

The Venuti
Group

Cascade
Hasson

Sotheby's
INTERNATIONAL REALTY

23000 Morrison Creek, Central Point, OR 97502

FEATURES LIST

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23000 Morrison Creek

Property Overview

- Location: Located in the beautiful Evans Valley, just 30 minutes from Medford, OR – Rogue Valley International Airport, Costco, Trader Joe's, and fine dining
- Lot Size: 40.65 acres (approx. 6 acres cleared; remainder in private forest)
- Total Living Space: Approx. 4,560 sq. ft. (Main House: 3,860 sq. ft. + Guest House: 700 sq. ft.)
- Zoning: Woodland Resource
- Access: Maintained semi-private BLM road
- Entry: Manual gated entrance for privacy and control
- Surroundings: Forest on all sides; borders BLM on two sides
- Wildlife: Frequent visits from deer, turkey, ducks, geese, heron, eagles, hawks, owls, foxes, and bears

Main House (3,860 sq. ft. – Chalet Style)

Bedrooms: 4 total (2 primary suites–1 upstairs, 1 main level)

Bathrooms: 2 full, 2 half

Kitchen (Completely Remodeled)

- Alder cabinets
- Granite countertops
- New stainless appliances:
 - Gas range (propane)–Samsung
 - Built-in Microwave - Samsung
 - Refrigerator - LG
 - Dishwasher - Bosch
 - Vent hood
 - Mudroom/pantry with additional refrigerator/freezer - Sears

Main Level Primary:

- Direct access to screened cedar porch (300 sq. ft.)
- En suite bath with oak floors

Upstairs Primary (Recently Renovated):

- Walnut accordion door with forest view
- New carpet in bedroom
- En suite bath:
 - New tile flooring
 - Jetted tub with tile surround and Dual copper sinks

Living & Interior Spaces

- Vaulted ceilings, open concept layout
- Full wall of windows in great room
- Knotty pine ceilings throughout
- New hickory hardwood floors (main level)
- Cherry built-in bookcase
- Propane gas stove in living area
- Dedicated yoga/workout room with oak floor inset and half bath
- Laundry room with half bath
- Utility/Mud room with sink and built-in cabinets
- Propane clothes dryer
- Geothermal cooling system

Daylight Basement

- Large bedroom with exterior access
- Workshop with built-in shelving
- Mechanical room
- Additional refrigerator/freezer (Sunfrost AC/DC)

Guest House / ADU (Approx. 700 sq. ft.)—Remodeled 3 Years Ago

Bedrooms: 2

Bathroom: 1 full

Utilities: Separate septic system; all electric

Setting: Private, nestled among trees

Water Systems

- **Primary Well:** 80 GPM (high-producing)
- **Secondary Well:** Installed but not currently needed
- **Particulate Filter**
- **Iron Filter**
- **Water Softener**
- **New Reverse Osmosis Filter:** Installed under the kitchen sink
- **Pond:**
 - Artesian spring-fed
 - 1/4-acre surface area
 - Approx. 18 ft. depth
 - Bridge-accessible island ("Meditation Island")

Outdoor Features

- 1,230 sq. ft. of Trex decking
Includes 300 sq. ft. cedar screened porch
- Private trail system
- Expansive views over meadows and forest
- Nearest neighbor is 1/2 mile away

Distances

- 15 minutes to Rainey's Country Store
- 30 minutes to Rogue Valley International Airport, Costco, Walmart, Trader Joe's,
- Lowe's, medical care, and fine dining

Utilities & Internet

- **Power:** Grid-tied with all lines underground
- **Cooling & Heating:** Geothermal system, Gas Stove, Electric Baseboard
- **Internet:** Starlink installed/available

Outbuildings & Storage

- 12' x 20' detached garage/storage
- 12' x 30' woodshed/shop
- 10' x 25' dog kennel
- 8' x 20' grape arbor
- 2-car attached carport

Gardening & Agriculture

- 70' x 110' deer-fenced organic garden
- Fruit trees: Apple, pear, plum
- Grape arbor
- Surplus space for livestock, crops, or expansion