

22058 Hwy 62  
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Shady Cove, OR 97539

**\$449,000**  
0.340± Acres  
Jackson County





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Shady Cove, OR / Jackson County

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## **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/>



## **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.

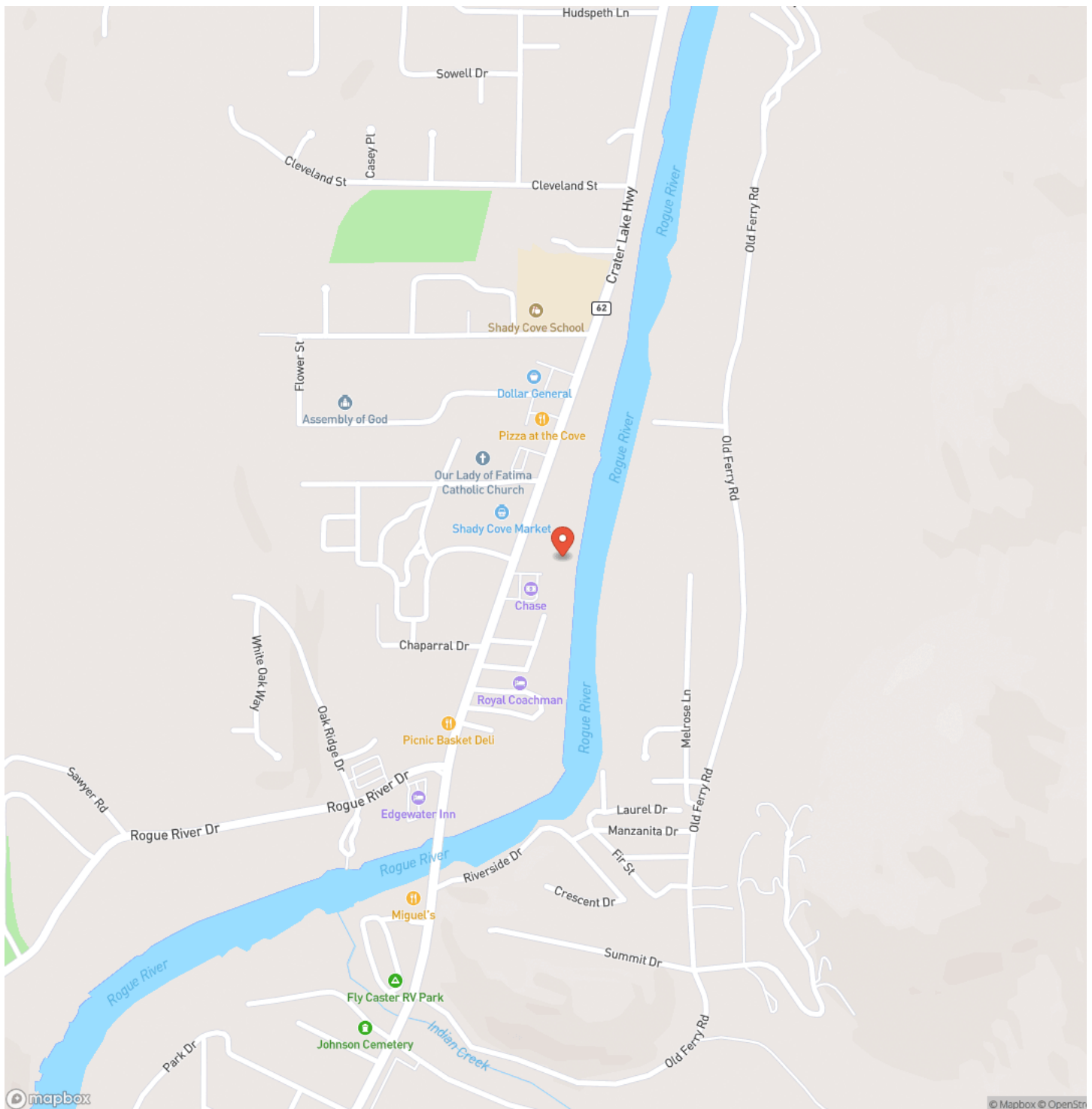
The Southern Oregon region is known for an intense natural beauty that includes world renowned attractions such as the Rogue River, Crater Lake National Park, Mount McLoughlin, and many more recreational opportunities. With a distinct four seasons, but mild winter, this climate is known as one of the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

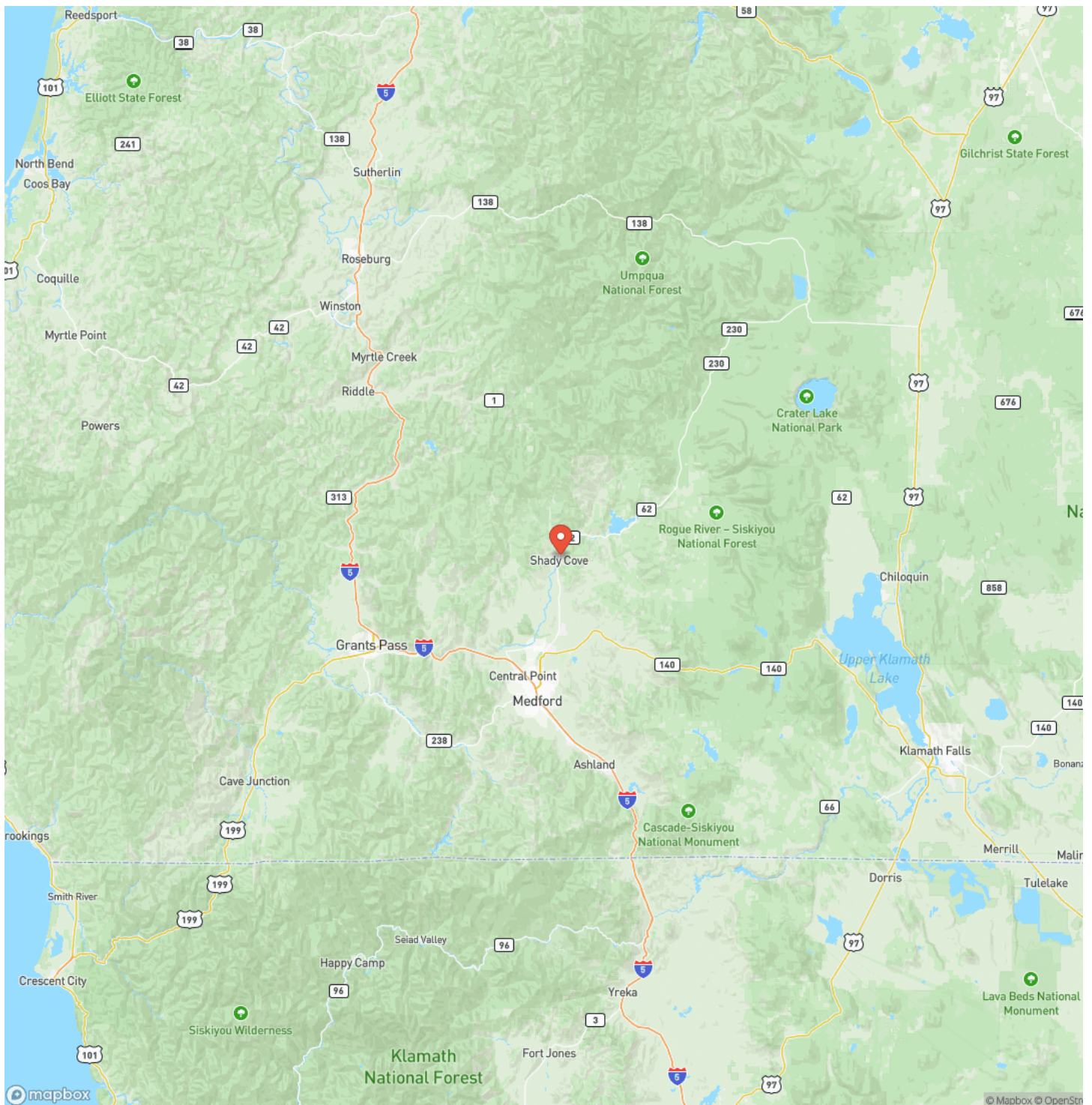




## Locator Map



## Locator Map





## Satellite Map





**22058 Hwy 62**  
**Shady Cove, OR / Jackson County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ashley Lacer

## Mobile

(541) 231-7788

## Email

ashley@martinoutdoorproperties.com

## Address

3811 Crater Lake Hwy

## City / State / Zip

Medford, OR 97504

## NOTES

[illegible]



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Martin Outdoor Properties**  
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