



### 3414 Highland Ave, Grants Pass, OR, 97526, Southern Oregon

Discover a true sanctuary atop 8.13 acres of untouched beauty. This custom built 3 bdrm, 2 bath, 1768 sf home with attached 2-car garage. #220183608-m2o ~ Click on Photo for more info!

Discover a true sanctuary atop 8.13 acres of untouched beauty, where peace and nature harmonize in perfect tranquility. This custom built home is 1768 sf of comfortable living space with attached 2-car garage. 3 bedrooms, each thoughtfully designed to capture stunning views. 2 beautifully updated bathrooms. Expansive walk-in closet in primary suite. Large updated kitchen with ample counter space and storage. A spacious 1120 sqft shop equipped with a bathroom and loft area. Property has convenient automated gates for security and ease. Sweeping city and mountain views that will leave you in awe and your own private wilderness, with direct access to BLM land. Enjoy the inviting deck where you can unwind and enjoy the views. Located just a couple minutes from town, this hilltop haven provides the escape you've been longing for while keeping city amenities within easy reach. A new roof has just been installed. Property might allow 2nd home, contact county for all possible uses. Call, text or e-mail today for all the details! #220183608-m2o ~ Click on Photo for more pictures!



Name	Brittney Young
Address	705 NE 7th St , Grants Pass
Phone	541-218-5483
Mobile	541-218-5483

#### BASE INFORMATION:

Bed	: 3
Bath	: 2

#### LAND INFORMATION:

Total acres	: 8.13
Square feet	: 1768
Lot Size	: 354

#### BUILDING INFORMATION:

House Style	: 2 Story
Year Built	: 1992
Floor area (Lower)	: 576
Floor area (Main Level)	: 1192
Floor area (Total)	: 1768

#### CONVENIENCE:

**General Amenities:** Well,Septic,Garage Door Opener,Ajoins Public Lands/ BLM,

**Appliance Amenities:** Water Softener,Washer,Trash Compactor,Tankless Hot Water,Refrigerator,Range/Oven Gas,Microwave,Heat Pump,Forced Air Heat/Air,Dryer,Disposal,Dishwasher,Central Heat/Air,Air Conditioning,

**Exterior Amenities:** Workshop,Views,Shop,RV Parking,RV Garage,Gated Entry,Garage,Fencing,Deck/Patio,

**Interior Amenities:** Walk-in Closet(s),Vinyl Windows,Vinyl Flooring,Tile Flooring,Mud Room,Laundry Room,Fireplace - Gas,Carpeted Floors,

**Security Amenities:** Smoke/Co2 Detector,Security Gate,