



1096 Timber Ridge, Klamath Falls, OR, 97601, Klamath County

Quality-built 4 bd, 2.5 bath, 2058 sf home in RidgeWater gated community! #220173723

Here's your chance for a quality-built home in RidgeWater Properties! Homes in this gated community are very rare to come available, one level close to Oregon Institute of Technology, Sky Lakes Medical Center and Kingsley Field! Situated on a corner lot across from green space in two directions, a large open floor plan features a spacious kitchen, eating bar, dining area, fireplace & Bose surround sound. Custom Borror cabinetry throughout, with custom shelving for all your storage needs. The laundry room/mudroom is directly off of the garage, with plenty of closet space in every corner of the house & central vacuum system. An 800 sq ft composite deck gives you ample entertaining space or just a place for the peace & quiet afforded to you in this subdivision. Nature abounds, birding, walking, mountain biking trails & a closed loop water system are features of your new place to call home! Turn key and ready to live happily ever after, close to town, a world away!



Name	Wendy Clark
Address	3815 S 6th St Suite 110, Klamath Falls, Oregon
Phone	541-281-6316
Mobile	541-281-6316

LAND INFORMATION:

Subdivision	: RidgeWater
Total acres	: 0.29
Square feet	: 2058

BUILDING INFORMATION:

House Style	: Northwest Craftsman
Year Built	: 2008
Number of Floors	: 1
Floor area (Total)	: 2058

CONVENIENCE:

General Amenities: Garage Door Opener,City Water,City Sewer,Cable / Satellite TV / Broadband Internet Avail,
Appliance Amenities: Gas Heat,Forced Air Heat/Air,Central Heat/Air,All Appliances,Air Conditioning,
Community Amenities: Controlled Access,Bike Paths / Walking / Hiking Paths,
Exterior Amenities: Landscaped,In-ground Sprinklers,Gated Entry,Garage,Drip System,Deck/Patio,
Interior Amenities: Walk-in Closet(s),Vaulted Ceiling(s),Tile Flooring,Surround Sound,Pantry,Open Floor Plan,Mud Room,Laundry Room,Kitchen Island,Jetted Tub/Soaking Tub,Hardwood Floors,Granite Counters,Fireplace - Gas,Central Vac,Celing Fan(s),Carpeted Floors,Breakfast / Eating Bar,
Security Amenities: Smoke/Co2 Detector,