



Cory Neu Neu Real Estate

541-746-6440

info@neurealty.com



Matterport 3D/360° Virtual Tour

Come Home To Country Living on this beautifully maintained fully fenced 1.88 acre nicely set back from the road. The inviting home blends tasteful upgrades with 1950s charm. Hickory floors in the bedrooms and the spacious living room with mountain views from nearly every window. The family room offers dedicated office space, a cozy woodstove, tile flooring, a storage room, and a Vintage Oak Frigidaire Commercial Ice Box transformed into unique cabinetry that adds totally unique character. The main bathroom feels freshly installed showcasing elegant tile flooring, shower surround, countertops, and accent details. The kitchen is thoughtfully appointed with tile counters, oak flooring, a pantry, built-in microwave, dishwasher, and a skylight to provides natural light. Adjacent to the kitchen, the expansive 18' x 14' dining room opens to multiple patio areas, including a pergola just outside the sliding glass doors - perfect for entertaining or relaxing. The home is protected by a steel roof and cement fiber siding. Heated & cooled with forced air, and enhanced by a 3.2 KW grid-tied solar panel system & solar water heater for energy efficiency. A 23' x 20' attached garage with dual openers opens to its own covered patio leading to the grandiose 1,600 sqft shop, complete with its own heating system, a 360 sqft workshop featuring a hoist, workbench, vice, and a 10' garage door. The garden/potting room and storage areas are rounded out with a 960 sqft area suitable for all your toys and/or RV! Nicely landscaped yards include sprinklers, gardens, 20' X 19' barn/workshop with 220V & large loft and seasonal Chilly Creek runs through as well! A Must See Property, so make your appointment today!

Client Full

Residential

8/11/2025

12:07AM

\$575,000

3 bd | 1 / 1 ba | 1892 sqft

Status: **Active**

List Date: 8/11/2025

DOM: 0 Acres: 1.88

MLS#: 682283910

Year Built: 1957 / APPROX

46386 HIGHWAY 58 Westfir, OR 97492

Unit #:

Condo Loc:

XST/Dir: Hwy 58 to Property

Property Details:

Property Type: Detached

Style: Ranch

County: Lane

Nhood/Bldg:

CC&Rs: No

Legal: See Listing Forms & Documents

Warranty:

55+ w/Affidavit Y/N: No

Open House:

Area: 234

Zoning: RR5

Seller Disclosure: Disclosure

Waterfront: Creek, Seasonal

Lot Desc: Gentle Sloping, Level, Seasonal, Solar, Trees

Lot Size: 1 to 2.99 Acres

Lot Dimensions:

View: Creek/Stream, Mountain(s), Trees/Woods

Body Water: Chilly Creek

Tax ID: 0946952

Supplements: 2

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Upcoming Open House:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease: No

Schools:

Elementary: Oakridge

Middle: Oakridge

High: Oakridge

Residence Information:

Upper SQFT: 156	SQFT Source: Lane Co	Levels: 2	Green Certification:
Main SQFT: 1736	Total Up/Main: 1892	Roof: Metal	Energy Efficiency: Yes
Lower SQFT: 0	Fireplaces: 1	Parking: Covered, RV	Exterior: Fiber Cement
Additional SQFT:	Garage: 2 / Attached, ,	Access/Parking	RV Description: RV Parking,
Unreinforced Masonry	Foundation: Concrete	Basement: Crawl Space	RV/Boat Storage
Building:	Perimeter	Road Surface: Gravel, Paved	

Approximate Room Sizes and Descriptions:

Utility Room:	M	10 X 5	2nd Bathroom, Storage, Tile Floor
Living:	M	21 X 15	Ceiling Fan(s), Closet, Exterior Entry, Wood Floors
Kitchen:	M	13 X 9	Built-in Microwave, Built-in Dishwasher, Wood Floors
Dining:	M	18 X 13	Exterior Entry, Laminate Flooring, Sliding Doors, Wainscoting
Family:	M	25 X 13	Exterior Entry, Storage, Tile Floor, Wood Stove
Primary Bedroom:	M	14 X 10	Closet, Wood Floors
2nd Bedroom:	M	14 X 10	Closet
3rd Bedroom:	U	13 X 12	Storage
Baths - Full/Part	Upper Level: 0/0 Main Level: 1/1 Lower Level: 0/0 Total Baths: 1/1		

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Tile		
Interior: Ceiling Fan(s), Garage Door Opener, Hardwood Floors, Laminate Flooring, Laundry, Skylight(s), Tile Floor, Wainscoting		
Exterior: Second Garage, Barn(s), Fenced, Garden, Outbuilding, Patio, Porch, RV Hookup, RV Parking, RV/Boat Storage, Sprinkler, Tool Shed, Workshop, Yard		
Accessibility: Main Floor Bedroom w/Bath		
Security:		
Internet: DSL		
Windows: Double Pane Windows, Vinyl Frames		
Cool: Heat Pump	Heat: Heat Pump, Wood Stove	Fuel: Electricity, Wood Burning
Water: Well	Sewer: Standard Septic	Hot Water: Electricity, Solar Hot water

Financial:

Property Tax/Yr: \$1,754.07 / 2024	Rent, If Rented: Dues:	Short Sale: No Other Dues:	Bank Owned/Real Estate Owned: No
HOA: No			
Association Amenities:			
Terms Considered: Cash, Conventional, VA Loan			
Assumable Interest Rate:			
Assumable Remaining Months Ending:			

Comparable Information:

Original Price: \$575,000

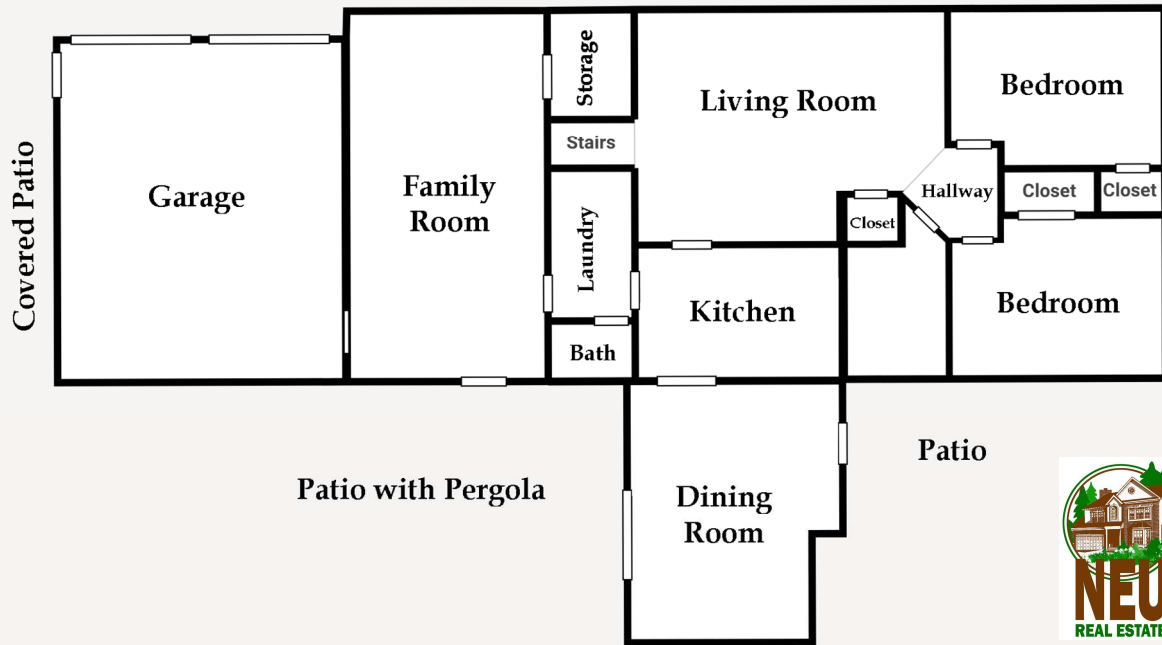
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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



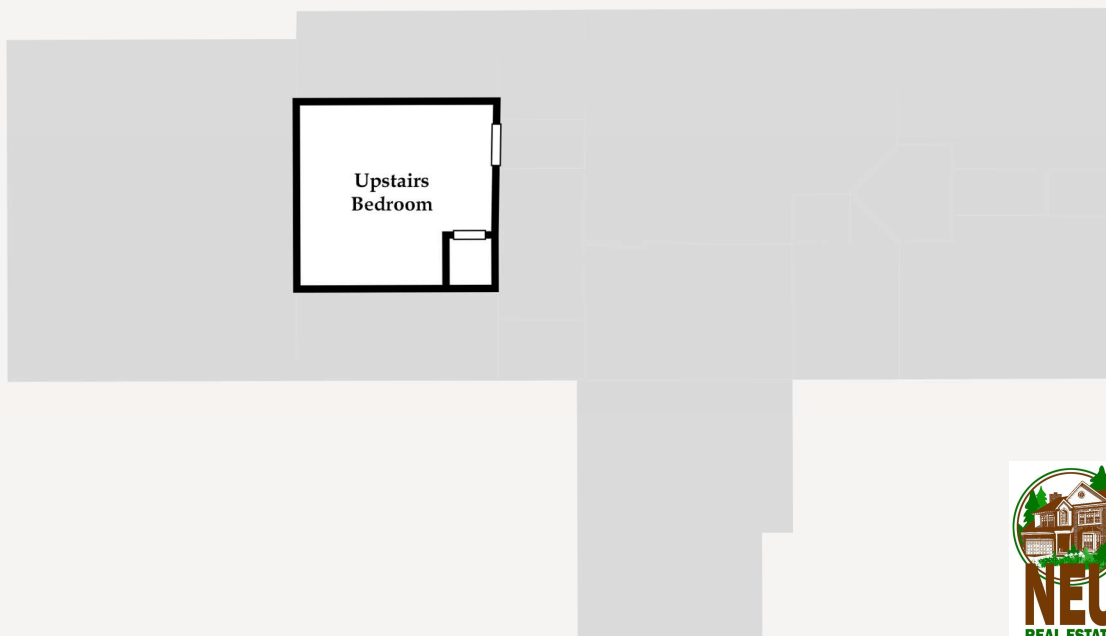


46386 Hwy 58 Floorplan

Floorplan - Main Level



Floorplan - 2nd Level Bedroom



Not House Plans. The are not to scale and are intended to illustrate the general layout of the

MLS#: 682283910 - Photo



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Photo Report

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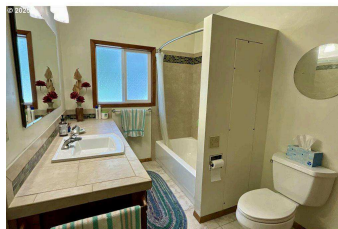
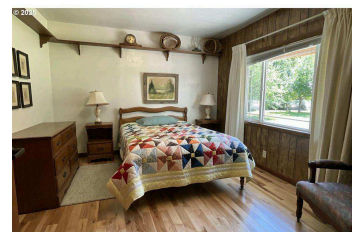
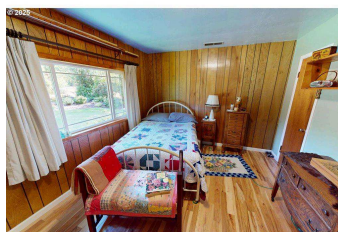
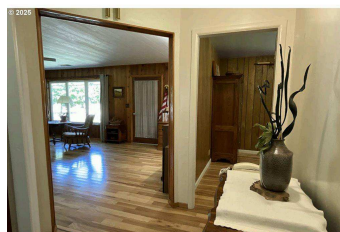
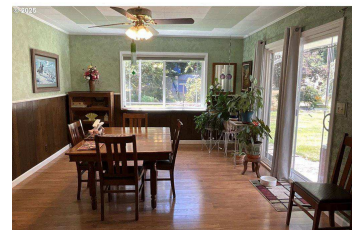
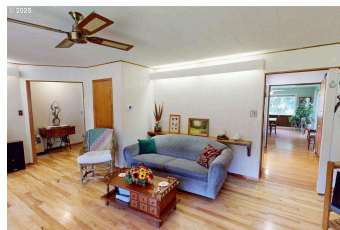
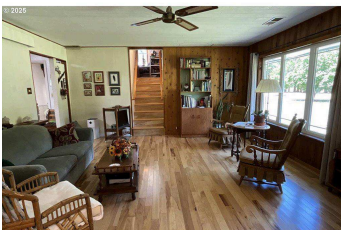
Area: 234

Style: RANCH

High: Oakridge

Lot Size: 1-2.99AC

Property Tax/Yr: \$1,754.07 / 2024



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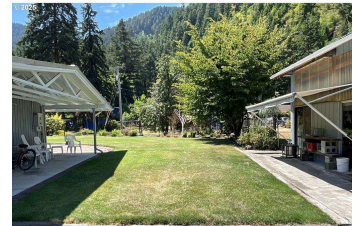
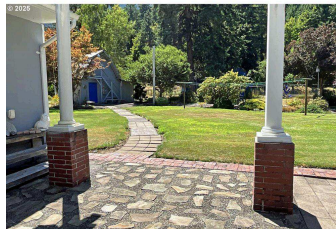
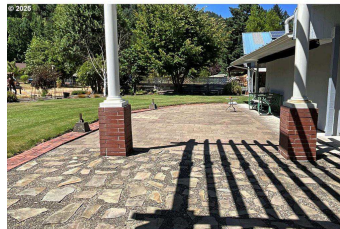
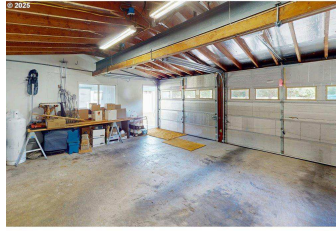
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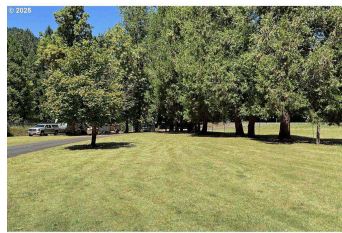
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