

# 7499 HIGHWAY 238

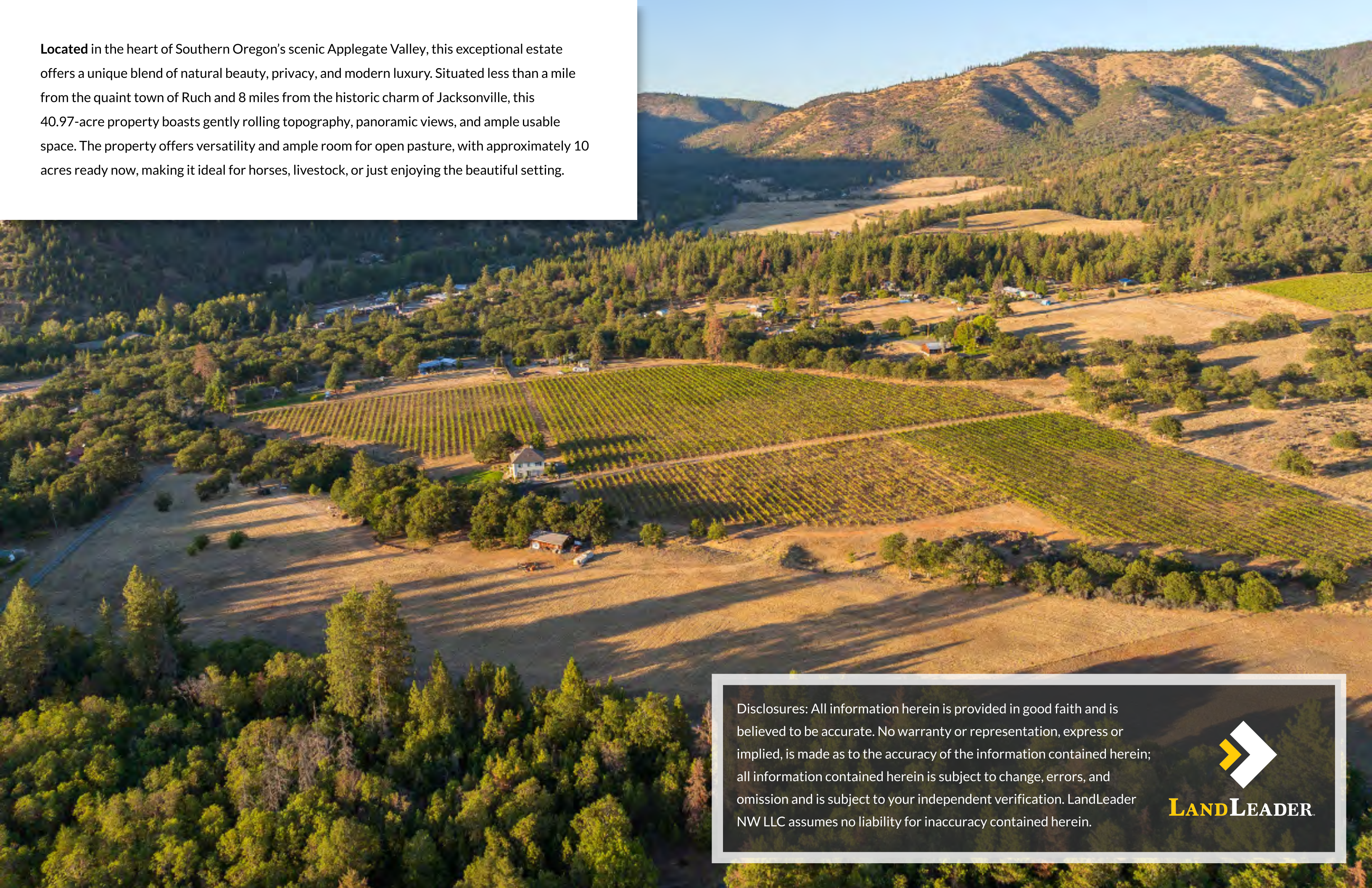
## JACKSONVILLE, OREGON

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**Located** in the heart of Southern Oregon's scenic Applegate Valley, this exceptional estate offers a unique blend of natural beauty, privacy, and modern luxury. Situated less than a mile from the quaint town of Ruch and 8 miles from the historic charm of Jacksonville, this 40.97-acre property boasts gently rolling topography, panoramic views, and ample usable space. The property offers versatility and ample room for open pasture, with approximately 10 acres ready now, making it ideal for horses, livestock, or just enjoying the beautiful setting.



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**Home** ~ A harmonious blend of contemporary design and high end finishes, the custom estate home has been recently remodeled with attention to detail at every turn. The light-filled, two-story floor plan is centered around an exceptional chef's kitchen, which has been fully updated with professional-grade appliances, quartz countertops, custom cabinetry, and sleek modern finishes. The open-concept layout flows effortlessly into the main living area - with plentiful windows, doors to the outside entertaining areas, and gas fireplace. The main level includes a formal dining room, private office, powder room, and even more expansive windows that frame the breathtaking views of the surrounding hills.

**Upstairs**, the primary suite is a luxurious retreat, complete with a beautiful spa-like bathroom with a marble shower and radiant-heated floors. The spacious walk-in closet and large windows that maximize the stunning setting complement the primary suite into a true place of relaxation. Two additional guest bedrooms, guest bathroom, second living area, and balcony round out the upstairs.







# - Property Details -

At 1,650 feet above sea level, the property benefits from a climate that features four distinct seasons, with mild winters and warm, dry summers—perfect for year-round outdoor enjoyment. The estate’s custom home is a stunning blend of Mediterranean architecture and modern elegance. Surrounded by mature landscaping, sprawling lawns, and multiple patio spaces, the home seamlessly integrates indoor and outdoor living. The domestic well boasts over 50 gallons a minute based upon the last flow test.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
38S	3W	27A	2504	10474163	0.41	RR-2.5
38S	3W	27D	101	10642043	<u>40.56</u>	EFU
				Total	40.97	

Access:	Access is via a dirt/gravel driveway off of paved Highway 238
Present Land Use:	Private rural estate with vineyard and pasture
2024 Taxes:	\$3,761.51
Zoning:	EFU/RR-2.5 (Exclusive Farm Use/Rural Residential)
Elevations:	+/- 1,600’ to +/-1,760’ above sea level
Topography:	Gently sloping
Water Rights:	None at this time
Domestic Water:	55.2 GPM domestic well (Per flow test 7/30/21)
Sanitation:	Standard septic system
Electric/Power:	200-amp service for the home and separate 200 amp service for the shop
Internet:	Spectrum (direct line to the house)



## Main Home Characteristics

The list of recent upgrades is robust, including new HVAC, new prefinished white oak hardwood throughout, marble showers and floors in the bathrooms, new quartz countertops in the kitchen, new custom cabinetry, fresh exterior and interior paint, new solar powered entry gate, trenched charter/spectrum internet connection, expanded patios and walkways, hot tub, and more. The professional grade appliances include a sub-zero refrigerator, drawer dishwashers, and a Wolf microwave, while the lighting and plumbing fixtures feature either Restoration Hardware or Kohler. This home is truly turn-key!

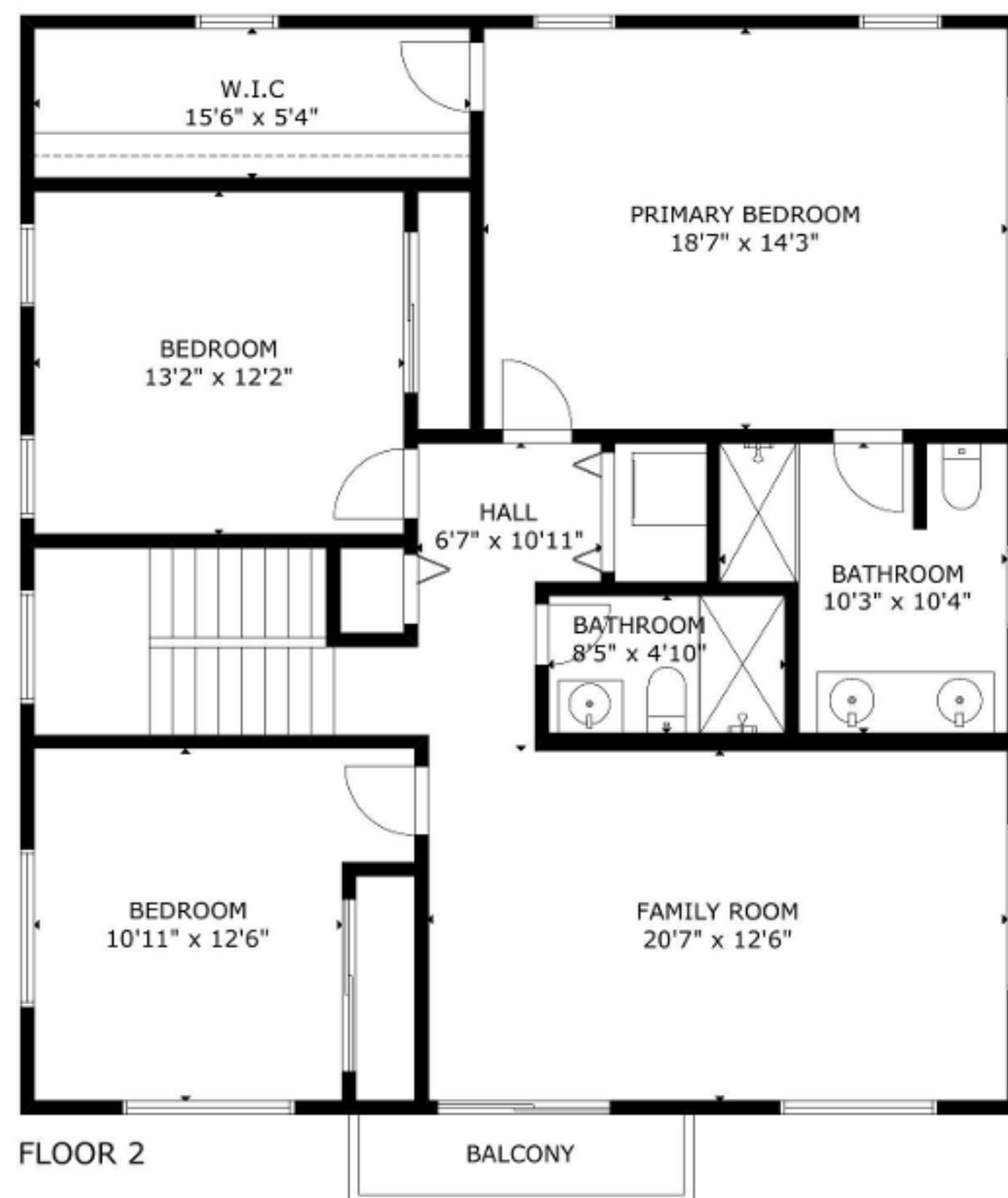
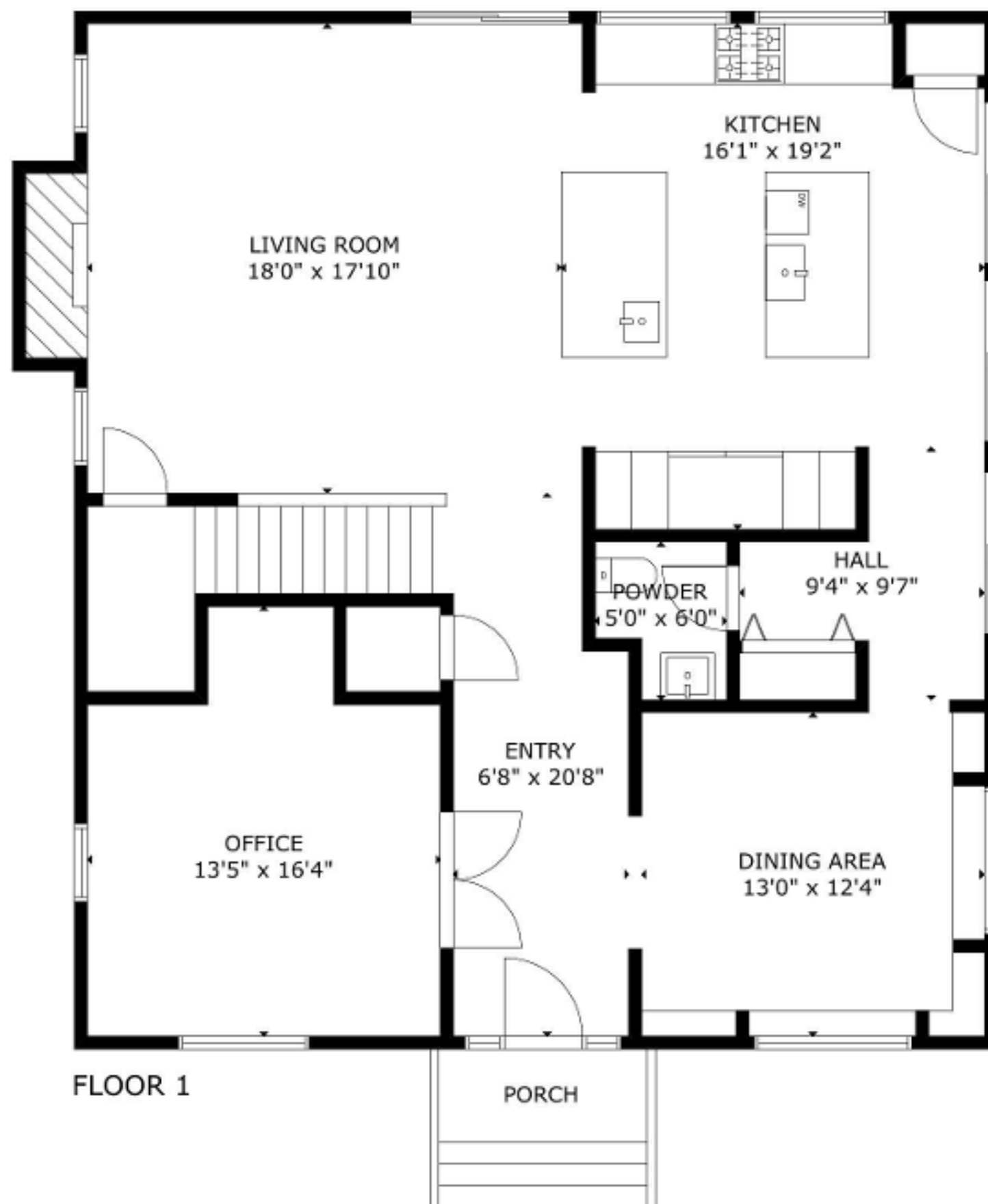
Gross Area:	2,384 square feet
Number of Stories:	Two story
Year of Construction:	1998 (county records)
Bedrooms:	Three bedrooms
Bathrooms:	Two full bathrooms and one half bathroom
Foundation:	Concrete perimeter
Flooring:	Hardwood, carpet and tile
Exterior Walls:	Stucco
Roofing:	Composition
Heat:	Heat pump with air handlers in attic
Additional Rooms:	Living room, dining room, kitchen, office, family room
Additional Notes:	Irrigated landscaping, heated floors in upstairs bathrooms

## Shop Characteristics

Gross Area:	864 square feet (24' x 36')
Year of Construction:	Unknown
Foundation:	Concrete perimeter
Flooring:	Concrete
Exterior Walls:	Plywood
Roofing:	Composition







GROSS INTERNAL AREA  
TOTAL: 2,648 sq ft  
FLOOR 1: 1,328 sq ft, FLOOR 2: 1,320 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





**Lifestyle ~** Beyond the property’s boundaries, the Applegate Valley offers a lifestyle defined by natural beauty and recreation. The Applegate River and nearby Applegate Lake provide endless opportunities for outdoor adventures, from fishing and kayaking to hiking and camping. The Applegate Valley Wine Trail is a must, offering intimate tasting experiences, great food and events at great local wineries. A short drive brings you to Jacksonville, where historic charm runs deep and includes boutique shopping, fine dining, and the celebrated Britt Festival.

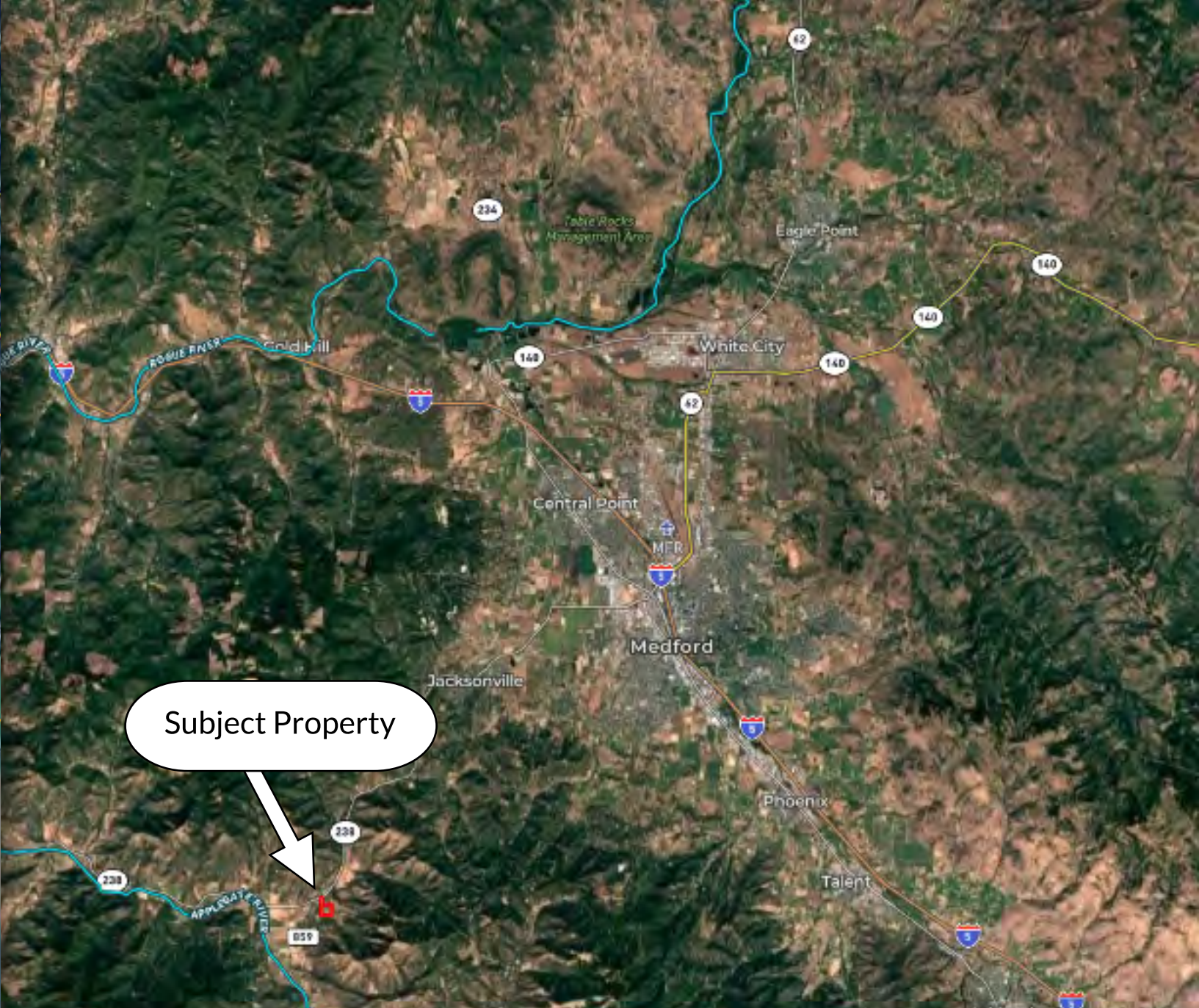


**Applegate Valley ~** Nestled in the heart of Southern Oregon, the Applegate Valley is a haven of natural beauty and outdoor adventure. This picturesque region is framed by lush forests, rolling hills, and the serene Applegate River, which flows gracefully through the valley, offering excellent opportunities for fishing, kayaking, and swimming. Outdoor enthusiasts will also appreciate the nearby Applegate Lake, a stunning reservoir perfect for boating, hiking, and camping. The area is equally known for its thriving wine scene, with the Applegate Valley Wine Trail featuring a collection of boutique wineries that produce exceptional, small-batch wines. With its blend of scenic landscapes and recreational opportunities, the Applegate Valley offers a quintessential Pacific Northwest experience.



**Jacksonville ~** Located just 8 miles from the property, the historic town of Jacksonville is a charming destination that effortlessly blends its rich Gold Rush heritage with modern amenities. Recognized as a National Historic Landmark, Jacksonville boasts beautifully preserved 19th-century architecture, quaint shops, and an array of fine dining and casual eateries. The town is home to the renowned Britt Festival, a summer concert series that attracts top musical talent to its outdoor amphitheater. With its friendly community and vibrant cultural scene, Jacksonville provides a perfect balance of small-town charm and sophisticated living, making it a coveted destination in Southern Oregon.





Subject Property

- Landmarks -

<b>Ruch</b> 0.5 miles	<b>Rogue Valley Intl. Airport</b> 15.2 miles	<b>Oregon Coast</b> 116 miles <i>(Brookings)</i>
<b>Jacksonville</b> 8 miles	<b>Ashland</b> 25 miles	<b>Portland</b> 274 miles
<b>Medford</b> 13 miles	<b>Mt Ashland Ski Resort</b> 45.4 miles	<b>San Francisco</b> 429 miles





**Chris Martin | Ashley Lacer | Alex Larson**

Licensed Oregon Real Estate Brokers

541.660.5111

Team@MOPG.com