



### 30 Dion Ct #2, Shady Cove, OR, 97539, Southern Oregon

2 bd, 2 bath condo in Shady Cove! A Rare Upper Rogue Opportunity! #220176091

Located in the spectacular city of Shady Cove, you will find this single-level 2 bedroom, 2 bath condo. Enjoy the serenity of the private back patio. Located in a nice complex an only minutes from the Rogue River and all that Shady Cove has to offer. Don't let this affordable place slip by you. Monthly association fees are \$225.00. Allowance for new flooring & HVAC system.



Name	<b>Jerry Scheffler</b>
Address	897 Royal Ave, Suite D, Medford, Oregon
Phone	541-774-4444
Mobile	541-840-2602

#### BASE INFORMATION:

Bed	: 2
Bath	: 2

#### LAND INFORMATION:

Total acres	: 0.02
Square feet	: 884

#### BUILDING INFORMATION:

House Style	: Condo
Year Built	: 1994
Number of Floors	: 2

#### CONVENIENCE:

**General Amenities:** City Water, City Sewer, Cable / Satellite TV / Broadband Internet Avail,

**Appliance Amenities:** Range/Oven Electric, Dishwasher,

**Community Amenities:** Association Fee,

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