



## 4043 Leonard Rd, Grants Pass, OR, 97527, Josephine County

This iconic property includes a 2nd buildable lot! Prepare to fall in love with the charm & character of this gem in a sought-after area of Grants Pass. Step into a piece of history with the 1948 3 bedroom 1.5 bath home & classic redwood barn. Situated on just under 5 acres framed by irrigated pastures, fruit trees & gardens. The property is ideal for farming, entertaining, event venue, or enjoying your own private oasis with hot tub patio & outdoor shower, fire-pit area, historic barn with laundry, large multi-use room & stage, chicken coop, 2 car garage & shop with workshop & living quarters above! The home is characterized by its artistic charm. The welcoming kitchen has a sitting area where friends gather near the cozy woodstove while the covered porch invites indoor/outdoor living. Location-wise, this home is a true standout. Situated close to the Rogue River & shopping, dining & entertainment options of downtown Grants Pass with the added bonus of City Schools & County taxes! #220172371-m2o



|         |   |
|---------|---|
| Name    | <b>Sheri Wytcherley</b>                   |
| Address | 1051 NE 6th St #432 , Grants Pass, Oregon |
| Phone   | 541-659-5574                              |
| Mobile  | 541-659-5574                              |

### BASE INFORMATION:

|      |       |
|------|-------|
| Bed  | : 3   |
| Bath | : 1.5 |

### LAND INFORMATION:

|             |        |
|-------------|--------|
| Total acres | : 4.94 |
| Square feet | : 1632 |

### BUILDING INFORMATION:

|            |        |
|------------|--------|
| Year Built | : 1948 |
|------------|--------|

### CONVENIENCE:

**General Amenities:** Well,Septic,Cable / Satellite TV / Broadband Internet Avail,  
**Appliance Amenities:** Heat Pump,Heat - Wood,Air Conditioning,  
**Energy Savings Amenities:** Wood Stove,  
**Exterior Amenities:** Workshop,Shop,Pasture,Outbuilding(s),Lawn,Landscaped,Irrigation,Hot Tub / Spa / Jacuzzi,Garden,Garage,Fruit Trees,Fire Pit,Fencing,Deck/Patio - Covered ,Deck/Patio,ChickenCoop,Barn,  
**Interior Amenities:** Wood Stove,Vinyl Windows,Vinyl Flooring,Hardwood Floors,Carpeted Floors,