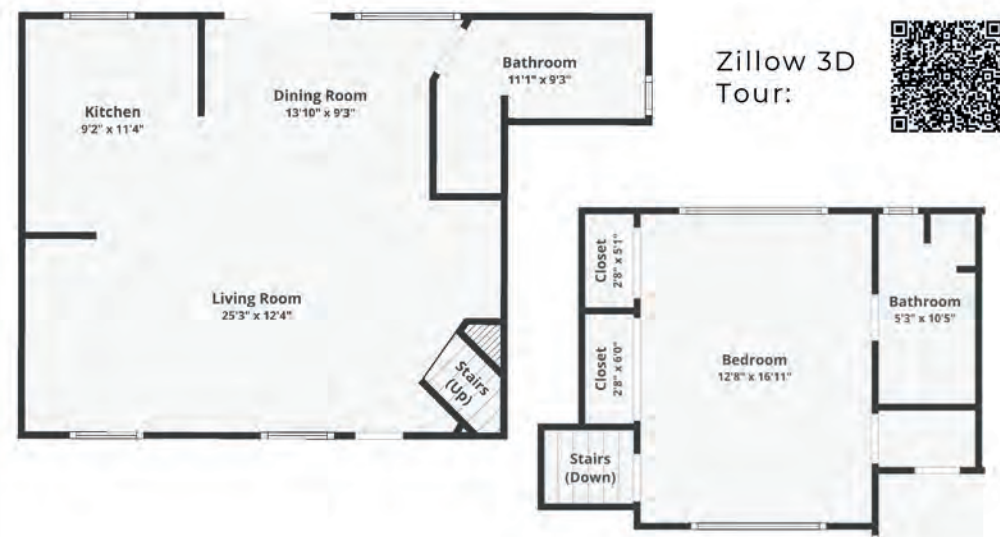
Originally built as the carriage house in 1909, this cottage retains its historic charm while offering thoughtful contemporary updates. With its own private entrance and two dedicated off-street parking spaces, it provides both privacy and ease of access.

The front door opens into a bright, inviting living space with an open layout ideal for relaxing or entertaining. A cozy sitting area flows into the dining space, with a gas fireplace that adds warmth and ambiance. A built-in workstation provides a dedicated area for remote work or study or a possible nook for a bed if needed for an ADA studio. The updated kitchen showcases black granite tile countertops, maple cabinetry, and stylish finishes, along with a central island perfect for meal prep or casual dining. Full bathroom with tile, zero clearance shower for ADA accessibility.

Just a few steps up from the main level, there's a spacious and light-filled bedroom along with ample closet space. The adjoining second bathroom includes a sink, toilet, and stand-up shower. The original historic bathtub remains as a decorative feature, adding character to the space.



FLOOR PLAN







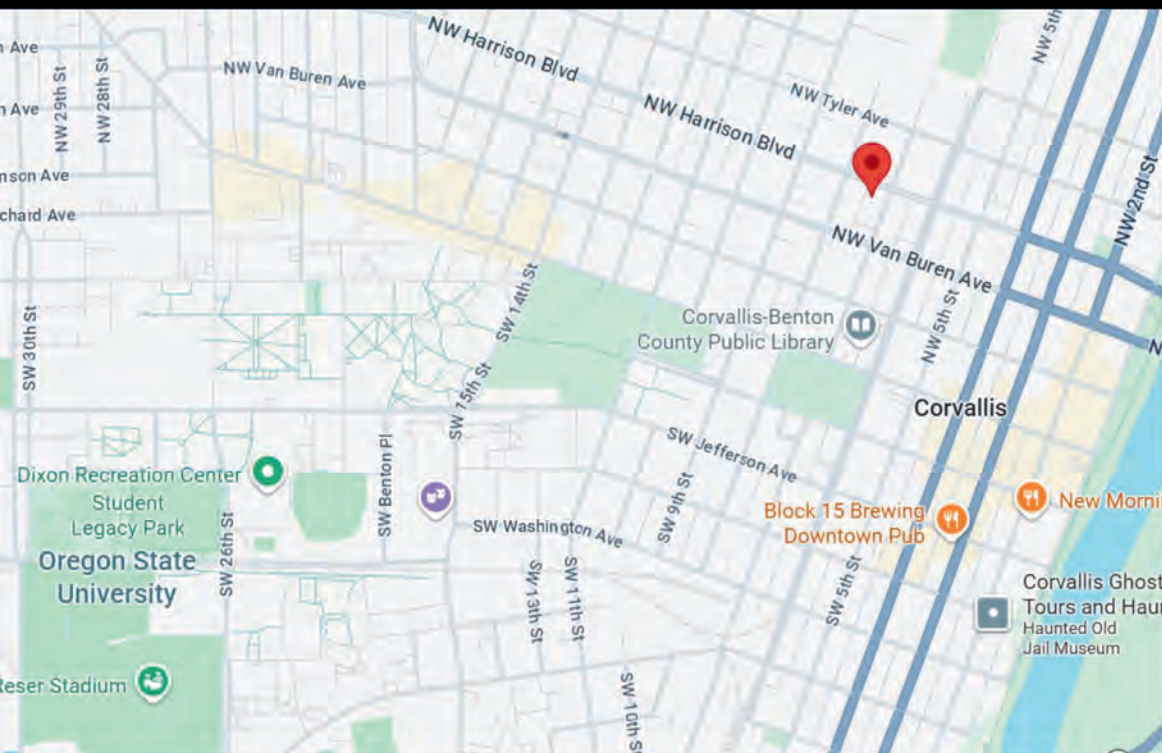
EXTERIOR

- Beautiful, Mature Landscaping
- 4 Dedicated Parking Spots + 1 Van Accessible Handicap Spot Behind the Home
- 2 Dedicated Parking Spots Infront of the Carriage House

LOCATION

Just blocks from the vibrant downtown district and the scenic Willamette River waterfront:

- Downtown Corvallis cafés, restaurants, boutiques, and the riverfront promenade are only minutes away.
- The Willamette waterfront offers quick access to parks, trails, and peaceful natural views.
- Oregon State University is conveniently close, providing easy access to campus events, recreation, and cultural activities.
- Grocery stores, transit lines, schools, and bike routes are all within a short walk or quick drive.



Set within one of Corvallis's most established and connected neighborhoods, this location blends historic charm, everyday convenience, and immediate access to the city's riverfront lifestyle.





Presented By
SETH WADDELL

LICENSED PRINCIPAL REAL ESTATE BROKER
REMAX INTEGRITY
REALTOR®

People are very important to me, and the fact that I care about who they are and what they need is what helps me perform my job well. I have lived in Corvallis with my wife and three children for over two decades and I know firsthand how important finding the right home for your family is.

I genuinely want to see my clients end up in a house that will serve their needs now and into the future. It is incredibly gratifying to know that I have helped countless families like my own find the space where their children are going to grow up and make memories.

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YOU CAN ALSO FIND ME ON



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Meet THE WADDELL GROUP



The Waddell Group is a licensed, professional real estate team specializing in residential, commercial, and investment properties. With over three decades of knowledge combined between the team members of The Waddell Group, we are confident that we can stand out from the crowd by having the utmost experience, integrity, and reliability.

EXPERIENCE

The Waddell Group was formed by Seth Waddell in January of 2018 after he already had over 5 years worth of Real Estate experience in Corvallis and the surrounding areas. As a team, we now have over 20 years worth of experience in Real Estate, Marketing, Construction, and Analyzing Market Trends. We also have a passion for serving the Willamette Valley, with many of our group members being native to the area and Oregon State University Alumni.

INTEGRITY

Here at The Waddell Group we know the importance and impact a home purchase/sale can have on our clients and we do not take our responsibilities lightly. We pride ourselves in operating an organically grown business based almost entirely on referrals. We also aim to build lifelong relationships with our clients and leave a lasting impression, which is why we always listen to our clients and put their needs first.

RELIABILITY

Every transaction is unique and requires the utmost attention, which is why we believe in working as a team to give our clients the best possible service. With many moving parts in a transaction, you can count on us to make the process as smooth as possible so that you can focus on enjoying your journey!





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