











6925 SW Gopher Valley Road  
Sheridan, OR 97378

Gorgeous mountain retreat beckons with panoramic views! Soaring great room welcomes with luxury and comfort. From slab granite kitchen to floor to ceiling windows, master suite with his and her walk-in closets and bonus rooms for an office, exercise or media room, the sophisticated interior impresses with vacation inspired tranquility. Gated entry to property with a 30' x 60' barn and approximately 87 acres of forestland. Winding creek, pond and pasture offer an ideal adventurers retreat!

87.04 Acres - 4 Bedrooms - 3.5 Bathrooms - 3,905 SF



A vibrant garden scene featuring a light-colored gravel path that winds through a lush landscape. On the left, a large tree with dense foliage in shades of red, orange, and green dominates the foreground. To the right, a variety of plants, including tall grasses, purple flowers, and green shrubs, are in full bloom. In the background, rolling hills and more trees are visible under a clear, bright blue sky. The overall atmosphere is peaceful and welcoming.

Welcome Home















A large, bright living room with vaulted ceilings, floor-to-ceiling windows, and a wooden piano. The room features a large, patterned rug, a leather armchair, and a glass coffee table. The windows offer a view of a forested landscape. A wooden piano is visible in the background, and a large, colorful tapestry hangs on the wall.

## Living Room

- Vaulted 24' wood beam ceiling
- Ceiling fans with speed and reverse controls
- Wood burning fireplace with floor to ceiling rock work
- 5 channel home theater and home sound system controlled from central media center in closet
- Floor to ceiling windows for abundant natural light
- Remote controlled blind system
- Sliding doors to upper level deck
- Brazilian teak floors
- 27 x 26

















## Dining Room

- Built-in 52 bottle stainless steel wine fridge
- 3 manually operable skylights
- Built-in buffet storage with drawers
- Granite countertop, backsplash and windowsills
- Craftsman style chandelier
- In-cabinet turntable with storage
- Wooden window blinds
- Woodstove
- Brazilian teak floors
- 24 x 12













## Kitchen

- Granite countertop, backsplash and windowsills
- Large granite topped island with breakfast bar seating and 6 burner gas cooktop
- Built-in appliance garage
- Built-in recessed TV space
- Stainless steel dishwasher, new in 2018
- Oversized Kohler porcelain sink
- Dacor stainless steel appliances; built-in oven, warming drawer and convection microwave
- Pull-out stand for mixer
- Central vacuum sweep dustpan and wall outlet
- 3 manually operable skylights
- Built-in desk with under cabinet lighting
- Kenmore stainless steel trash compactor
- Custom cabinetry with pullouts and ample storage
- Brazilian teak floors
- 22 x 12





## 1/2 Bath

- Main level
- Brazilian teak floors
- 7 x 6





## Utility Room

- Main level
- Folding counter with storage
- Wall of shelving
- Ceiling fan on timer
- Deep utility sink
- Laundry chute from 2nd floor
- Brazilian teak floors
- 9 x 8





## Mud Room

- Main level
- Two built-in pet compartments
- Counter with utility sink
- Central vacuum sweep
- Exterior door to deck
- Vinyl floors
- 12 x 8





## Bonus Room

- Main level
- Vaulted ceiling with skylight
- Simpson architectural glass entry door
- Large windows
- Floor to ceiling storage cabinets
- Vinyl floors
- 17 x 12



# Master Suite

- Main level master suite
- Beam ceilings with fan
- Gas fireplace with remote control
- Sliding door to deck
- Remote control blinds
- Track lighting for wall decorations
- Wall to wall carpet
- 24 x 19





## Master Bath

- Dual vanity sinks
- His and Her walk-in closets
- 6' jetted tub with handhold bar
- Walk-in glass shower with multiple shower head features
- Tile floors with radiant heating
- 15 x 13







## Loft Home Office/ Workstation

- Vaulted ceiling
- Built-in bookshelves
- Built-in desk with retractable keyboard drawer, enclosed PC and printer cabinets
- Accent/work lighting
- Wall to wall carpet
- 12 x 10





## Loft Library/Media Area

- Vaulted ceiling with ceiling fan
- Built-in TV with storage drawers for DVDs and CDs
- Library shelving and lighting
- Wall to wall carpet
- 13 x 12





## 2nd Bedroom

- Upper level
- High ceiling with fan
- Closet
- Wall to wall carpet
- 14 x 11



## 3rd Bedroom

- Upper level
- Ceiling fan
- Double closet
- Built-in shelving
- Built-in queen size murphy bed with large drop-down craft or sewing table
- Wall to wall carpet
- 18 x 12





## 4th Bedroom

- Upper level
- High ceiling with fan
- Closet
- Wall to wall carpet
- 14 x 13





3rd Bathroom





# General Home Features

- Canadian cedar siding and metal roofing
- Whole house surge protected
- Central media and communications control panel (phone, Ethernet, satellite receiver)  
All in wall wired with built-in media control center
- Whole house central vacuum with sweep trays
- Landscaped and extensive rock walls
- Large perennial garden with in-ground irrigation
- Well has 2250 gallon in-ground storage tank and wired generator back-up panel
- Large, fenced pet run play area
- Main level wrap around cedar decking with separate spa deck—great views
- Potential to add 700-800 square feet of living area under house  
Windows, lighting, outlets and electrical panel already installed



# General Property Features

- Gated entry to 87+ acre property  
Acreage in timber deferral
- 30 x 60 pole barn
- Winding creek, pond and pastures on property
- Large firewood shed and pump house; built to match home design
- Two wells on property
- Potential site for barn or stable includes well with 1 500 gallon storage tank, electrical and septic hook-ups already in place









































Enjoy a brilliant sunset from your deck!

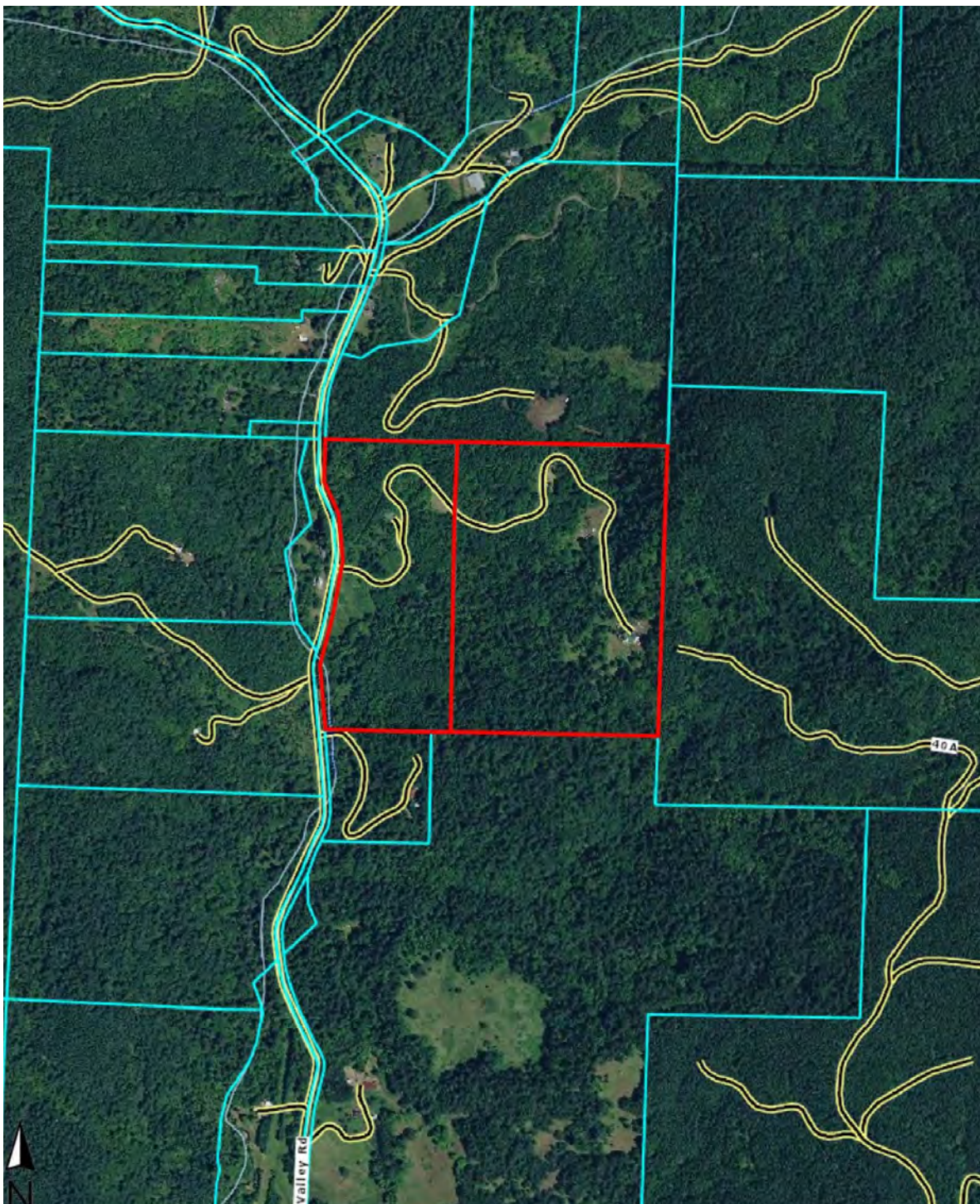
















**Addr:** 6925 SW GOPHER VALLEY RD  
**City:** Sheridan **Zip:** 97378  
**Zoning:** F-80  
**County:** Yamhill **Tax ID:** 486637 486634  
**Elem:** Falconer-Chap **Middle:** Falconer-Chap  
**High:** Sheridan **PropType:** DETACHD  
**Nhood/Bldg:** CC&Rs: N  
**Legal:** TOWNSHIP 4S RANGE 6W SECTION 24 TAXLOT 01303  
**Open house:** N  
**Home Energy Score:**  
**Wrrty:** HOME 55+ w/Affidavit Y/N: N  
**VTour #1** **VTour #2**

#### GENERAL INFORMATION

**Lot Size:** 50-99.99AC **# Acres:** 87.04 **Lot Dimensions:**  
**Wtfrnt:** CREEK **View:** MNTAIN, TERRITR, VALLEY **Lot Desc:** GEN-SLP, POND, SECLDED, TREES  
**Body Water:** Deer Creek **Seller Disc:** DSCLOSUR

#### RESIDENCE INFORMATION

**Upper SQFT:** 1640 **SFSrc:** Trio **#Bdrms:** 4 **#Bath:** 3/1 **#Lvl:** 2 **Year Built:** 2004 / RESALE  
**Main SQFT:** 2265 **TotUp/Mn:** 3905 **Roof:** METAL **Style:** 2STORY, CRAFTSM **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 0 **#Fireplaces:** 3 / PROPANE, STOVE, WOOD **Parking:** **Exterior:** CEDAR  
**Total SQFT:** 3905 **Addl. SQFT:** **#Gar:** 2/OVRSIZE, **Bsmt/Fnd:** CRAWLSP  
**RV Desc:** RV-PRKNG

#### REMARKS

**XSt/Dir:** Hwy 18 to N on Gopher Valley Rd. Go 9 miles on Gopher Valley. Driveway on Right (No Sign).  
**Public:** Gorgeous mountain retreat beckons w/panoramic views! Soaring great room welcomes w/luxury & comfort. From slab granite kitchen to floor to ceiling windows, master suite w/his & her w-closets & bonus rooms for office/exercise/media, the sophisticated interior impresses w/vacation inspired tranquility. Gated entry to 2 tax lots w/30x60 barn & ~87ac of pristine forestland. Winding creek, pond & pasture offer an ideal adventurers retreat!

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Living:</b> M/ 26 X 27 / BEAMS, FIREPL, VAULTED	<b>Mstr Bd:</b> M/ 19 X 24 / DECK, FIREPL, SUITE	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 11 X 20 / BEAMS, EAT-BAR, SKYLITE	<b>2nd Bd:</b> U/ 11 X 14 / CEILFAN, CLOSET, HI-CEIL	<b>Upper Lvl:</b> 2/0
<b>Dining:</b> M/ 12 X 19 / FIREPL, HARDWOD, SKYLITE	<b>3rd Bd:</b> U/ 11 X 20 / BLT-INS, CEILFAN, DBL-CLO	<b>Main Lvl:</b> 1/1
<b>LOFT:</b> U/ 11 X 12 / BLT-INS, CEILFAN, HI-CEIL	<b>BONUS:</b> M/ 12 X 15 / BLT-INS, SKYLITE, VNYL-FL	<b>Lower Lvl:</b> 0/0
	<b>4TH-BD:</b> U/ 13 X 14 / CEILFAN, CLOSET, HI-CEIL	<b>Total Bth:</b> 3/1

#### FEATURES AND UTILITIES

**Kitchen:** APP-GAR, BI-MICO, BI-OVEN, BI-RANG, CONVECT, COOKTOP, DISHWAS, GRANITE, SSAPPL WINECLR  
**Interior:** BI-VACM, CEILFAN, GAR-OPN, HARDWOD, JET-TUB, SLATEFL, SOUNSYS, TILE-FL, VAULTED, WW-CARP  
**Exterior:** BARN, COVPAT, DECK, GARDEN, GRAVLRD, PORCH, SEC-LIT, SPRNKLR, TL-SHED, YARD  
**Accessibility:** MNBDBTH  
**Cool:** HT-PUMP **Heat:** HT-PUMP  
**Water:** WELL **Sewer:** STD-SEP **Hot Water:** ELECT, TANK **Fuel:** ELECT, PROPANE

#### FINANCIAL

**PTax/Yr:** \$4,006.05, 2018 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:** N **Dues:** **Other Dues:**  
**HOA Incl:**  
**Terms Considered:** CASH, CONV  
**List Date:** 7/31/2019

#### COMPARABLE INFORMATION





THE  
KELLY  
GROUP  
REAL ESTATE

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Kelly Hagglund, Principal Broker  
Licensed in Oregon



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