

6850 Downing Road, Space #24

Central Point, OR 97502



WELCOME

6850 Downing Road, Central Point

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
36S	2W	26A	136	$617.46	30105623	0	County-UR-1

Welcome to 6850 Downing Road!

Tucked at the end of a quiet cul-de-sac on one of the largest homesites in the park, this inviting 3 bed, 2 bath home offers a wonderful blend of space, privacy, comfort, and convenience. Built in 1984 with 1,440 square feet, the home features a great floor plan with a spacious living room, cozy fireplace, large windows that bring in natural light, and fresh interior paint in many of the spaces. The updated kitchen includes refreshed cabinetry, modern finishes, ample storage, and an easy connection to the dining area, creating a comfortable setting for everyday living and gathering.

The private primary suite offers generous storage and a spa-like bath, while the additional bedrooms provide flexibility for guests, hobbies, office space, or family needs. Designed with accessibility and comfort in mind, the home includes a ramped entry, heat pump, air conditioning, security system, and paved access. Outdoor living is a highlight, with mature landscaping, a generous yard, Trex deck, patio access, and versatile outbuildings for storage, projects, or gardening. The large homesite gives the property a more open and private feel.

Located in the heart of the Rogue Valley near Central Point, this home offers convenient access to shopping, dining, medical services, schools, parks, and everyday amenities. The location also provides excellent regional connectivity, with quick access to Medford, Jacksonville, Eagle Point, and the Rogue Valley International-Medford Airport. Enjoy a quiet, friendly community setting while staying close to everything Southern Oregon has to offer, including wineries, outdoor recreation, the Rogue River, hiking, fishing, and the broader beauty of the Rogue Valley.

PROPERTY DETAILS

6850 Downing Road, Central Point

Access	The property, located on a quiet cul-de-sac, is accessed via a paved driveway from Downing Road
Present Land Use	Single family residence
2025 Taxes	$617.46
Zoning	County-UR-1 (Urban Residential- 1 unit per acre)
Elevations	Approximately 1,260 feet above sea level
Topography	Level corner lot with manicured landscaping, paved driveway access, and multiple outdoor living areas, decks, and patios
Domestic Water	Public water connected
Sanitation	Public sanitation connected
Power Service	50 amp service on the exterior of the home
Gas/Propane	Gas service used for hot water and range
Internet	Spectrum
Space Rent	$850 per month











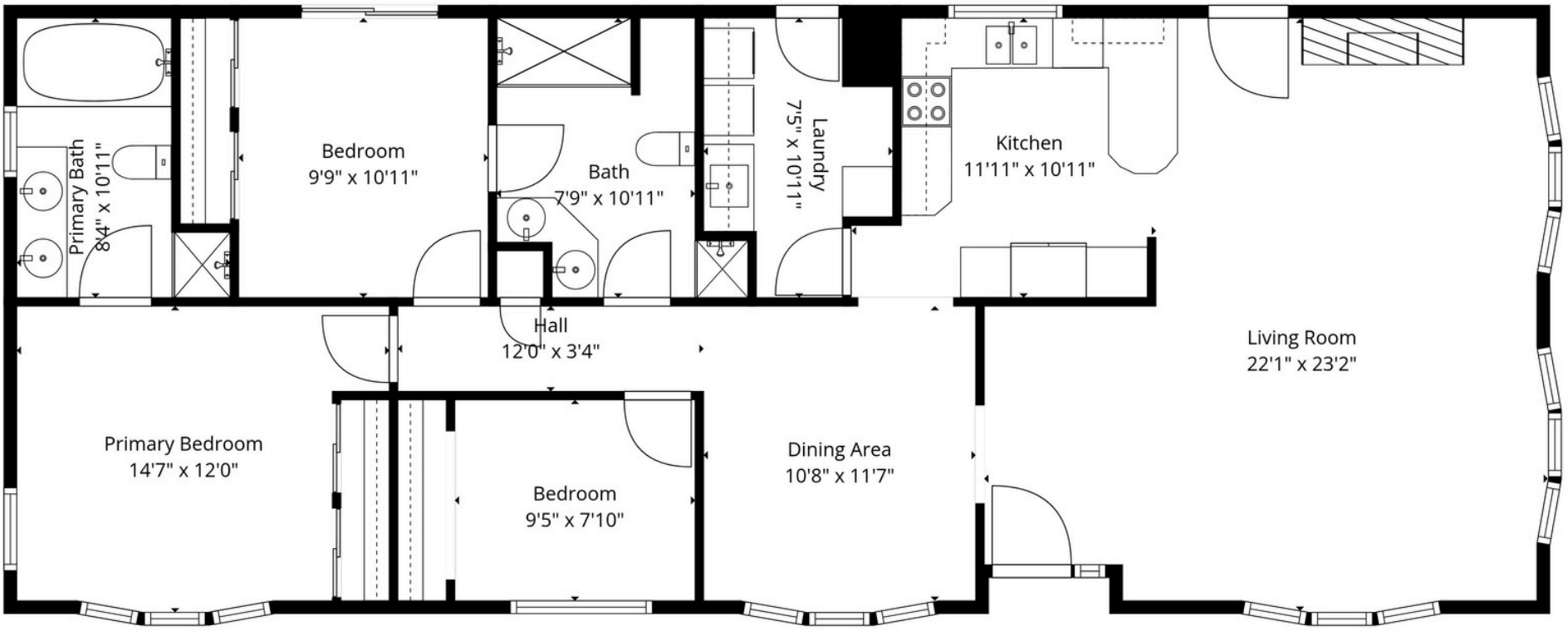


ESTATE HOME

6850 Downing Road, Central Point

Year Built	1984
Approx. SF	1,400
Bed / Bath	3 / 2 full
Levels	1
Garage | Parking	The property offers an attached carport and on street parking
Floor Plan Notes	The home opens into a spacious living room anchored by a fireplace and large windows that fill the space with natural light. Immediately to the right of the entry is the updated kitchen, featuring newer flooring and refurbished cabinetry, while a separate dining area is accessible from both the living room and the kitchen for easy flow. Beyond the main living areas, a hallway leads to the two guest bedrooms, one of which is served by a Jack and Jill bathroom with two walk in showers and access from both the bedroom and the hall. Farther down the hall, the primary suite offers two closets and an ensuite bathroom with a soaking tub and walk in shower. The home is designed to be ADA compliant.
HVAC	Heat pump and air conditioning
Hot Water Heater	Standard hot water heater
Exterior Siding	T1-11
Roofing	Composition

FLOOR PLAN



TOTAL: 1363 sq. ft
1st floor: 1363 sq. ft
EXCLUDED AREAS: WALLS: 85 sq. ft

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.





LOCATION

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Convenient Rogue Valley Location

The property is located within Southern Oregon's Rogue Valley, offering a serene setting at the end of a quiet cul-de-sac while remaining within reach of shopping, dining, healthcare, and regional transportation in the Medford area. Residents enjoy convenient access to outdoor recreation, nearby rivers, lakes, hiking trails, golf courses, and public lands, along with regional destinations such as Ashland, Jacksonville, Crater Lake National Park, the Oregon Coast, and Northern California via Interstate 5.

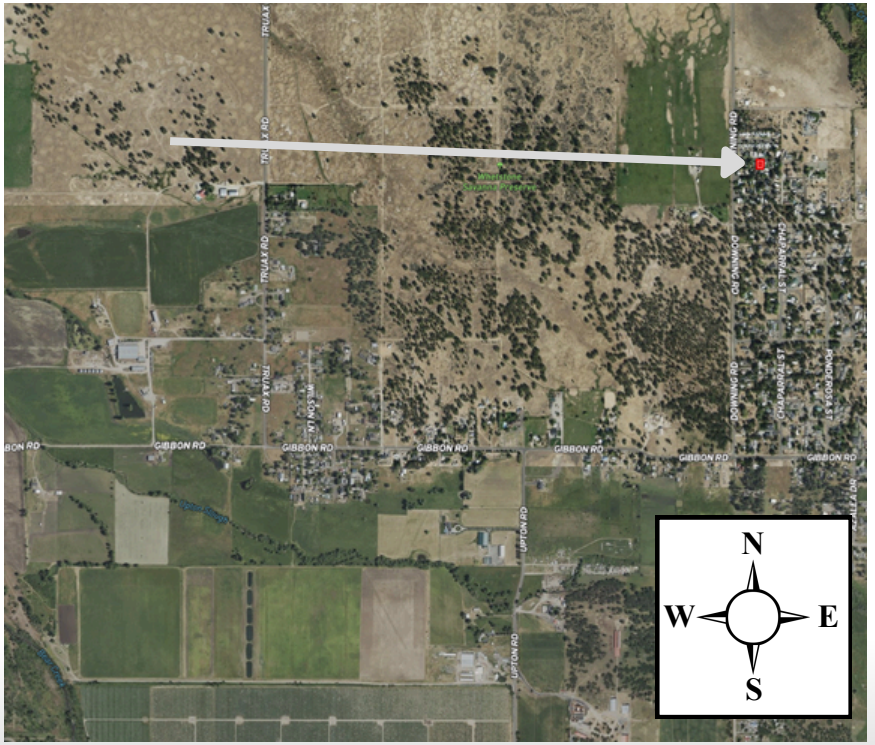
Peaceful Neighborhood Setting

This well maintained mobile home is tucked at the end of a quiet cul-de-sac, offering a rare sense of space. Positioned on the largest lot in the park, the property provides added outdoor room and privacy compared to many neighboring spaces. Access is convenient from a paved drive, with entry available by stairway at the front and ramp access to the side patio and Trex deck.

Southern Oregon Climate

The Rogue Valley is known for a mild four-season climate, making the area well-suited for outdoor living, gardening, and recreation. Warm, dry summers and generally mild winters allow residents to enjoy patios, gardens, and outdoor spaces through much of the year. The property's spacious yard, deck, mature landscaping, and peaceful outdoor setting are especially well suited to the Southern Oregon lifestyle, where time spent outdoors is part of everyday living.

Destination	Approx. Drive
Downtown Central Point	~ 4 Miles
Rogue Valley Intl. Airport	~ 4.5 Miles
Rogue Valley Mall	~ 6.5 Miles
Downtown Medford	~ 7 Miles
Asante Rogue Regional Medical Center	~ 9 Miles



MAP

6850 Downing Road, Central Point





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