

## **36245 WAGNER LN., COTTAGE GROVE, OR**

Only the second owners of this incredible property since the donation land claim in the late 1800's. This parcel seems purposely placed in this magical private setting with a European style layout. Beautifully designed structures & exquisite gardens create a mystique that you can only experience on site. The main home is a thoughtfully remodeled 3,000sf farmhouse with era perfect charm and today's simple luxuries.

Overseeing the grounds stands a majestic century old barn with certainly thousands of stories to tell. The property also offers a heated glass-top orchid house; an accessory structure with office area, full bath, built in sauna and sky-lighted hot tub room; and an extraordinary 1,400sf recreation lodge with soaring ceiling, soapstone woodstove, plenty of storage, and a tidy front porch. Prepare to enjoy captivating views from nearly every window on this end of the road property.

**ACREAGE:** The topography consists of level to gently sloping meadow land and some steep areas of timber. There is no timber cruise on file but the forested area of this property is quite substantial, yet sets back far enough away from the structures to allow for plenty of light. Some areas are fenced with field mesh fencing for livestock and, as with any property, all fence-lines should be walked prior to releasing animals.

**LOCATION:** 8 miles east of Cottage Grove on the north side of Dorena Lake. The Eugene Airport is 38 miles from the property, 26.5 miles to the University of Oregon, and it is 81 miles to the Oregon Coast at Winchester Bay.

**THE FARMHOUSE:** This Craftsman style home is light and bright and features an easy flow to the outside for a connection with nature in almost every room. Cross breezes blow through the home's open summer windows offering a fresh flow of cooling air. The original part of the home was constructed from a Sears house plan in 1939. Several tasteful additions have created this approximately 3,000 square feet of beautiful space.

The main level includes the spacious kitchen with nicely windowed breakfast nook, formal living room that is open to the formal dining area, 2 bedrooms, a full bath, laundry room, and storage pantry. The modern kitchen enjoys Mexican tile flooring and a large cooking island, a walk-in pantry, direct access to the beautiful covered front porch, and access out the back where you have apple, pear, and plum trees handy for the picking.

The main level has the original fir floors and the living room offers a cozy open fireplace with blower system.

The hub of the upper level is a most amazing sky-lit library, measuring approximately 15' x 15', with vaulted ceiling, original fir flooring, and floor to ceiling built in bookshelves. Additional rooms upstairs include 2 bedrooms, a small office with incredible views of the backyard gardens, a generous bonus room with new flooring and vaulted ceiling which serves as a family room for the current owners but would also make a wonderful large office, media, or exercise room.

Upgrades to the home include a 40-year shake roof, recently deemed "in good shape" by a licensed roofer. This roof was installed approximately 23 years ago. The home has had many plumbing & electrical upgrades and most windows have been upgraded to wood framed, double paned windows. There is an incredible amount of storage in the home and some closets even have closets!

**RECREATIONAL LODGE:** This incredible structure was permitted and built in 2007 to act as a creative studio space. It's approximately 1,400 square feet and offers a soaring ceiling, expansive windows with strikingly beautiful views, and glare eliminating lighting. For heating you'll enjoy the in-floor copper screen electric heat, a certified Danish soapstone woodstove, and cadet heating. This structure also includes a full bathroom with a large walk-in travertine shower, sink and mini fridge area, as well as a storage room and extensive flush cabinetry for out of the way additional storage. The current owners use this recreational space as a game room with a pool and ping pong table, but it could certainly be a fine artist's studio.

**DETACHED GARAGES:** Garage #1, closest to the main house, was built in the 1980's, has concrete flooring and space for 2 cars, and an unfinished loft for storage, which was built with enough strength to allow for hay storage. It is wired for 220 power. The garage also features a "cool storage room" and a screened in fruit room for pressing the apples and pears from your kitchen orchard.

Garage #2 is also for 2 cars. It has a concrete floor and workbenches on either side.

**ACCESSORY OFFICE:** Constructed in the 1980's with a Craftsman design & garden views, the portion of the building that's currently being used as an office is approximately 22' x 14'. It features French doors, a cedar lined vaulted ceiling, Jotul woodstove, built in workspaces & shelving, and beautiful oak flooring. This structure also includes a full bathroom with tile shower, a full-size sauna room, and a 13' x 13' hot tub room with skylights and walls of windows. Of course, you need to be able to relax after work!

**ORCHID HOUSE:** This is a wonderful glass ceiling structure, heated by cadet and portable heaters and it features a humidifier and fan system and a small hot water heater. This structure is also wired for 220 power.

**BARN:** This century barn is believed to have been built in the 1920's. It's a beautiful building and measures approximately 40' x 40'. It consists of 3 levels; stalls below, wood floor on main level, and a hay loft above. It is still useable and most of the supports have been updated.

**GARDENS:** At the heart of the gardens stands a 140' arbor planted with Interlaken grapes and Clematis. The beauty and fragrances can truly only be thoroughly appreciated by walking the slate and gravel pathways to take it all in. Adding to the beauty and mystique is a Coastal Redwood tree with a base circumference of over 25'. Enjoy meandering pathways, retaining walls, 10 terraced permanent garden beds, each spanning approximately 50' in length. Water feature with resident goldfish, salamanders, frogs and water lilies. Most of the gardens are set up on a drip system. To help in garden management, enjoy an additional greenhouse wired for 220, and a storage shed just for pots. In addition to the aforementioned fruit trees, plants that offer produce every year include strawberries, blueberries, summer and fall raspberries, tayberries, and asparagus.

**DOG RUN:** There is a sizeable fenced in area with a good size dog house. The storage structure next to the dog run does have power so offers the possibility of hooking up to heat in the winter months.

**UTILITIES:** Electricity is provided by Lane Co-op and Sellers currently use Century Link DSL for internet, and Dish Network for television. The upper detached garage and the orchid house and the additional greenhouse are wired for 220 power.

**DOMESTIC WATER:** Two wells serve the property. The older well up the hill to the East is piped underground and used primarily for garden irrigation. You can open a valve to allow this well to feed the home and other structures as well. The newer well is located just north of the house and is totally submerged. It primarily serves the home, but is available for irrigation as well. There is one developed spring but it has a pipe blockage and is not currently functional. We have not found any usage rights for this spring.

**SEPTIC:** The tank is located SE corner of the recreation lodge. The system was inspected in May 2019, and the tank was pumped. Please inquire for a copy of the septic inspection.

**DRIVEWAY:** Wagner Lane is a fairly steep, gravel road up from Row River Rd. It may seem intimidating by some to navigate, but this property has been used as a farm for 100+ years so all types of vehicles, equipment, and trailers have utilized the road to this property.

**WILDLIFE:** There is plenty of wildlife to view on this property including deer, foxes, bobcats, and raccoons. Birds of prey such as families of bald eagles, osprey, and hawks often raise their young nearby. Sellers believe

the property is within the flight path of the osprey and they say watching them train their young is simply an incredible experience! There are also many other types of birds such as songbirds, California quail, and wild turkeys. And the woods are always echoing with the raucous cries of the pileated woodpeckers.

This property, with its simple European style farm unit holds so much history and you can feel it on the property. Again, the sellers are only the 2<sup>nd</sup> family to own this beautiful claim and it was a fabulous place to raise their children and watch them run and get dirty, laugh, make believe, imagine, and play! The layout of the pastures and the barn make it easy to run small herds of livestock and the composition of the buildings help the whole property work together.