



344 Del Norte Ln, Brookings, OR, 97415, Curry County

1.28 Acres with Chetco River frontage and in-town conveniences close by! Launch your kayak within 100' of your awesome 2400 sf, 3 bd, 2 bath home! A rare find! #23520663-m2o

Are you looking for the perfect Chetco River-front Home? With 1.28 acres of in-town, riverfront space and the ability to launch your kayak within 100' of your home, this 2400 Sf home is a rare find! Enjoy the beautiful water views, ample sunlight from the southern exposure, wonderful gardens/orchards (over 56 varieties of vegetables, fruits and nuts) and the Spruce/Fir/Hemlock trees that adorn the lot. Inside you'll find 3 good sized bedrooms, 2 baths, an office and 2 bonus spaces. All living spaces are on the main level with the exception of the lower-level bonus room. Along with many classic and charming examples of fine craftsmanship like original wood floors (living area floors even have pegged/dowel joints) and abundant functional storage areas in every room - there is a mix of modern updates including a roof, windows and sliding glass doors, IPE wood deck, heat pump, exterior siding, window coverings, recessed lights and a new 2nd bathroom. With plenty of space- inside and out, you'll enjoy the ever-changing scenery as the river changes with incoming and outgoing tides, boats enter and leave the port and wildlife like eagles, osprey, heron, river otters, seals and pelican frolic all around you. A beautiful gravel bar is the finishing touch- put your kayak in the water and enjoy a serene float or try your luck fishing for Salmon, Herring or Lamprey in the estuary! Schedule a showing today to get one step closer to owning this amazing river property. Call, text or e-mail today for all the details! #23520663-m2o



Name	Karen Kennedy
Address	29555 Ellensburg Ave/PO Box 494, Gold Beach, Oregon
Phone	541-425-7494
Mobile	541-425-0619

BASE INFORMATION:

Bed	: 3
Bath	: 2

LAND INFORMATION:

Total acres	: 1.28
Square feet	: 2420

BUILDING INFORMATION:

House Style	: Single Level Ranch
Year Built	: 1953
Number of Floors	: 1

CONVENIENCE:

General Amenities: Cable / Satellite TV / Broadband Internet Avail,
Appliance Amenities: Heat Pump, Forced Air Heat/Air, All Appliances, Air Conditioning,
Exterior Amenities: Waterfront, Views, River Frontage, Orchard, Lawn, Landscaped, Garden, Garage, Fruit Trees, Fencing, Exterior Lighting, Deck/Patio, Carport,
Interior Amenities: Window Treatments, Office, Laminate Flooring, Hardwood Floors, Fireplace-Wood, Ceiling Fan(s), Breakfast Nook, Bonus Room,
Security Amenities: Smoke/CO2 Detector,

NEIGHBORHOOD:

Super market	: 0 minutes by Car
Beach	: 0 minutes by Car
Coffee shop	: 0 minutes by Car
Town center	: 0 minutes by Car
Shopping center	: 0 minutes by Car

