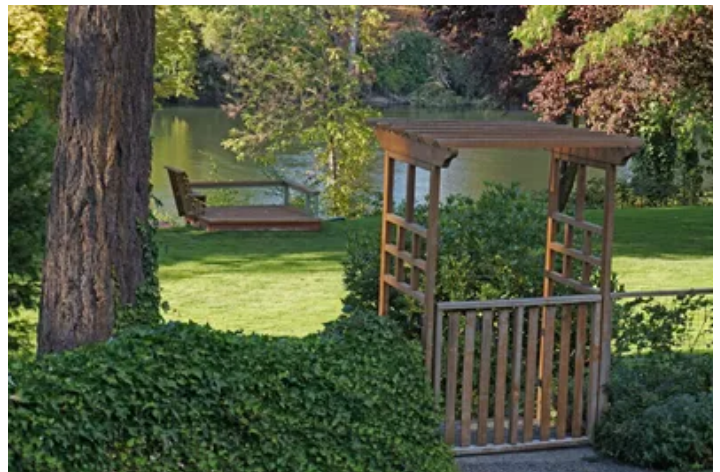


**ROGUE RIVERFRONT HOME**  
2250 Rogue River Hwy  
Grants Pass, OR 97527

**\$819,000**  
0.660± Acres  
Josephine County



**MORE INFO ONLINE:**

**<https://www.landleader.com/brokerage-and-wildlife-llc>**



**ROGUE RIVERFRONT HOME**  
**Grants Pass, OR / Josephine County**

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**SUMMARY**

**Address**

2250 Rogue River Hwy

**City, State Zip**

Grants Pass, OR 97527

**County**

Josephine County

**Type**

Residential Property

**Latitude / Longitude**

42.4236 / -123.2949

**Taxes (Annually)**

2490

**Dwelling Square Feet**

2464

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

0.660

**Price**

\$819,000

**Property Website**

<https://www.landleader.com/property/rogue-riverfront-home-josephine-oregon/65832>



## ROGUE RIVERFRONT HOME

### Grants Pass, OR / Josephine County

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#### **PROPERTY DESCRIPTION**

This beautiful Grants Pass riverfront home in a stunning park-like setting! This property has been owned by a professional builder and landscaper, and it shows. With tasteful updates, meticulous maintenance, and a monitored alarm system, this home is turn-key ready for its next lucky owner.

The front yard has a welcoming visual appeal, a gated semicircular paved driveway, and good privacy from the road. The huge back yard slopes gently down to low-bank frontage with its own dock for fishing, swimming, or sunset viewing. Cedar hot tub with gas heat. Master bedroom and bath are upstairs for privacy, with jetted tub, large glassed-in shower, smart toilet, and bedroom views of the river through glass doors to the spacious balcony. Living room fireplace uses either wood or gas for convenience. Relax on the patio, the huge lawn, the wooden deck, or the balcony. On chilly days, stay inside by the fire and gaze at the river through huge windows. Formal dining room and kitchen nook also have river views; second dining / office area off living room faces the front yard. All-new septic system in recent years. RV parking with power and sewer connections. River irrigation with pump.

This part of Oregon is a recreation paradise. Minutes to downtown Grants Pass, Applegate Valley wineries, farmers markets, and Rogue River rafting. A half hour to Medford Rogue Valley International Airport. Easy scenic drives to Crater Lake, historic Jacksonville, Shakespeare Festival in Ashland, the Jedediah Smith Redwoods, and Brookings on the coast. With its country-club landscaping and tall evergreens, this well-maintained property surely has the prettiest outdoor setting of any Rogue riverfront home on the market and is truly a must-see for the discerning home buyer. **Shown by appointment only.**





**ROGUE RIVERFRONT HOME**  
Grants Pass, OR / Josephine County



**MORE INFO ONLINE:**

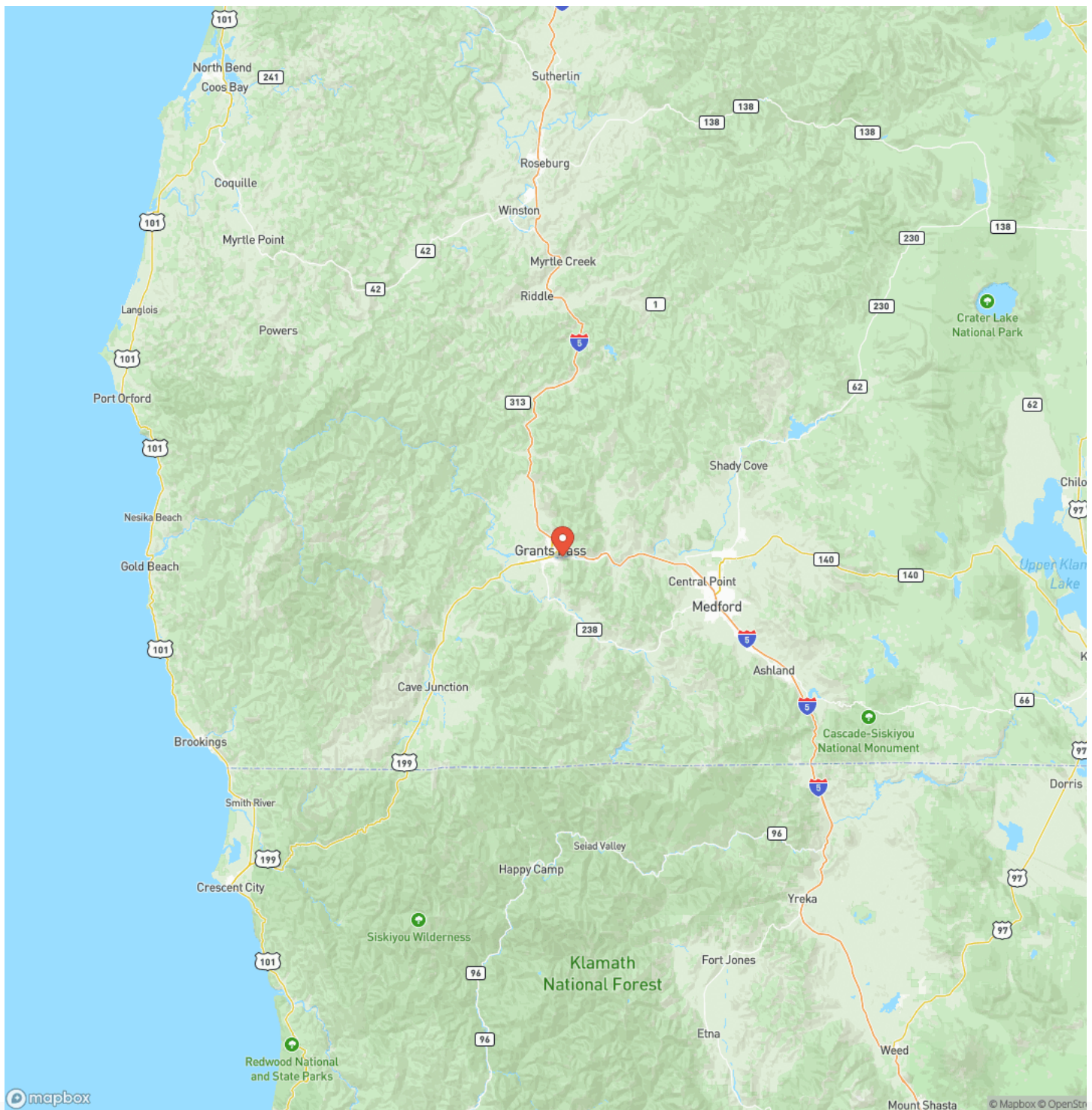
**<https://www.landleader.com/brokerage-and-wildlife-llc>**

## Locator Map





## Locator Map





## Satellite Map



**MORE INFO ONLINE:**





**ROGUE RIVERFRONT HOME**  
Grants Pass, OR / Josephine County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Rob LaGrone

## Mobile

(541) 219-0516

## Email

rob@landandwildlife.com

**Address**

3811 Crater Lake Hwy, Suite B

## City / State / Zip

Medford, OR 97504

## NOTES

[illegible]

**MORE INFO ONLINE:**

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## **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 relationship 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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Serving Oregon, Washington, and Idaho  
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