

# Elbow Room



22980 McGrath Rd.

(Bend - Cimarron City Subdivision)

\$199,900



This property features all the elbow room you'll need for people, critters, vehicles & toys, on a quiet 2.27 acres less than 7 miles from Bend. This well maintained home has a new septic tank, hot water heater plus newer roof & windows. With a living & family room, plus a sunroom (22X14) & bonus room (14X14), you can enjoy these versatile spaces for living & entertaining, or convert to formal dining, office, studio, a 4th bedroom or whatever you need. The 960 Sq. Ft. (40X24) garage with attached RVport, has an 11' overhead door & a finished & heated shop area. A perfect area for horses, hiking & exploring with BLM land nearby, this is a rare opportunity for the price, versatility & elbow room.

- 3 Bedrooms
- 2,028 +/- Square Feet
- Living & Family Rooms
- Sunroom - Active Solar Heat
- 1.75 Baths
- 2.27 +/- Acres
- RV Garage & RVport
- Upgrade & Paint Allowance

**Contact David for more information or a private showing!  
Or go to Featured Properties at [www.davidfoster.biz](http://www.davidfoster.biz).**

***"The Service You Deserve"***

*Since 1990*



**David Foster**

Associate Broker, GRI, CSP

Direct: (541)322-9934 • Office: (541)382-5657

Toll Free: (800)700-5657 • Home: (541)385-0940

Email: [david@davidfoster.biz](mailto:david@davidfoster.biz) • Web Page: [www.davidfoster.biz](http://www.davidfoster.biz)

**RE/MAX**  
**equity group, inc.**

210 SW Wilson Ave.

Old Mill District

Bend, Oregon 97702



## Special Features

- **Sunroom** - Great for plants and people, with many uses, featuring both passive and active solar heating with thermostatic controlled fans for pulling the heat into the house, or venting to the exterior. Hop vines trained to screen the windows during the Summer, and insulating window coverings to retain heat in the Winter.



- **Bonus Room** - Another versatile living space, a 14x14 room off the informal dining area of the kitchen & currently used for formal dining. North facing with even light, it could be a terrific studio space or an office. Exits to patio, hot tub area and rear yard.

- **Living Room** - Featuring a wood burning fireplace and room for both a formal sitting & dining area, and flows out to the sunroom.
- **Family Room** - A large room for TV, pool table, and more, with wood stove flue, built in storage and could be converted to a new master bedroom.

- **Garage/shop Building** - The 960 sq. ft. (40 X 24) building has room for many cars, toys, RVs and storage. It features both a regular size and an 11 ft. overhead door, plus a large, finished and heated shop area. Attached is a 28 ft. drive through RVport or equipment storage area.



- **Garden Area** - The gardener will enjoy the deer-fenced garden, the grapes and many other plantings.
- **The Land** - The owner, a retired forester has carefully managed the 2.27 acres over the years for a nice blend of landscaped and natural areas. You'll find not only Juniper, but also a variety other trees and plantings and a multi-zoned and efficient drip and spray irrigation system. With most of the land to the West open, there is plenty of room to cross fence for horses and a barn.
- **Cimarron City** - This rural subdivision in the Bend school district, is conveniently located just about 7 miles NE of Bend, and features 2+ acre lots for a quiet peaceful lifestyle. It is bordered on some sides by BLM land, which is easily accessible for riding, hiking and exploring.
- **Upgrade & Paint Allowance** - The owners are offering an allowance back at closing for further upgrades, new floor coverings, different colors, closing costs or whatever the new owners might like.