

# 23665119, 346 WINCHUCK RIVER RD,  
BROOKINGS, OR 97415, #23665119

For Sale. \$ 1,550,000.00



### 346 Winchuck River Rd, Brookings, OR, 97415, Southern Oregon Coast

Spectacular 1.98 Acre Property backs to the Winchuck River! 5582 sf, 5 bd, 4.5 bath estate. #23665119 Spectacular property that backs to the Winchuck River, nestled 4 miles from sandy beach access at Crissey Field State Park on the beautiful Southern Oregon Coast. Outstanding quality construction, colossal gourmet kitchen w/40' Italian 6 burner, Dual-Fuel range, eat-at island bar, extensive cabinetry, trash compactor, etc. This one of kind 5-bedroom, 4.5-baths estate boasts 3 Master En Suites, one on the main level, two downstairs, plus two more bedrooms on the main level w/shared bath. Private patios, decks, and covered porches all around. Professional Home Theatre w/96" screen that comes complete with 6 plush leather recliners, custom cabinetry & trim throughout, wine storage room with mini fridge, your own personal putting green and tee box, Marquis 17' Aquatic swim spa with Covana electric cover, Salmon & Steelhead fishing from your back yard, fantastic garden with raised planters and the most delicious mature blueberry patch, a chicken coup, three exterior sheds with lights/power to each, and plenty of room to roam. Located approximately 5 minutes to town for shopping, beaches, family outings, parks, art galleries, and all other services, while less time to arrive at the National Forestry access for those much-needed nature hikes. Custom Built by Jim Barnes Construction in 2005 for his family, and so it reflects nothing short of a pure labor of love in the quality and care that went into this build. Starting with the ICF (Insulated Concrete Forms), known for its comfortable, quiet, safe, and energy efficiently. ICF is foam on the outside, steel reinforced on the inside, and in this case, poured with over 200 yards of concrete resulting in 12" thick walls, then finished with fiber cement siding. Not to mention a 50-year architectural roof, beautifully detailed finish work inside and out, top of the line septic system and it has an unbelievable 70 GPM well. Could be sold furnished. Sellers Broker is related. #23665119-m2o.

|         |  |
|---------|--|
| Name    | Joy Wells  |
| Address | PO Box 121, Gold Beach, OR 97444, Gold Beach, Oregon |
| Phone   | 541-655-0100   |
| Mobile  | 541-655-0100   |

#### BASE INFORMATION:

|      |       |
|------|-------|
| Bed  | : 5   |
| Bath | : 4.5 |

#### LAND INFORMATION:

|             |        |
|-------------|--------|
| Total acres | : 1.98 |
| Square feet | : 5582 |

#### BUILDING INFORMATION:

|                  |                     |
|------------------|---------------------|
| House Style      | : 2 Story Craftsman |
| Year Built       | : 2005              |
| Number of Floors | : 2                 |

#### CONVENIENCE:

**General Amenities:** Well,Septic,Garage Door Opener,Cable / Satellite TV / Broadband Internet Avail,Backs to BLM Land,

**Accessibility Amenities:** Walk-in Shower,

**Appliance Amenities:** Water Purifier,Washer/Dryer,Range:

Gas,Range/Oven Gas,Oven: Gas,Oven: Convection,Central Heat/Air,All Appliances,Air Conditioning,

#### Exterior Amenities:

Waterfront,Views,Shed(s),RV Parking,RV Hook-ups,River Frontage,Outbuilding(s),Landscaped,In-ground Sprinklers,Hot Tub / Spa / Jacuzzi,Garden Beds-Raised,Garden,Garage,Fruit Trees,Fencing,Exterior Lighting,Drip System,Deck/Patio - Covered ,Deck/Patio,ChickenCoop,

**Interior Amenities:** Wired for Sound or Media,Walk-in Closet(s),Tile Flooring,Theater Room,Sun Room,Pantry -



Walk-in, Laundry Room, Kitchen Island, Jetted Tub/Soaking Tub, Hardwood Floors, Granite Counters, Family Room, Central Vac, Ceiling Fan(s), Carpeted Floors, Built-Ins, Bonus Room,  
**Security Amenities:** Smoke/Co2 Detector, Security System,