



# Welcome to ...

## 9626 S Gribble Rd., Canby, Oregon

### Some Features of this lovely Aviation lifestyle... at Workman Airpark - OR41

Located in the lovely Workman Airpark community of about 27 homes. Workman is one of two private airport communities located in Canby, Oregon. The grass airstrip is reliable with year round access as turf is well maintained and has an underlay of gravel and sand. Airstrip lighting, Beacon and easy access. The strip is 2,240 feet long. No obstructions to be concerned about – you have clear landing patterns. The location of the home is a perfect spot to see take off points and landings of the visiting and neighborhood homeowner's planes.

#### The Hangar

- Attached to Garage for easy interior access
- 48' x 36' Cedar siding/HP siding on S end
- Two 20' doors with electric roll up doors
- 10' door for RV/equipment from driveway
- Built in cabinets & countertops
- Concrete floors
- Door to back of home
- Large windows for light
- 220 electric panel
- Air Compressor Negotiable
- Gas Heater unit w thermostat
- Concrete pad in front of hangar door

#### The Workshop

- 30' x 18' Cedar siding
- 7.5' x 7.5' roll up door
- Built in Cabinets for tools/supply storage
- Concrete floor
- Entry door on side
- 220 Electric panel
- Storage for Mower/Yard equipment
- Set about 50' from the home
- Concrete perimeter & wood storage area behind shop

#### The Home

- Almost 2,000 SF One level Custom built home
- Walk in view of floor to ceiling stone fireplace
- Lovely custom hardwood floors and cabinets
- Kitchen features solid cherry wood cabinets with pull outs and 2 lazy-susans, stainless steel gas appliances, granite counters, Marmoleum floors and pantry, eating bar & dining area, large picture windows & wood deck off of kitchen area
- ½ bathroom off kitchen also hosts a sink and the washer/dryer w access to hangar
- Attached oversized 2 car garage with cabinets, fridge, HVAC system and central vacuum with direct access to hangar
- Office/Bedroom, 2 more nice sized bedrooms, and Full bathroom with tile tub/shower off hallway
- Large Primary bedroom with sky view window & a cozy gas fireplace
- Huge walk-in closet with windows & built in drawers.
- Deck off Primary is plumbed for Hot Tub
- Modern bathroom with a Travertine tile walk-in shower with special in shower features
- Newer roof on all buildings - 2011
- New paint exterior - 2024
- Newer septic system - 2019
- Updated Heat pump -Heating and Cooling system – 2015 approx
- Wood is negotiable