

22058 Hwy 62
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Shady Cove, OR 97539

\$449,000
0.340± Acres
Jackson County



MORE INFO ONLINE:

www.martinoutdoorproperties.com

22058 Hwy 62
Shady Cove, OR / Jackson County

SUMMARY

Address

22058 Hwy 62

City, State Zip

Shady Cove, OR 97539

County

Jackson County

Type

Riverfront, Residential Property, Single Family

Latitude / Longitude

42.618328 / -122.809445

Dwelling Square Feet

1904

Bedrooms / Bathrooms

3 / 2

Acreage

0.340

Price

\$449,000

Property Website

<https://www.landleader.com/property/22058-hwy-62-jackson-oregon/37872/>



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PROPERTY DESCRIPTION

Welcome to 22058 Highway 62 - a rare opportunity to live or vacation on the Rogue River, and it doesn't get much closer to the water than this one. Relax along the rail of the main deck and you will be set directly *above* the mighty Rogue River as it flows by this quaint town of Shady Cove. The town is on the mainline to a large array of recreational and outdoor activities including hiking, rafting, and fishing the Rogue River. If you continue north along Highway 62, it will take you to numerous additional attractions such as Lost Creek Lake, the Rogue River Gorge, Diamond Lake, and Crater Lake National Park. Just south to Medford, the community offers a variety of shopping, dining, entertainment, and top notch medical facilities.

This three bedroom, two bathroom home features three levels, all with great views of the river. As you enter the home on the main level, the living room has expansive windows, a lava rock wood-burning fireplace, dining area, and kitchen that features upgraded granite counters and newer cabinets with loads of storage space. The main level also offers a full bath, large bedroom, laundry room, and sliding glass door to the large deck that overlooks the river.

Upstairs are two additional bedrooms, one of which enjoys the sunrise through the windows and an elevated view of the river below. The full bath is in the hallway for shared use between the rooms. The lower level walkout basement offers an additional 600 square feet, and has most recently been used as a woodshop, however would make an ideal area for a game room or additional living space. This lower level also has sliding glass doors to an expansive deck right above the waters of the Rogue River.

This home and river setting has been a legacy property for generations, and it is time for the next family to make their memories and put their touches on the home. There are lots of potential with the detached space as well, as either a great workshop or possibility even as an additional guest space or second home with the residential zoning (buyer to do due diligence on possible uses). A large lawn area presents space for picnics, a large pet run, or a great garden space.

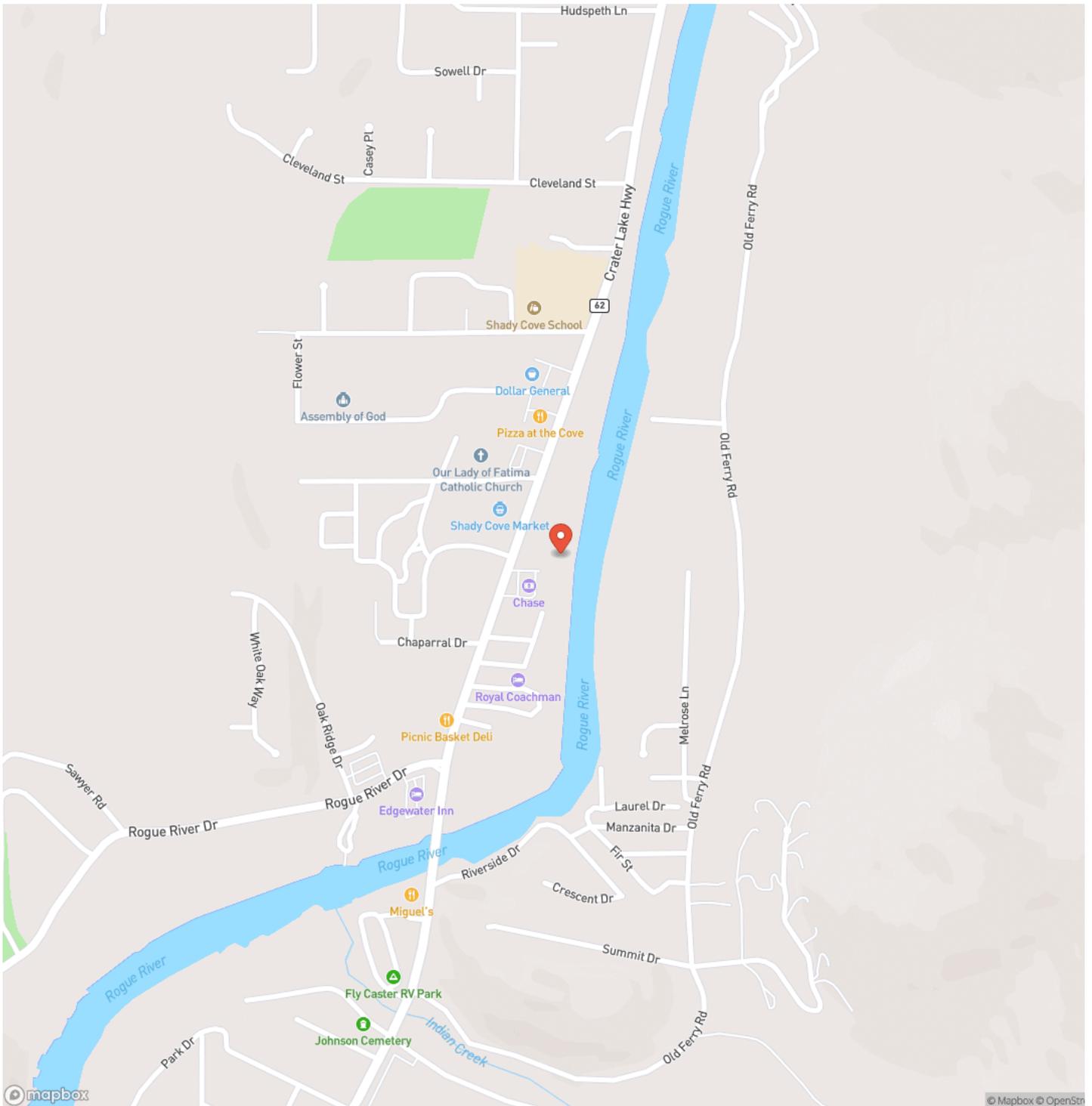
The Southern Oregon region is known for an intense natural beauty that includes world renowned attractions such as the Rogue River, Crater Lake National Park, Mount McLoughlin, and many more recreational opportunities. With a distinct four seasons, but mild winter, this climate is known as one of the most enjoyable in North America.

Brought to you by [LandLeader](#) in partnership with [Martin Outdoor Property Group](#), a leading Southern Oregon Real Estate team for land, homes with acreage, vineyard and waterfront property.

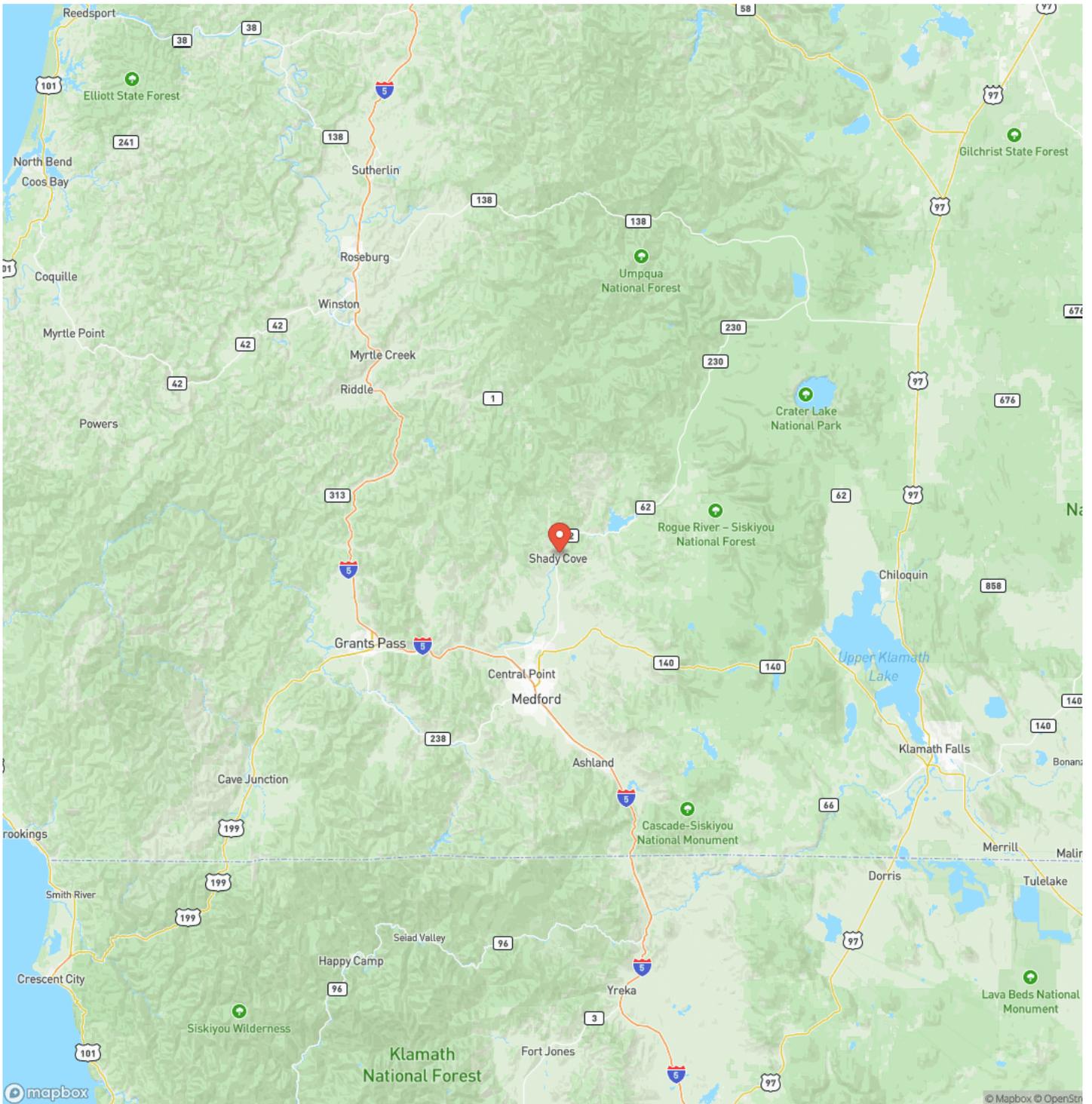




Locator Map



Locator Map



Satellite Map



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