

31253 Gowdyville Rd
Cottage Grove, OR 97424
~PROPERTY FEATURES~

PROPERTY

- 9.79 Acres
 - Convenient mix of pasture, garden, lawn & forested areas
 - Total of 3 tax lots
 - Most of perimeter is fenced
 - Mature landscaping
- Private & secluded
 - 2 miles to Cottage Grove
 - 24 miles to Eugene
 - 52 miles to Roseburg
- Within 45 minutes of 3 airports (Eugene, Creswell & Cottage Grove)
- Two year round creeks & pond in backyard
 - Back deck & dock
 - Trails & viewing areas/seating
 - Water rights- Buyer's due diligence on information
 - Lots of wildlife to watch (and fish to catch!)
- Multiple outbuildings
 - Covered "tool shed" area near house
 - Shop/Barn (36X36)
 - Two heated tack rooms
 - Mix of concrete floor & dirt floor (for stalls)
 - Gardening shed (30X37)
 - Multiple bays
- Newer well filtration system
- Deer-proof fenced garden
 - Multiple raised beds
 - In-ground beds
 - Fruit tree orchard area
- Custom chicken coop & fenced yard w/ easy egg collecting doors
- Multiple pasture areas
- Over 100 recently planted conifer trees for long-term privacy
- TONS of parking & parking spaces (carport & outbuildings)

Continued on back...

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Continued...

HOUSE

- 4 bedrooms & additional loft space
 - All bedrooms have exterior access to back deck/pond
 - 4th bedroom could easily make second primary suite
 - 3rd bedroom/office has TONS of storage/cabinets
- Great mudroom & laundry space off of carport
- Floor to ceiling stone fireplace
 - Certified wood stove
 - New blower fan
- Fabulous natural light with tall windows & sliders
- Entertainer's kitchen
 - Quartz countertops
 - Island
 - Double oven, stovetop, entertainer's fridge
 - HUGE walk-in pantry
 - Dining nook
 - Generous cabinetry
 - Farm sink
- Spacious primary suite
 - Walk-in closet(s)
 - Private bathroom w/ double sink vanity, skylight & walk-in tile shower
- RECENT UPDATES
 - Interior paint
 - Flooring & trim throughout
 - New dishwasher
 - Multiple arbors
 - Redwood raised garden beds
- Two water heaters
- Lennox forced air system