

AVAILABLE



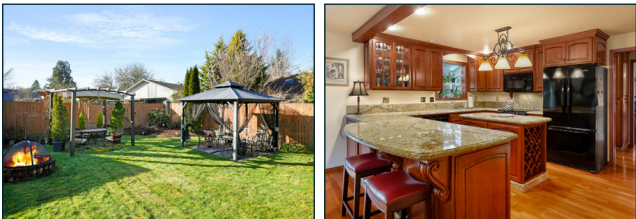
SPACIOUS HOME ON 3+ ACRES, CLOSE TO TOWN
Bedrooms: 3 • Bathrooms: 2.5
Sq. Ft: 2688 ± • Acreage: 3.07 ±
Built in 1998 • Albany • \$1,150,000
MLS #813573 • Active

AVAILABLE



BEAUTIFUL TIMBERHILL HOME WITH A VIEW!
Bedrooms: 4 • Bathrooms: 3
Sq. Ft: 3394 ± • Acreage: 0.25 ±
Built in 1992 • Corvallis • \$935,000
MLS #814256 • Active

AVAILABLE



GREAT HOME WITH PLENTY OF SPACE
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 2286 ± • Acreage: 0.18 ±
Built in 1979 • Corvallis • \$699,900
MLS #813570 • Active

MULTI-FAMILY ZONING



**INVESTOR OPPORTUNITY
READY FOR DEVELOPMENT**
Acreage: 5.92 ±
Corvallis • \$3,400,000
Zoning: RS-20 High Density
MLS #807248 • Active

AVAILABLE



**TIMELESS BEAUTY ON
DIMPLE HILL WITH ACREAGE**
Bedrooms: 6 • Bathrooms: 4
Sq. Ft: 7722 ± • Acreage: 8.15 ±
Built in 2005 • Corvallis • \$1,900,000
MLS #811508 • Active



**CRESCENT VALLEY HOME WITH
ACREAGE & LARGE SHOP**
Bedrooms: 4 • Bathrooms: 2 Full, 2 Half
Sq. Ft: 2554 ± • Acreage: 3.40 ±
Built in 1967 • Corvallis • \$1,175,000
MLS #810637 • Contingent

AVAILABLE



**CONTEMPORARY & STYLISH
COUNTRY LIVING**
Bedrooms: 4 • Bathrooms: 2.5
Sq. Ft: 2424 ± • Acreage: 2.01 ±
Built in 1994 • Corvallis • \$925,000
MLS #812768 • Active

COMING SOON



**ROOM FOR EVERYONE
SOUGHT AFTER NEIGHBORHOOD**
Bedrooms: 5 • Bathrooms: 3
Sq. Ft: 3034 ± • Acreage: 0.24 ±
Built in 1961 • Corvallis • \$749,000
MLS #813769 • Coming Soon

COMING SOON



**GORGEOUS NEWER HOME
MAIN LEVEL PRIMARY SUITE**
Bedrooms: 4 • Bathrooms: 2.5
Sq. Ft: 2559 ± • Acreage: 0.13 ±
Built in 2021 • Corvallis • \$743,500
MLS #814592 • Coming Soon



**WELL-DESIGNED HOME
PEACEFUL & CONVENIENT**
Bedrooms: 4 • Bathrooms: 3.5
Sq. Ft: 3072 ± • Acreage: 0.41 ±
Built in 1987 • Salem • \$729,900
MLS #812636 • Contingent

AVAILABLE



**ENCHANTING PROPERTY
GREAT OPPORTUNITY**
Bedrooms: 4 • Bathrooms: 2
Sq. Ft: 2455 ± • Acreage: 1.10 ±
Built in 1940 • Philomath • \$725,000
MLS #813296 • Active



**BEAUTIFUL & MODERN
RUSSELL GARDENS HOME**
Bedrooms: 4 • Bathrooms: 3
Sq. Ft: 2338 ± • Acreage: 0.11 ±
Built in 2019 • Corvallis • \$699,000
MLS #813397 • Contingent

AVAILABLE



**LUSH GREEN & CONVENIENT
TIMBERHILL NEIGHBORHOOD**
Bedrooms: 3 • Bathrooms: 2.5
Sq. Ft: 2156 ± • Acreage: 0.16 ±
Built in 1985 • Corvallis • \$650,000
MLS #814665 • Active

AVAILABLE



**QUALITY-CUSTOM HOME
PERFECT CORNER LOT**
Bedrooms: 4 • Bathrooms: 2.5
Sq. Ft: 2272 ± • Acreage: 0.16 ±
Built in 2024 • Philomath • \$647,000
MLS #812296 • Active



**SPACIOUS, MAIN-FLOOR LIVING
UPSTAIRS BONUS ROOM**
Bedrooms: 4 • Bathrooms: 2.5
Sq. Ft: 2229 ± • Acreage: 0.16 ±
Built in 2024 • Philomath • \$647,000
MLS #812294 • Contingent

COMING SOON



**CHARMING NEWER BUILD
IDEAL CORNER LOT**
Bedrooms: 4 • Bathrooms: 2.5
Sq. Ft: 2038 ± • Acreage: 0.13 ±
Built in 2023 • Corvallis • \$638,000
MLS #813400 • Coming Soon

AVAILABLE



**BEAUTIFUL LANDSCAPING
WELL-LOVED HOME**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1461 ± • Acreage: 1.39 ±
Built in 1978 • Corvallis • \$555,000
MLS #814244 • Active



**DIGNIFIED TOWNHOME
ELEGANCE & CONVENIENCE**
Bedrooms: 3 • Bathrooms: 2.5
Sq. Ft: 1756 ± • Acreage: 0.08 ±
Built in 2019 • Corvallis • \$548,000
MLS #813373 • Contingent

Corvallis

Visit us at 455 NW Tyler Ave
Call us at 541-757-1781
Mon-Fri 8am-5pm
Sat 10am-2pm

Albany

Visit us at 321 1st Ave NE, Ste 1B
Call us at 541-924-5616
Hours by Appointment

Town & Country Realty Brokers:

Lisa Marie Boyd, Owner (541) 207-2031	Ericka Fowler.....(541) 852-5471	Karen Cardosa.....(541) 905-4477	Nancy Savage.....(541) 207-5938
Angelica Rehkugler(541) 740-0959	Glenda Stuart.....(541) 231-5625	Karen Rosenberg(541) 760-6858	Patrick Gross.....(541) 840-6431
Barbara Viau(541) 801-0010	Heidi Garza.....(541) 619-0623	Keelie Stutsman Burford (707) 391-2810	Patty Lorenzen.....(541) 760-5911
Bruce Anderson(541) 622-9146	Jane Fisher.....(541) 829-9064	Kelly Candanoza(541) 602-6676	Tammy Morrison.....(541) 760-5337
Cori Bland(503) 515-7757	Jennifer Baughman(541) 610-2451	Kristin Knutson(541) 760-5813	Todd Clark.....(541) 220-9423
Dawn De Garmo(541) 359-9282	Jessica Smith.....(541) 990-4121	Lisa Langeliers(541) 760-2496	Traci Garets(541) 740-1667
Debbie Brand.....(541) 740-3819	Jill Shreve.....(541) 974-4935	Meredith Baughman.....(541) 908-3435	Travis Thiel.....(541) 228-5996
Elisa Street(541) 740-3812	Jon Polansky(303) 870-9871	Michelle Fowler.....(541) 740-8294	Tricia Kocurek.....(541) 760-3228
Eric Fowler.....(541) 232-7477	Joni Berry(541) 760-0668	Michelle Waddell(541) 212-4760	Wendy Leibelt.....(541) 602-9308



See all mid-Willamette Valley listings online at tncrealty.com



PRSR STD
U.S. POSTAGE
PAID
ALBANY, OR
PERMIT NO. 188

POSTAL CUSTOMER



TOWN &
COUNTRY
REALTY

Your mid-valley real estate expert since 1951.



AVAILABLE

**MOVE-IN READY HOME
GREAT LOCATION**
Bedrooms: 3 • Bathrooms: 2.5
Sq. Ft: 1875 ± • Acreage: 0.11 ±
Built in 1995 • Corvallis • \$529,000
MLS #813147 • Active



COMING SOON

**WELL-MAINTAINED HOME
LOTS OF CHARACTER**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1495 ± • Acreage: 0.12 ±
Built in 1925 • Corvallis • \$525,000
MLS #814521 • Coming Soon



**EASY-LIVING SINGLE LEVEL
BEAUTIFUL & CONVENIENT**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1726 ± • Acreage: 0.12 ±
Built in 2020 • Corvallis • \$509,900
MLS #813256 • Contingent



AVAILABLE

**SPACIOUS TWO-STORY HOME
MOVE-IN READY**
Bedrooms: 4 • Bathrooms: 2.5
Sq. Ft: 2074 ± • Acreage: 0.13 ±
Built in 2020 • Philomath • \$499,000
MLS #814043 • Active



AVAILABLE

**EASY-LIVING DUPLEX
SUPER CONVENIENT LOCATION**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1312 ± • Acreage: 0.08 ±
Built in 1996 • Corvallis • \$475,000
MLS #813892 • Active



AVAILABLE

**INVESTMENT OPPORTUNITY
DUPLEX WITH SOLID RENTING**
Bedrooms: 2 • Bathrooms: 1 (Each Side)
Sq. Ft: 1744 ± • Acreage: 0.26 ±
Built in 1972 • Corvallis • \$470,000
MLS #811448 & 811583 • Active



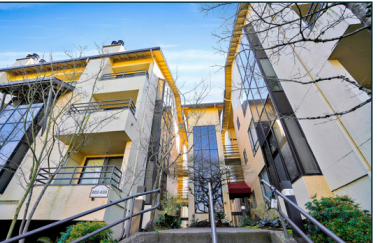
AVAILABLE

**REFURBISHED THROUGHOUT
CLEAN & CRISP CHARMER**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1611 ± • Acreage: 0.16 ±
Built in 1948 • Lebanon • \$365,000
MLS #814477 • Active



COMING SOON

**GREAT OPPORTUNITY
PEACEFUL, RURAL LOCATION**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1557 ± • Acreage: 0.59 ±
Built in 1947 • Albany • \$359,000
MLS #814408 • Coming Soon



**SOPHISTICATED CONDO
NEAR WILLAMETTE RIVER**
Bedrooms: 2 • Bathrooms: 2
Sq. Ft: 1117 ±
Built in 1982 • Eugene • \$349,000
MLS #814222 • Contingent



COMING SOON

**SWEET CONDO
NEAR SCHOOLS & PARKS**
Bedrooms: 3 • Bathrooms: 1.5
Sq. Ft: 1104 ± • Acreage: 0.05 ±
Built in 1972 • Albany • \$259,000
MLS #814517 • Coming Soon



AVAILABLE

**ADORABLE UPSTAIRS CONDO
GREAT VIEW OF GREENSPACE**
Bedrooms: 2 • Bathrooms: 1
Sq. Ft: 581 ± • Acreage: 0.01 ±
Built in 1965 • Eugene • \$215,000
MLS #812859 • Active



AVAILABLE

**NICE GATED 55+ COMMUNITY
COVERED PARKING & DECK**
Bedrooms: 2 • Bathrooms: 2
Sq. Ft: 1272 ±
Built in 1972 • Eugene • \$49,000
MLS #813171 • Active

LOOKING FOR THE LATEST LISTINGS?



Either scan the QR code above,
or visit: tncrealty.com/new-listings



Join Town & Country Realty in supporting
Willamette Valley First Responders Chaplains
APRIL 2024 SUPPLY DRIVE



WVFC provides chaplaincy support and services to first responders and offers compassionate care to members of the public as they experience life-changing crisis events. Learn more: wvfrc.org

**During April, please bring supply items to our Corvallis Office, 455 NW Tyler Avenue
Monday–Friday 8am–5pm & Saturday 10am–2pm**

Supplies needed by WVFC:

- Bottled water
- Gatorade/electrolyte drinks
- Individually packaged snacks:
 - Jerky, chips, nuts, trail mix, etc.
 - Mountain meals
- Hand warmers
- Tea bags & coffee sachets
- Individual creamers & sugar packets
- Napkins, cutlery, & disposable plates
- Blankets
- Bug repellent and SPF 50 sunscreen
- Soft toys for children involved in critical incidents.
- Coloring books, crayons, toy cars, etc

Monetary donations are always needed and welcomed. Please visit wvfrc.org to make online donations or send a check (payable to "WVFC") to 922 NW Circle Blvd, Suite 160-159, Corvallis OR 97330. **THANK YOU!**

Trust Town & Country Realty as Your Reliable Source Beyond the Headlines



Lisa Marie Boyd,
Managing Principal
Broker/Owner

Town & Country Realty has provided expert, professional real estate advice and has successfully navigated industry changes for over 73 years. Regardless of changes that may come, Town & Country Realty brokers remain your trusted advisors. This will never change.

Recently you may have heard through a variety of social media and traditional news outlets of a proposed settlement by the National Association of Realtors (NAR) from a class action lawsuit. To clear up any confusion and debunk sensationalized and inaccurate headlines, we are here to set the record straight with truths.

The **proposed** NAR settlement addresses two issues:

1. Sellers who offer compensation to pay the buyer's broker may not disclose it on a multiple listing service (MLS), but it may be listed on brokers' websites or third-party sites.
2. Buyers must enter into a written representation agreement that expressly identifies buyer representation and the broker's compensation for services before touring a home.

Consumer choices have not changed regarding real estate services and compensation. Commissions have always been negotiable and continue to

be so. The NAR has never set commissions or suggested a "standard rate". Each firm or independent broker has its own business model ranging from charging flat fees, payment by the hour, or a commission percentage of the gross purchase price.

While buyer broker representation agreements have been best practice for many years, they were considered optional. It will now be required. When the buyer enters into a service agreement with a broker, the buyer can negotiate with the seller to pay the fee from seller's proceeds when presenting an offer to purchase. The buyer may also elect to pay the fee themselves by bringing additional funds to closing. A seller can still offer to pay the buyer's brokers compensation to help attract the most buyers to their property.

Some media has stated the proposed settlement is the end of commissions, and it simply is not true. Nor is it likely that home prices will drop. Home prices are driven by supply and demand. The Mid-Willamette Valley has had more demand than supply for the past decade, a trend we expect to continue. Trusted, knowledgeable real estate professionals continue to be an integral part of the buying and selling process.

In short, it remains business as usual with new ways, and restrictions, to communicate more explicitly how each party is compensated. Whether buying, selling, or just curious, contact your trusted Town & Country Realty Broker today to answer all your real estate questions. Call us today at 541-757-1781 in Corvallis or at 541-924-5616 in Albany.

COMMUNITY MATTERS

ABC House



Children’s advocacy center serving Linn & Benton County infants, children, and youth impacted by abuse or neglect.

April is National Child Abuse Awareness Month! Join ABC House in protecting our community’s most vulnerable members.

ABC House is a nonprofit children’s advocacy center serving Benton and Linn Counties, an accredited member of the National Children’s Alliance, and a member of Oregon Child Abuse Solutions. Working to break the cycle of child abuse and neglect, ABC House supports children as they find their voice, helping both children and families heal and thrive. Since 1999, ABC House has provided comprehensive services to over 14,000 children and their families, serving nearly 900 children in 2023. In addition to direct services, their Community Education program provides child abuse awareness and prevention programming for more than 5,000 youth and adult community members annually.

At ABC House, no child is ever turned away due to the inability to pay, and children are seen at no out-of-pocket cost to the family. This is only possible with generous support from the community! ABC House’s biggest fundraising event

of the year—**Celebrate Hope**—presented by Town & Country Realty, is Thursday, April 4th, 2024. Every dollar raised ensures these essential services will continue to be available for the increasing number of children in need in our community. Tickets are available for purchase: betterunite.com/celebratehope2024

If you would like to contribute please consider making a tax-deductible donation by visiting abchouse.org/donate or mail a check to ABC House, P.O. Box 68, Albany OR 97321. Thank you for making a difference in the life of a child in our community.

You can help prevent child abuse in our community by signing up for free training at abchouse.org/training.

Phone: 541-926-2203 | **Email:** info@abchouse.org
24/7 Abuse Hotline: 855-503-SAFE (7233)
Website: abchouse.org | **Mailing Address:** P.O. Box 68, Albany OR 97321



Jackson Street Youth Services



Offering youth a safe place to live and resources to work through crises and towards a brighter, more stable future.

Jackson Street Youth Services is here to promote safety, stability, and well-being for youth. They work to prevent homelessness by showing a path to long term success by building positive relationships and teaching skills for self-sufficiency.

Jackson Street started locally as a grassroots organization and is now nationally recognized as a leader in our field. They still rely on the generosity of local donors to do this important work together, as a resilient community: The youth, their staff, and YOU! Together, to end youth homelessness.

Join Jackson Street for their 11th annual **Youth Rising** fundraising reception, presented by Town & Country Realty, on Thursday, April 25th, 2024. Doors open at 5pm at a new venue this year—the YMCA Family Activities Center. They will offer a buffet dinner, live music by the Crescent Valley High School

String Quartet, a photo booth, and of course, an incredible and uplifting program celebrating our community and centered on youth.

The event is free to attend but seating is limited so please RSVP no later than April 10th. We hope you are inspired to give generously at the event and invite you to share the opportunity widely with friends, family, and colleagues.

Contact Hannah Miller with questions: email hannah.miller@jacksonstreet.org or call 541-745-4553.

Phone: 541-286-4580 | **RSVP:** JacksonStreetYouthRising2024.eventbrite.com
24/7 Abuse Hotline: 800-901-2904
Website: jacksonstreet.org | **Mailing Address:** P.O. Box 285, Corvallis OR 97339



Since 2017, Town & Country Realty has contributed over \$339,000 to the community. Each month, in our Real Estate Guide, we feature local non-profits, community events, and charities that we support in an effort to expand their exposure. If your organization has a need, please reach out to us at info@tncrealty.com and let us know. Thank you for your contributions to our local community and for all the work you do to provide the place we all love to come home to!

THIS EDITION OF THE REAL ESTATE GUIDE BROUGHT TO YOU BY:



A&L ROOFING

Affordable Quality
(503) 371-0179 • contact@alroofingsalem.com
4692 Lancaster Dr. NE, Salem
Asphalt Shingles • Metal Roof • Flat PVC Roofing • Repairs



Riverside WINDOW DOOR

439 SW 2nd St, Corvallis | 541.752.1070
info@riversidewindows.com | riversidewindows.com
*Some restrictions apply
***Now installing what we sell!**

Fresh, local, organic groceries for everyone, every day.



North Corvallis
2855 NW Grant
South Corvallis
1007 SE 3rd St
Open daily 7am - 9pm Everyone Welcome @firstaltcoop

Town & Country Realty is proud to partner with these businesses. Each month, we feature one of them on social media. Scan the QR code above, or visit tncrealty.com/our-valued-partners, to learn more about them and read their articles. For more information on advertising in the Real Estate Guide, email us at info@tncrealty.com. We look forward to partnering with you!



TOWN &
COUNTRY
REALTY

Contact a Town & Country Realty Broker Today!



Lisa Marie Boyd
Managing Principal Broker/Owner
(541) 207-2031



Bruce Anderson
Broker
(541) 622-9146



Jennifer Baughman
Broker
(541) 610-2451



Meredith Baughman
Broker
(541) 908-3435



Joni Berry
Principal Broker
(541) 760-0668



Cori Bland
Broker
(503) 515-7757



Debbie Brand
Principal Broker, CRS, SRES
(541) 740-3819



Kelly Candanoza, Broker
ABR, CNE, EA, PSA, SRS
(541) 602-6676



Karen Cardoso
Broker, GRI, PSA
(541) 905-4477



Todd Clark
Broker
(541) 220-9423



Dawn De Garmo
Broker, RENE
(541) 359-9282



Jane Fisher
Broker, ABR, CRS, GRI
(541) 829-9064



Ericka Fowler
Principal Broker
(541) 852-5471



Eric Fowler
Broker
(541) 232-7477



Michelle Fowler, Broker
GRI, CRS, CNE, ABR, CHMS,
SRES, CRIS, (541) 740-8294



Traci Garets
Broker
(541) 740-1667



Heidi Garza
Broker
(541) 619-0623



Patrick Gross
Broker, e-PRO, GREEN
(541) 840-6431



Kristin Knutson
Principal Broker, ABR, CRS,
e-PRO, (541) 760-5813



Tricia Kocurek
Broker, CRS, GRI
(541) 760-3228



Lisa Langeliers
Broker
(541) 760-2496



Wendy Leibelt
Broker, SRS, RSPS
(541) 602-9308



Patty Lorenzen
Broker, CRS, GRI
(541) 760-5911



Tammy Morrison
Broker
(541) 760-5337



Jon Polansky
Referral Broker
(303) 870-9871



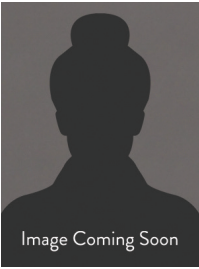
Angelica Rehkugler
Broker, ABR, GRI
(541) 740-0959



Karen Rosenberg
Principal Broker, ABR, PSA,
SRES, (541) 760-6858



Nancy Savage
Broker
(541) 207-5938



Jill Shreve
Broker
(541) 974-4935



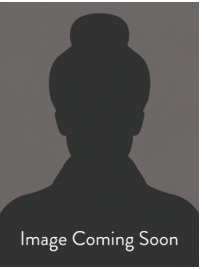
Jessica Smith
Broker
(541) 990-4121



Elisa Street
Broker
(541) 740-3812



Glenda Stuart
Broker, CRS, LHC
(541) 231-5625



Keelie Stutsman Burford
Broker
(707) 391-2810



Travis Thiel
Broker
(541) 228-5996



Barbara Viau
Broker
(541) 801-0010



Michelle Waddell
Referral Broker
(541) 212-4760



Bruce Anderson,
Broker

Bruce Anderson, Broker, Joins Town & Country Realty

Bruce Anderson has a deep connection to Corvallis, having grown up in the area and graduating from Corvallis High School in 1984. After spending 35 years away, Bruce made the decision to return to his hometown to not only reconnect with family but also to establish himself as a trusted real estate professional in the community.

In his first few years in the industry, Bruce found himself collaborating frequently with Town and Country Realty Brokers. It soon became clear that joining forces with this prestigious company was the right move for him. Bruce is thrilled to be a part of a company he has admired for years and to further establish himself as a local expert in the Mid-Willamette Valley.

Outside of real estate, Bruce is actively involved in giving back to the community. He currently serves as a City of Corvallis Historic Resource Commissioner,

volunteers with the Corvallis chapter of Rotary International, and sponsors both CHS and American Legion Baseball. He is committed to creating lasting relationships with his clients and providing exceptional service that goes above and beyond their expectations. His clients describe him as a genuine, person-centered professional who truly cares about their needs.

When he's not busy with his real estate endeavors or community involvement, Bruce can be found pursuing his passions for music, theater, or cycling. His love for play and creativity shines through in everything he does.

Whether you are interested in buying, selling, or investing in real estate, Bruce Anderson is happy to help you. He also values referrals and always appreciates them. Whether by phone, email, or text, he is ready and eager to assist clients with their real estate needs. Bruce can be reached at 541-622-9146 and at bruce@tncrealty.com.



Keelie Stutsman Burford,
Broker

Keelie Stutsman Burford, Broker, Joins Town & Country Realty

Keelie Stutsman Burford is a dedicated and compassionate professional with a strong background in client communication and problem-solving. With years of experience in veterinary medicine, she brings a unique skill set to the world of real estate. Born and raised in Northern California, Keelie fell in love with the Willamette Valley four years ago and now resides in Philomath with her husband Trenton and their beloved dog, Ren.

Her passion for the outdoors, including hiking, fishing, hunting, and exploring the Oregon coastline, reflects her appreciation

for nature and the beauty of the Pacific Northwest. Keelie's upbringing on a family ranch instilled in her a strong work ethic and respect for others, traits that have shaped her approach to business.

As a Broker, Keelie is dedicated to building strong relationships with her clients and guiding them through the process of buying or selling a home. With her attention to detail and enthusiasm for advocating on behalf of her clients, Keelie is committed to providing a seamless and enjoyable real estate experience.

Don't hesitate to reach out to Keelie Stutsman Burford today—she looks forward to the opportunity to work with you. Call or email her today at 541-974-4935 and keelie@tncrealty.com.



Community Shred Day:

This Month: April 20th • 10AM-2PM

Bring your personal papers for complimentary shredding at **Town & Country Realty, Corvallis: 455 NW Tyler Avenue**
All shredded paper is recycled, so please make sure there is no plastic or trash in with your documents.

