

Oregon Manufactured Home Dealer
email@rivervalley-homes.com



Price: \$49,900
Community: Rose Terrace
Address of Home:
809 Shadow Ranch Lane
Roseburg, Or 97470
Est. Annual Property Tax: \$397
Lot Rent: \$779

Heat: Electric, Central
Status: Active
Exterior Color: Tan/Brown
Builder: Golden West
Year: 1985
Size: 27' x 48' 1,296 Sq. Ft.
Bed Rooms: 3 **Bath Rooms:** 2

**Great Value And
Conveniently Located
Now Only \$49,900**



Now available for occupancy in a desirable 55+ community in Roseburg. Close to shopping, restaurants, easy freeway access and entertainment. Affordable space rent includes sewer, trash and water utilities. This cozy home has 3 bedrooms and 2 full bathrooms. The master bath has a step-in shower, the master bedroom has space to fit a king bed and offers a big walk-in closet. All of the major appliances, the stove, refrigerator, dishwasher, washer and dryer as well as a countertop microwave will stay with the home. The roof was replaced in 2010 as well as the heat pump in 2008 and water heater. Outside has covered off street parking for 2 vehicles. There is a convenient barn style 8'x 10' shed for storage or used as a workshop. By the front door is a welcoming huge deck for BBQing, relaxing with family enjoying the afternoon breeze or reading a good book. Call to schedule a viewing soon with River Valley Homes.



www.RiverValley-Homes.com

Call Rose @ 541-840-2351

email@rivervalley-homes.com

541-951-0588