

New homes offered in Valley View Estates

By ERNEST V. JOINER

Five new homes are ready for sale in the Valley View Estates subdivision, according to Paul Shiffer of the Kinzua Corporation.

The homes, four three-bedroom and one two-bedroom residences, range in price from \$27,000 to \$37,435. All are fully insulated—floors, walls and ceiling—and sliding glass doors are double-paned for heat conservation in winter. They are air-conditioned and heated with electric baseboard panels. All tiling is ceramic. All have heat sen-

sors for safety. All have a spectacular view of the city and the hills beyond. All have spacious two-car garages with paved driveways.

Gene James, Cottage Grove landscape architect, was at the subdivision site last Thursday. More than 750 shrubs are being planted. The grass is presenting a problem, according to James. To be planted is an erosion control field grass which can be mowed once a month, and which will not present the fire hazard that natural grass would present in dry months. James said that Eastern

Oregon is the most difficult area in Oregon to landscape. The mortality rate for plants and shrubs is very high, more so than in Northern British Columbia, he said.

Paving of the subdivision was nearing completion last week, with all regular 20- and 28-foot streets already paved, curbed and guttered. All access roads are completed. All utilities, including television cable, are underground. Dick Chambers, contractor, R.A. Chambers & Associates, Eugene, said construction began on the subdivision in July 1974. To date a total of \$281,875

has been spent on the project. The cost of blasting alone exceeded \$30,000!

When homes have been completed on the remaining 15 unsold lots the Morrow County tax roll will be enriched with a valuation of about \$1.5 million. The Evergreen Terrace 20-unit apartment complex was built to meet the general housing needs of the community and completed at a cost of \$450,000. It went on the county tax roll Jan. 1 at \$349,850.

eral manager of Kinzua Corporation, who built the complex.

Rents in the apartments are based on tenants' income, and range from \$135 to \$235 per month.

Probably one of the most attractive features of the individual homes is the financing arrangements. At a time when mortgage lenders are requiring as much as 25 and 30 per cent down payment on a dwelling, these can be bought for as little as 5 per cent down.

Valley View Estates homes are approved for all conventional financing (FHA, GI and private banking institutions) at interest rates lower than charged in most areas of the country.

For example, both local banks will provide 95 per cent financing for one of these homes to any qualified buyer, and at an interest rate from 2 to 5 per cent under established rates elsewhere. An Oregon GI loan requires only a 5 per cent down payment with a mortgage interest rate on the balance of 5.9 per cent.

"One advantage in owning one of these homes," Shiffer said, "is that a buyer can pick up a 3 per cent income tax deduction if purchased before Dec. 31, 1975." (On the \$27,000 home available this would amount to an income tax reduction of \$1,350.)

"All homes are built to Farmers Home Administration specifications and meet all building codes, all requirements for all lending agencies, and have been approved by all state agencies involved, including the Department of Environmental Quality and Oregon State Department of Health," Shiffer said.

He pointed out that the homes are automatically covered by a one-year guarantee against improper workmanship, and qualify for a 10-year warranty.

The subdivision boasts two spectacular homes. One is nearing completion for Heppner attorney Herman Winter. The custom-built home has a full-length porch and patio at the back, overlooking the town, which adjoins a large swimming pool.

The other is the home of the Allen Nistads. Like the Winter home when completed, it is a candidate for inclusion in Better Homes and Gardens. It is a culmination of "dreams of all the years" for the Nistads. It is of wood larch construction, rough outside and highly finished inside, from Kinzua's own mills. The furniture is custom-built of seasoned oak.

The huge kitchen has an "island" which contains microwave and conventional built-in ovens, stainless sinks and abounding in Franciscan tile. The kitchen, as does the living room and two-sided deck area provides a commanding 180-degree view of the city. "It's like Christmas every night," Nistad said, referring to the sight of twinkling lights at night over the town below.

Nearly every appliance (and there are many) are faced with larch wood to match the interior walls. Even the fireplace chimney on the outside is faced with matching larchwood.

The center of attraction is the 14-foot mantel encompassing the fireplace in the 23-foot high beamed living room area. Across the top is a huge weathered wooden beam extending the entire length. It is hand-hewn, dating back to 1850 when it was part of the construction of the first barn ever erected on the Prairie Ranch, not far from Spray. The original square nails and old-fashion bolts are still in the beam, as are the original axe marks. The facing of the fireplace underneath the beam is of gray slate.

Whoever buys the homes in Valley View Estates are assured of living in what the realtors call a "good neighborhood." Each deed includes protective and restrictive covenants which insures the purchaser that all property in the subdivision will be properly maintained, fences regulated, and livestock, trailer and outbuildings restricted. An added attraction is the nearby Pioneer Memorial Hospital and the new Heppner Medical Clinic, one of the most attractive, well-equipped and well-staffed in the state for any city twice the size of Heppner. Too, the homes are above the flood plain.

Nistad said the Valley View project has opened an entire new area for residential development. Plans are already developing for the

opening up of eight other residential building sites adjoining the subdivision on the northeast. This could provide additional quality housing as the need increases.

Shiffer said all water, plumbing and electrical problems in the project have been corrected and have been

approved by the proper inspectors. "We have 30 pounds of water pressure at any point in Valley View Estates," he added.

Both the Evergreen Terrace apartments and Valley View Estates came into being when the Kinzua Corporation needed housing for its employees

and private interests in the city were unable to supply it. Let's see how it has paid off: Four years ago the Kinzua Corporation had 58 employees.

Today there are 360 employees—and a \$3 million a year increase in payroll.



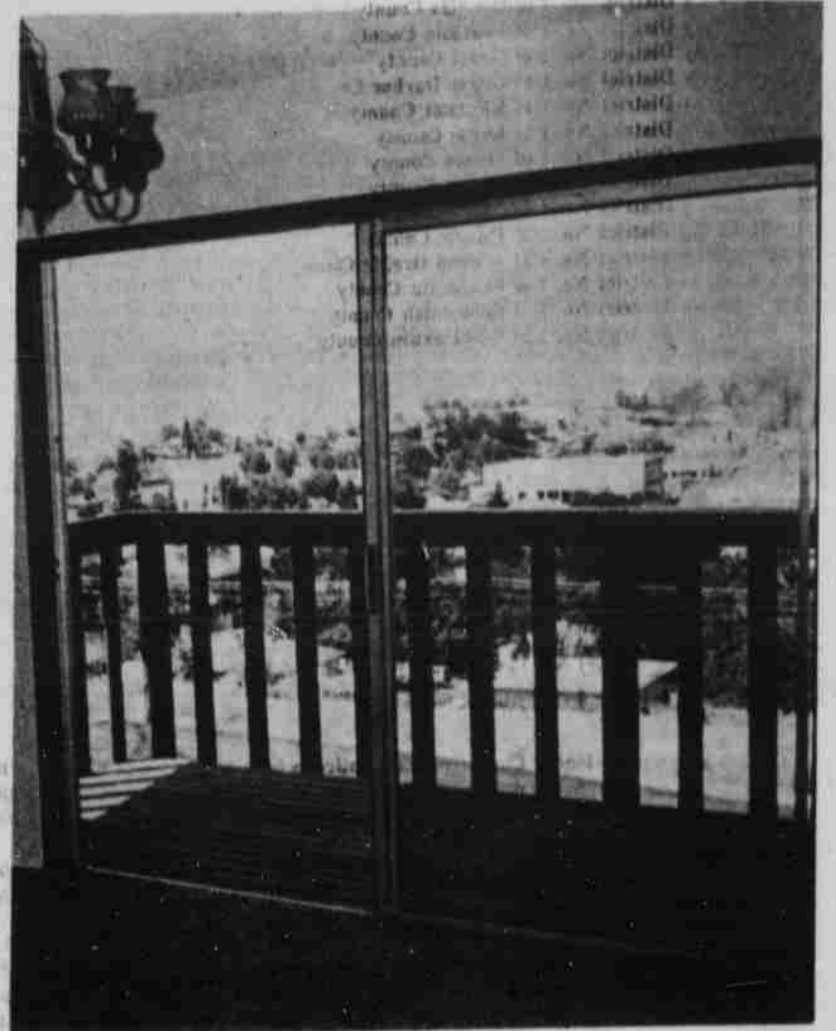
MR. AND MRS. ALLEN NISTAD pictured in the spacious living room of their new home in Valley View Estates. They are standing before a 14-foot mantel beam that dates back to 1850. Wide decks (entrances at left and right) run the full length of two sides of the house to provide ample outdoor living space.



VIEW OF a modern kitchen in one of the five homes completed in Valley View Estates.

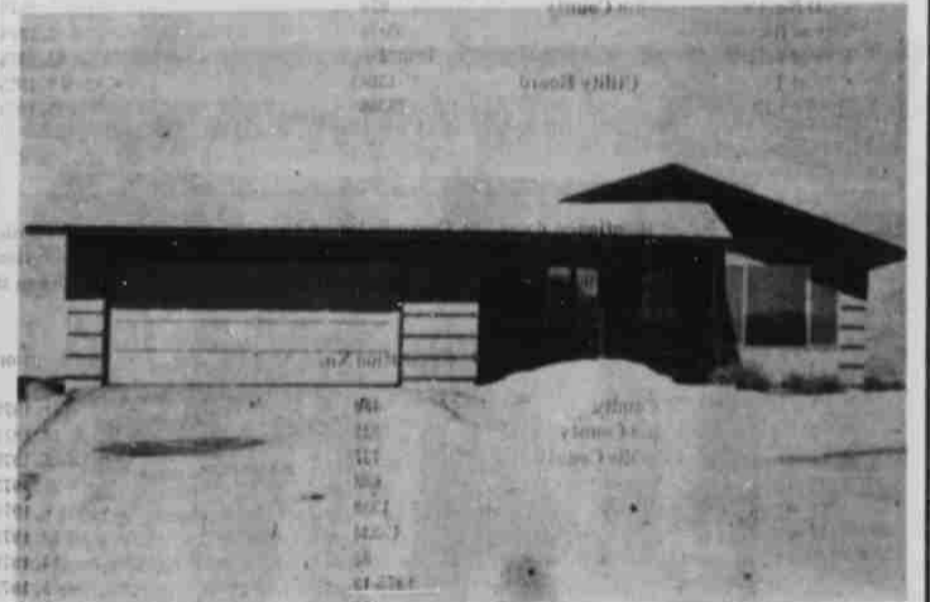


ONE OF THE three Evergreen Terrace apartment units.



BALCONY VIEW from all Valley View Estates homes provides commanding view of the city.

New homes in Valley View Estates now ready for inspection and sale



- 2- and 3- bedroom homes
- Priced from \$27,000 to \$37,435
- Air conditioned; fully insulated, electric heat; double-paned glass; electric kitchens; ceramic tile baths
- FHA, GI and bank financing available for as little as 5 per cent down
- Meets all building, plumbing, electrical codes
- Spectacular view of the city

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Or inquire at the 1st National Bank or Bank of Eastern Oregon.