

**3305 Dick George Road**  
*CAVE JUNCTION, OREGON*





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Property Identification					
Township	Range	Section	Taxlot	Zoning	Acres
40	8	13	313	Woodlot Resource	22.91

Access:	via graveled Glory Ln off of Dick George Rd
Present Use:	The property is currently improved with a large main home with shop and barn and the property is operated as a resort with four tree houses.
2024 Taxes:	\$3,225.91
Zoning:	WR (Woodlot Resource)
Elevations:	+/- 1,500' to +/-1,640' above sea level
Topography:	Ranges from level home site and pasture to sloped hillside
Domestic Water:	Private on-site well (JOSE 57051)
Septic Systems:	Multiple septic systems in place. (1) standard system (2) sand filter system
Power:	Home: 200 Amp Service Treehouses & Outbuildings: 400 Amp Service Generator Ready
Fuel:	Propane and Kerosene tanks onsite
Site Improvements:	Gazebo Room, Barn, Shop, Washhouse, and 4 tree houses

Main Home Characteristic	
Gross Area:	2,821 square feet
Number of Stories:	Two story
Year of Construction:	1979 (county records)
Bedrooms:	Three bedrooms
Bathrooms:	Three full bathrooms
Foundation:	Concrete perimeter
Flooring:	Vinyl, carpet, & tile
Exterior Walls:	Barn wood siding
Roofing:	Composition
Heat:	Three wood stoves, fireplace, kerosene heater
Air Conditioning:	Window Units only- good candidate for ductless system









## OUTBUILDING CHARACTERISTICS

### Bathhouse

Gross Area:	+/- 180 square feet
Construction:	Framed within pole barn
Exterior Walls:	Natural wood
Roofing:	Metal roofing on carport
Power:	100 Amps
Additional Note:	Housed within the carport structure

### Carport

Gross Area:	+/- 704 square feet
Construction:	Post and beam pole barn
Exterior Walls:	Natural wood
Roofing:	Metal

### Woodshed

Gross Area:	18' x 12'
Construction:	Pole barn
Exterior Walls:	Natural wood
Roofing:	Composition







## OUTBUILDINGS CONT'D

### Barn

Gross Area:	+/- 1,620 square feet
Doors:	12' x 14' sliding barn door
Exterior Walls:	Natural wood
Roofing:	Metal roofing
Additional Notes:	3 stalls, tack room, open storage/workshop, hay/storage loft

### Garage/Shop

Gross Area:	+/- 480 square feet
Doors:	Two - 10' x 7' overhead
Construction:	Post and beam pole barn
Exterior Walls:	Natural wood
Roofing:	Metal

### Greenhouse

Gross Area:	40' x 16'
Construction:	Metal framed



## Vertical Horizons Treehouse Paradise

For nearly 25 years, Vertical Horizons Treehouse Paradise has been a destination for those seeking an escape from the rat race. Located in the naturally impressive Illinois Valley, VHTP is well located for adventure. Whether you'll be taking advantage of the local recreational opportunities such as Lake Selmac, the National Caves Monument, or if its just a stop on your way to the Oregon Coast - this stay is sure to please.

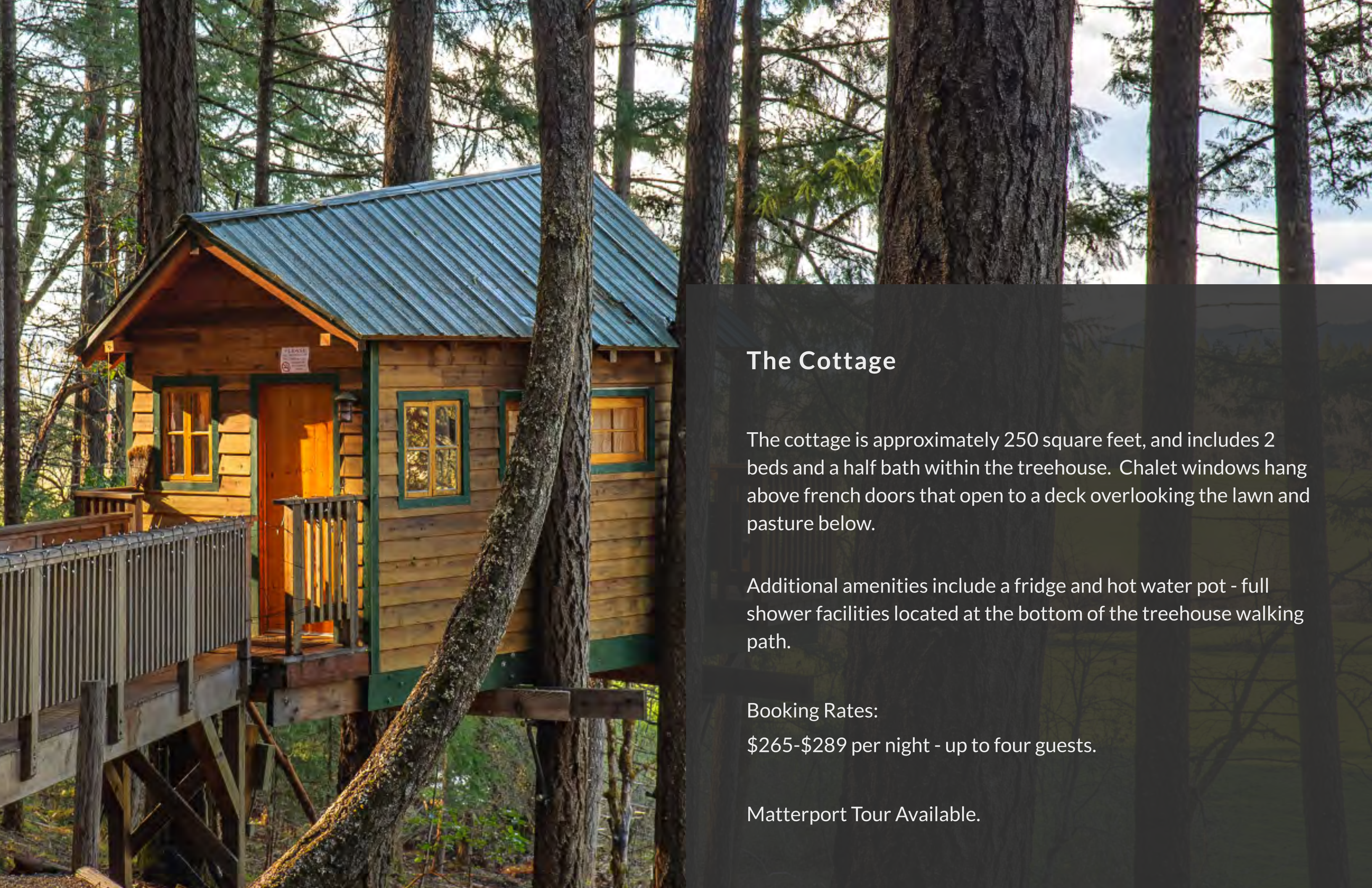
Four cozy and unique treehouses are tucked among the evergreens overlooking the mature hobby farm below. Bass fishing, disc golf, trail hiking, or hosting events are some of what can be enjoyed here on the property.

Just under 23 acres includes multiple ponds, green pastures for animals, a large greenhouse for growing to your hearts content, plus all of the expected amenities of rural living.

The Illinois Valley enjoys immense natural beauty as well as a varied climate. Locals enjoy all four seasons - the Illinois River offers relief from a hot summer and you can expect some beautiful white snow in the winter; while fall and spring provide enchantingly mild weather perfect for outdoor recreation!







## The Cottage

The cottage is approximately 250 square feet, and includes 2 beds and a half bath within the treehouse. Chalet windows hang above french doors that open to a deck overlooking the lawn and pasture below.


Additional amenities include a fridge and hot water pot - full shower facilities located at the bottom of the treehouse walking path.

Booking Rates:

\$265-\$289 per night - up to four guests.

Matterport Tour Available.





## Calypso

Calypso is approximately 150 square feet, and includes 1 queen bed and a half bath within the treehouse. The live tree within the living space provides natural charm and the eating nook overlooks the property below.

Additional amenities include a fridge and hot water pot - full shower facilities located at the bottom of the treehouse walking path.

Booking Rates:

\$265-\$289 per night up to two guests.

Matterport Tour Available.





## The Excalifir

Excalifir is approximately 450 square feet in a two story design - plenty tall enough for regular comfort. This unit can sleep six comfortably with 2 full beds upstairs and a fold out bed on the first floor. This treehouse enjoys a full bath with a shower.

Additional amenities include a microwave and a fridge in the kitchenette.

Booking Rates:

\$365-\$389 per night up to six guests.

Matterport Tour Available.





## The Shiitake

With abundant windows, natural light pours into this treehouse. Measuring approximately 250 square feet with lofted bed, this treehouse is one of the most private on the property. This treehouse enjoys a half bath, fridge, and kettle.

Booking Rates:

\$279-\$289 per night up to four guests.

Matterport Tour Available.











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Licensed Oregon Real Estate Brokers