

Chateau Combe on Lake Koinenia

9683 Edmunson Dr. SE Salem, Oregon 97113



\$5,200,000.

- Very private 140 acre lakeside estate on Lake Koinenia
- Gated entry with video and perimeter fencing
- Over a mile of deeded, oak tree-lined, paved driveway
- 5000+/- sf Greene and Greene artisan design features massive beams, vaulted ceilings, stacked rock and exquisite detailed woodwork throughout.
- Resort-style living on private 5+ acre Lake Koinenia
- Terraced infinity pool complex with pavilion, hot tub and cascading waterfalls down to lake access and dock
- Control 4 Smart Home
- Forested acreage with significant merchantable timber (2013 cruise showed \$611,000. net value)
- 10 miles to Salem Municipal Airport, 27 miles to Aurora Airport and 60 miles to Portland International (PDX)
- 2 wells
- Tax Lot 900, Sec 31, T7S, R1W and TL 300, Section 6, T8S, R1W, W.M. (Marion County)



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