



22494 JEFFERSON ROAD

Ashland, Oregon 97520

WELCOME

22494 Jefferson Road, Ashland

Township	Range	Section	Tax Lot	2025 Taxes	Account #	Acres	Zoning
41S	2E	16	1600	\$10,916.75	10241328	203.53	WR

Private Ashland Mountain Retreat

Tucked away at the end of a quiet mountain road, 22494 Jefferson Road offers a rare opportunity to own one of Southern Oregon's most private and dramatic retreat properties. Set on 203.56 acres adjoining public lands, this extraordinary Ashland estate combines resort-like views, exceptional seclusion, substantial living space, and direct access to some of the region's most iconic outdoor recreation.

The setting is immediately memorable. With no visible neighboring homes, the property feels worlds away, yet remains connected to the natural beauty, lifestyle, and cultural appeal that make the Ashland area so desirable. Sweeping south-facing views stretch across rugged mountains, rolling forestland, wide valleys, and into Northern California, creating a dramatic backdrop in every season.

Resort-Like Views and Setting

The seller's vision for the property is clear: this is not simply acreage with a large home, but a private mountain sanctuary with the feel of a personal resort. The combination of scale, privacy, views, and surrounding protected lands creates an atmosphere that is increasingly difficult to find.

From sunrise over the mountains to quiet evenings overlooking the valley, the land offers a sense of peace and grandeur that is hard to capture in words. Whether used as a full-time residence, legacy family retreat, corporate getaway, private recreational basecamp, or personal mountain resort, the setting is the defining feature.

The property's south-facing orientation helps capture natural light and expansive views, while the topography, wooded terrain, pasture areas, and creek frontage add depth, beauty, and usable variety across the acreage.





DESCRIPTION

22494 Jefferson Road, Ashland

Main Craftsman Residence

Completed in 2015, the main residence is an impressive 7,468 square foot Craftsman-style home designed with flexibility, gathering, and privacy in mind. The home offers 5 bedrooms and 4.5 bathrooms, with a multi-level layout that can accommodate a wide range of living arrangements.

The main level includes two primary bedrooms, multiple living areas, a family room, breakfast nook, mud room, vaulted ceilings, bamboo and tile flooring, and built-ins. This layout provides practical day-to-day functionality while also creating space for extended family, guests, or multi-generational living.

The main living area opens to a deck that takes advantage of the surrounding views and natural setting. With the landscape unfolding beyond the home, the interior and exterior spaces work together to create a strong sense of place.

Upper-Level Flexibility and Storage

Two separate upper-level areas add useful versatility to the residence. One area includes a walnut staircase leading to a loft above one of the primary suites, creating a private and inviting space that could function as a reading area, office, studio, or retreat within the home.

Another finished upper room provides additional flexibility and could serve as a bedroom, hobby space, creative studio, media room, or overflow guest area. A large unfinished attic connects the upper areas and offers substantial storage or future potential, depending on the needs of the next owner.

Daylight Basement and Additional Living Potential

The partially finished daylight basement adds another layer of utility to the home. With flex space and patio access, this area provides room for recreation, storage, projects, guest overflow, or future customization. For a property of this scale and setting, the added space enhances the overall functionality and long-term usability of the residence.



DESCRIPTION

22494 Jefferson Road, Ashland

Fully Finished Original Home Flex Space

In addition to the main residence, the original 1,812 square foot home has been transformed into an amazing fully finished flex space. This adds significant lifestyle value and creates opportunities that are difficult to replicate.

Depending on the needs of the next owner, this space could be used for guests, a private office, studio, recreation area, game room, retreat space, meeting space, creative workspace, or additional gathering area. For those envisioning a family compound, legacy property, or corporate retreat, the original home greatly expands the practical use of the property beyond the main residence alone.

Off-Grid Living and Owned Solar

The property offers a unique private off-grid setting with owned solar, supporting a lifestyle centered around independence, privacy, and connection to the land. For buyers seeking a retreat-style property, the solar component is an important part of the overall story.

The property offers infrastructure and scale that support a substantial private estate. The owned solar system enhances the self-sufficient nature of the property and pairs well with the surrounding acreage, natural setting, and retreat-style use.

Land, Pasture, Creek, and Natural Beauty

The 203.56 acres include a diverse mix of pasture, wooded terrain, and creek frontage. This variety gives the property a layered and dynamic feel, offering open areas, forested privacy, wildlife habitat, and natural water features.

The acreage provides space to explore, relax, ride, hike, gather, and enjoy the outdoors without leaving home. For those who value privacy, recreation, and stewardship of a special landscape, the land itself is one of the property's most compelling assets.

DESCRIPTION

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Surrounded by Public Lands

One of the most extraordinary features of the Jefferson Road Estate is its relationship to the surrounding public lands. The property is surrounded on three sides by public lands, including the renowned Cascade-Siskiyou National Monument.

This creates a level of privacy and permanence that is increasingly rare. With protected lands surrounding the area and no visible neighboring homes, the property offers a peaceful sanctuary where nature takes center stage.

For buyers concerned about long-term privacy, neighboring development, or maintaining a true retreat atmosphere, this public land adjacency is a major advantage.

Cascade-Siskiyou National Monument

The Cascade-Siskiyou National Monument is one of Southern Oregon's most significant natural landscapes, known for its biodiversity, rugged beauty, and recreational appeal. Having this protected landscape as part of the broader setting gives the property a sense of scale and distinction that few private holdings can match.

The monument landscape contributes directly to the property's identity. It frames the views, enhances the privacy, supports wildlife, and provides a deep connection to the natural world. For those drawn to conservation, recreation, photography, hunting, horseback riding, hiking, or simply quiet immersion in nature, the location is exceptional.

Pacific Crest Trail and Outdoor Recreation

Outdoor adventure begins right at the doorstep. The Pacific Crest Trail passes just north of the property, offering access to miles of hiking and horseback riding opportunities. The nearby landscape also includes access to iconic regional destinations such as Pilot Rock and the broader Cascade-Siskiyou backcountry.

From hiking and horseback riding to wildlife viewing, photography, hunting, and exploring the monument landscape, the recreational possibilities are extensive. The property is ideally suited for an owner who wants direct connection to the outdoors without sacrificing the comfort and scale of a substantial private residence.



DESCRIPTION

22494 Jefferson Road, Ashland

A Legacy Property With Multiple Possibilities

22494 Jefferson Road is the kind of property that invites a larger vision. It could serve beautifully as a private family compound, a legacy retreat, a corporate getaway, a personal mountain resort, or a nature-centered sanctuary.

The combination of a large Craftsman residence, fully finished original home flex space, owned solar, creek frontage, pasture, wooded acreage, public land adjacency, and sweeping resort-like views creates a rare and compelling offering in the Ashland market.

For buyers seeking privacy, scale, beauty, and recreational access, this property represents far more than a home. It is a private retreat surrounded by protected lands, built for gathering, solitude, exploration, and long-term enjoyment.



RURAL ESTATE

22494 Jefferson Road, Ashland

Access	Access via Jefferson Road, a quiet mountain road leading to a private, secluded setting. The property is located at the end of the road, with no visible neighbors and public lands bordering the property on three sides.
Present Land Use	Rural residential estate, private retreat, recreation property, and off-grid homestead
2025 Taxes	\$10,916.75
Zoning	WR - Woodland Resource
Elevations	~ 3,520- 4,560' above sea level
Topography	Varied mountain and woodland terrain across 203.56 acres, with rolling woodland, open spaces, rugged terrain, and south-facing orientation. The property offers expansive views across the surrounding landscape and into Northern California.
Domestic Water	Private well (JACK_58173) with multiple holding tanks (one at 2,500 gallons and two at 300 gallons)
Sanitation	Standard septic system with 1500 gallon tank
Power Service	The property is fully off-grid and powered by a solar power system with battery storage and a backup generator
Gas/Propane	Two propane tanks (both owned) - one at 500 gallons and one at 300 gallons; services the range and hot water heater
Internet	Starlink available but not connected (sellers utilize cell only)



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RURAL ESTATE

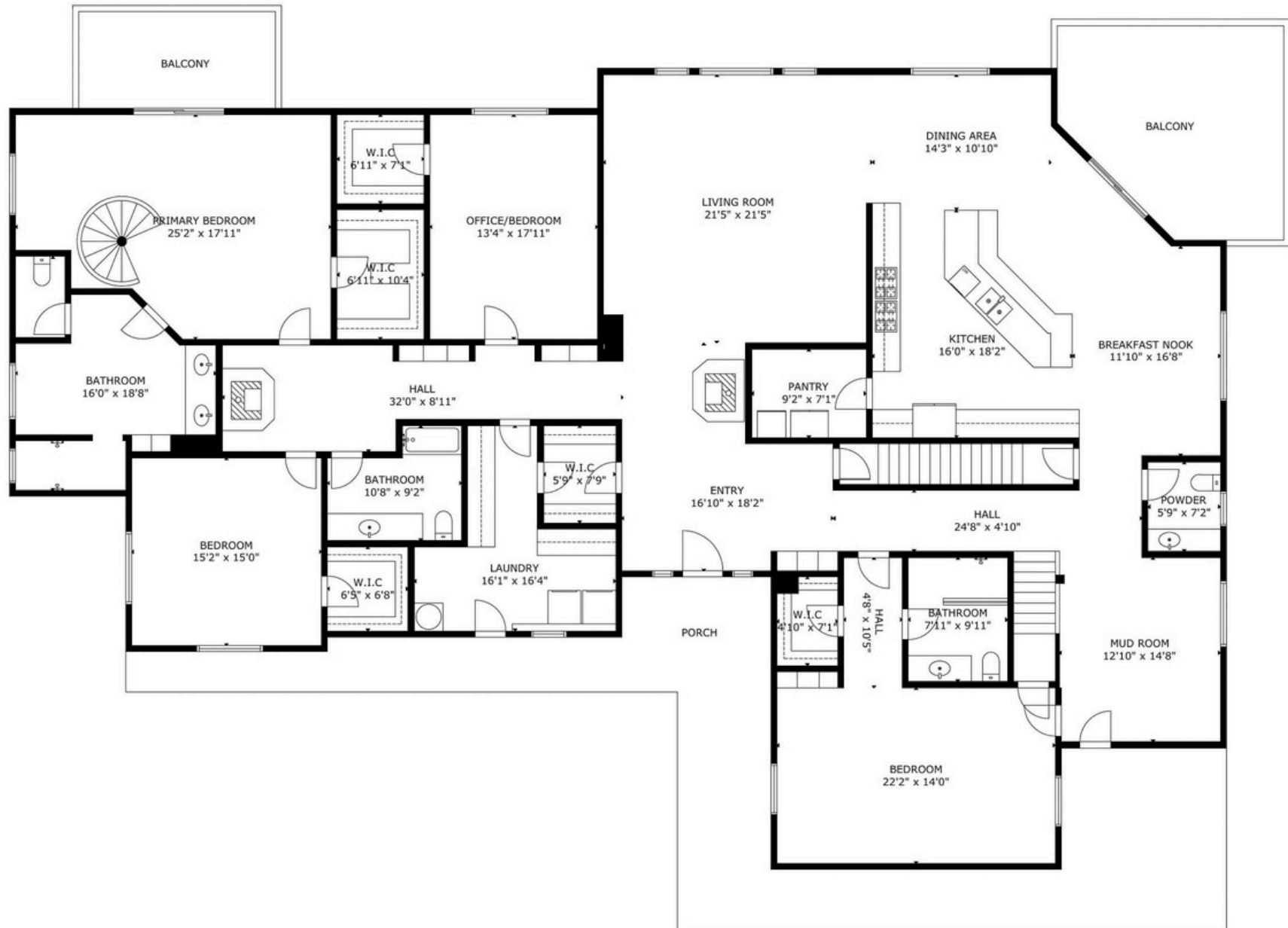
22494 Jefferson Road, Ashland

Home	
Year Built	Completed in 2015
Approx. SF	7,468
Bedrooms	5
Bathrooms	4.5
Levels	Two stories with partially finished daylight basement
Garage Parking	Large attached carport
Floor Plan Notes	Three-level custom main residence with +/-7,468 square feet of finished living space. The home includes 5 bedrooms and 4.5 bathrooms. The layout includes oversized bedrooms, two primary suites, multiple flex spaces, a large unfinished attic, and a daylight basement offering storage or future expansion potential.
HVAC	Ducting and blower are installed, but no formal system is in place
Hot Water Heater	Propane
Exterior Siding	Wood
Roofing	Composition shingle
Doors and Windows	Wood trim and double paned vinyl windows
Solar/Generator	Solar power system with battery bank and backup generator. The property is fully off-grid.



HOME MAIN LEVEL

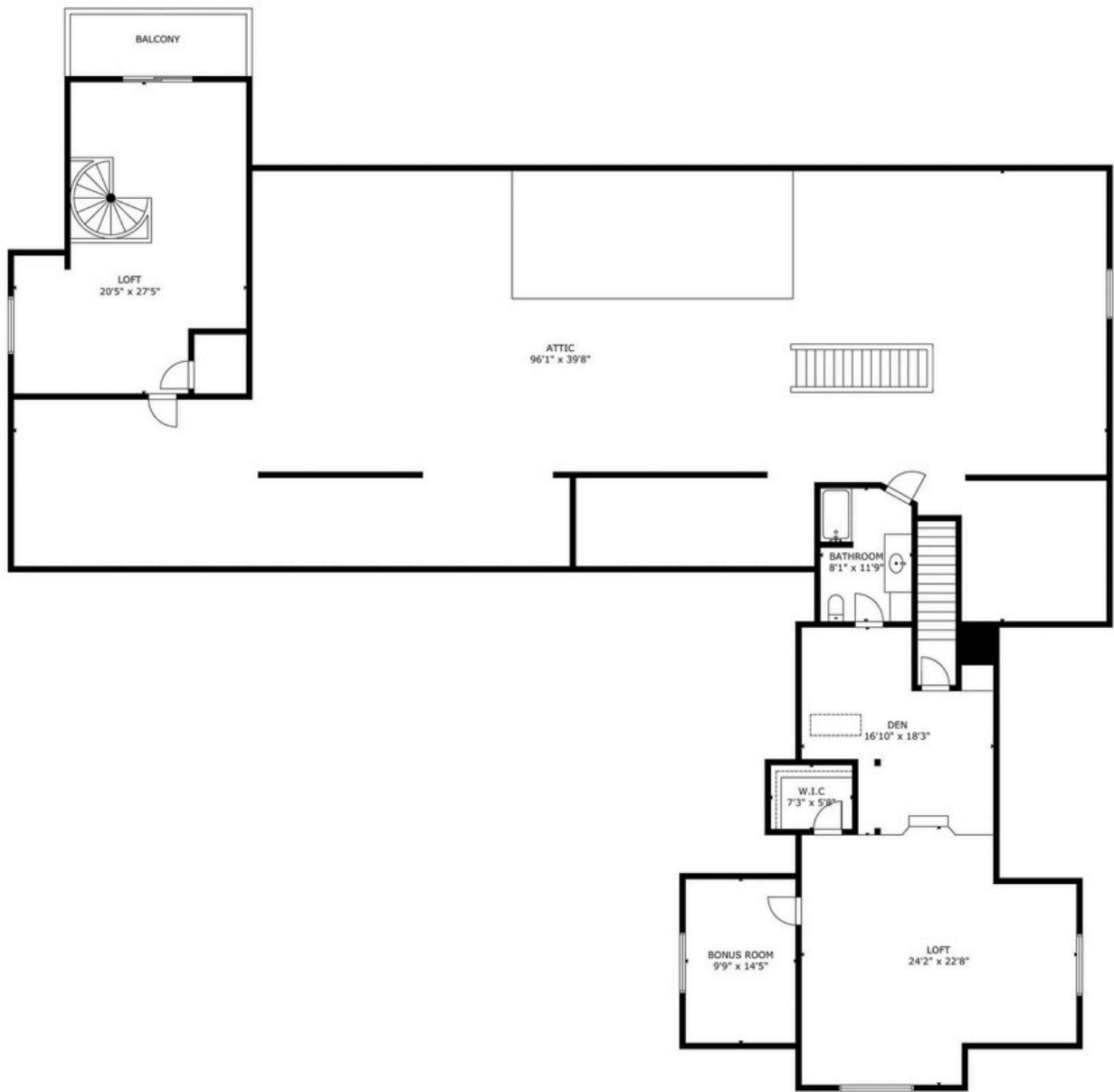
22494 Jefferson Road, Ashland



GROSS INTERNAL AREA
TOTAL: 10,248 sq ft
FLOOR 1: 1,044 sq ft, FLOOR 2: 4,358 sq ft, FLOOR 3: 4,846 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

HOME UPPER LEVEL

22494 Jefferson Road, Ashland



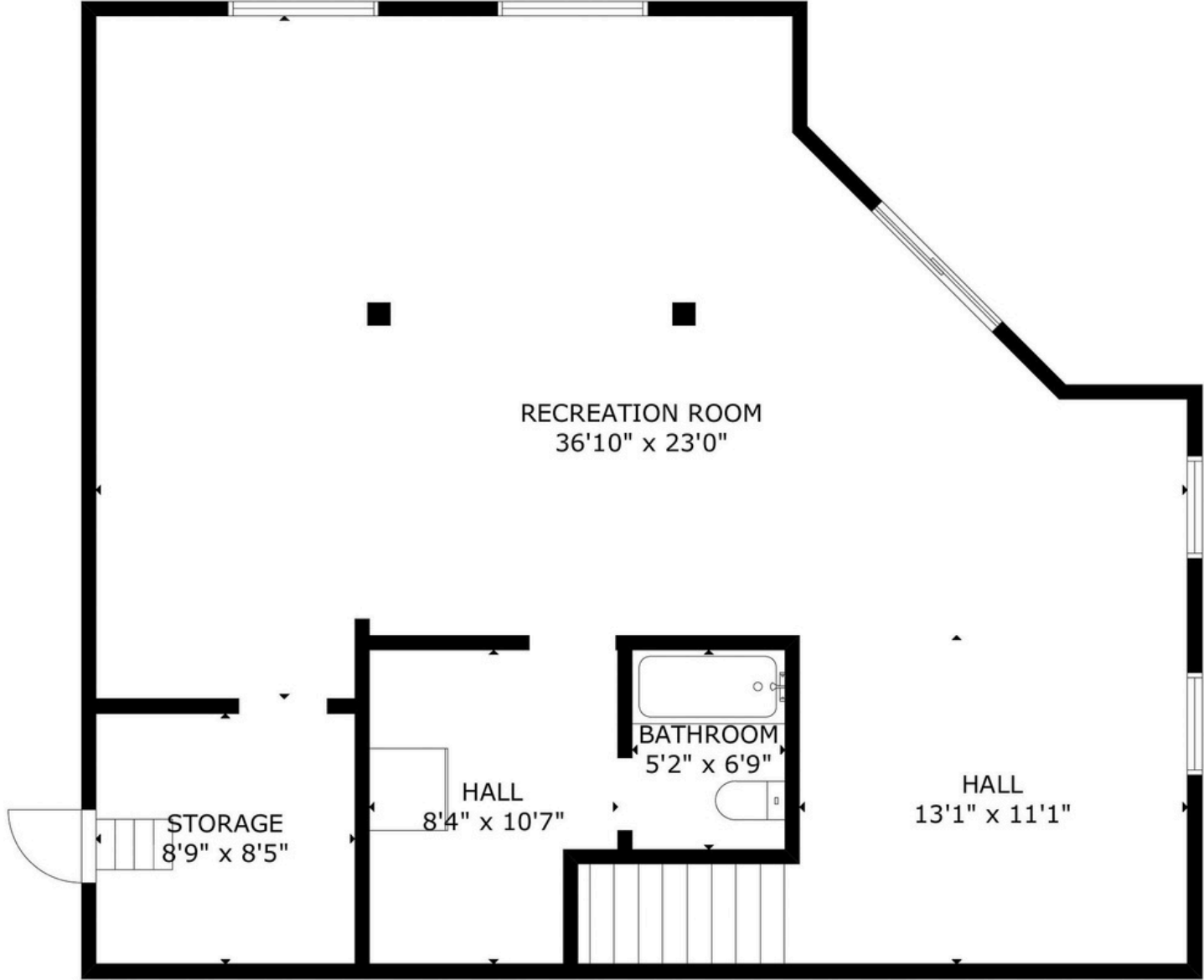
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HOME LOWER LEVEL

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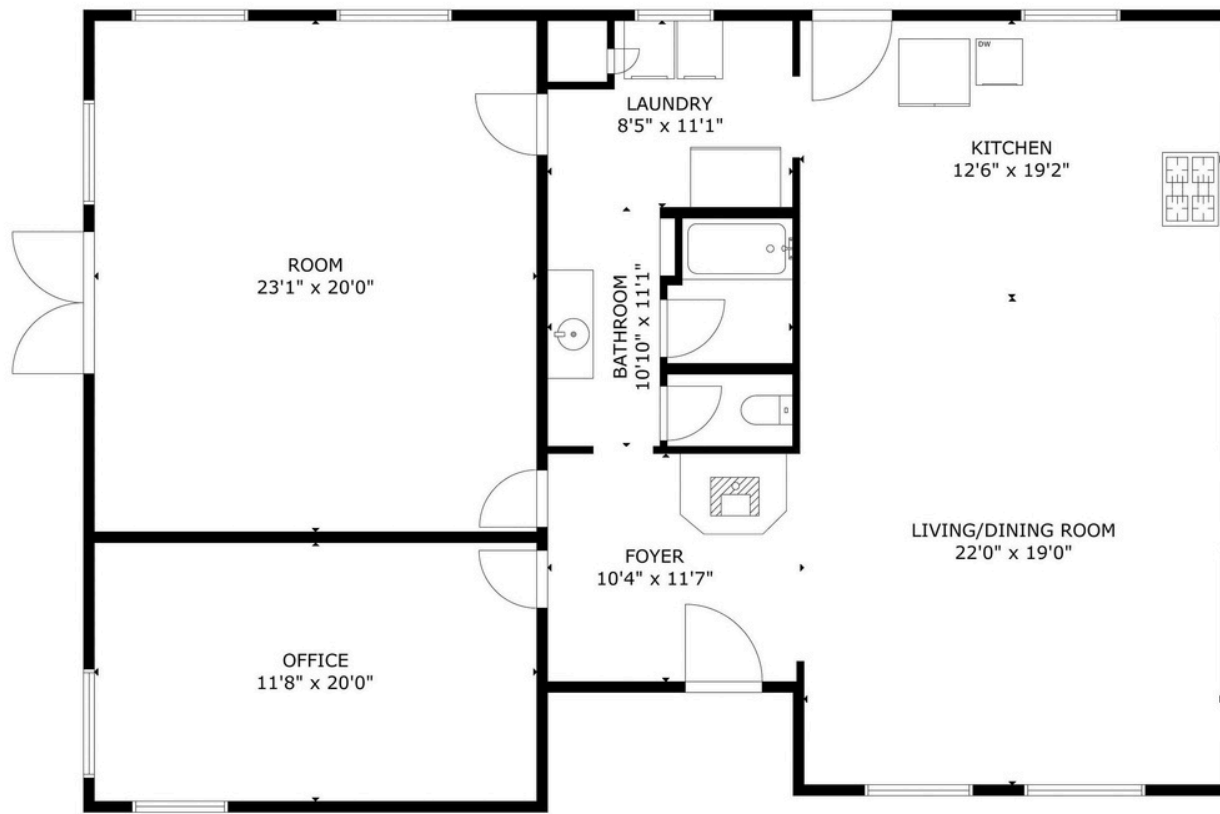
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FLEX SPACE BUILDING

22494 Jefferson Road, Ashland

Storage Building (House)

Second structure built in 2002 and currently permitted for storage use. Existing configuration includes 1 bedroom and 1 bathroom, along with a large living area and additional flex space.



GROSS INTERNAL AREA
TOTAL: 1,725 sq ft
FLOOR 1: 1,725 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



LOCATION

22494 Jefferson Road, Ashland

Ashland

22494 Jefferson Road is located in the scenic countryside outside Ashland, one of Southern Oregon’s most distinctive and desirable communities. Ashland is known for its walkable downtown, Lithia Park, the Oregon Shakespeare Festival, local dining, wineries, and arts driven culture. Surrounded by the Siskiyou Mountains, the area offers immediate access to hiking, skiing, biking, public lands, and year round outdoor recreation. While the property itself offers a true private mountain setting, Ashland remains the nearest lifestyle anchor. This gives the property a unique combination of seclusion, natural beauty, and access to one of the Rogue Valley’s most sought after communities.

The Rogue Valley

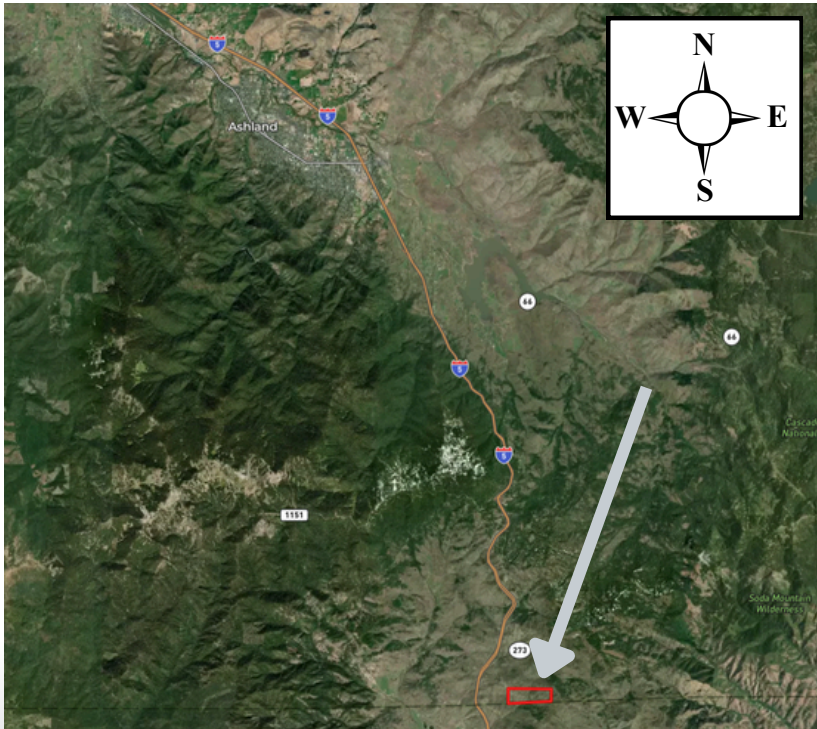
The Rogue Valley is one of Oregon’s most desirable regions, offering a balanced lifestyle shaped by a mild four season climate, scenic landscapes, agricultural heritage, and strong regional amenities. Anchored by Medford, the area provides access to healthcare, shopping, dining, schools, professional services, and the Rogue Valley International Medford Airport. The region is well known for its outdoor recreation, vineyards, farms, rivers, lakes, trail systems, and expansive public lands. 22494 Jefferson Road fits directly into that broader Rogue Valley lifestyle, offering approximately 203.56 acres, varied mountain and woodland terrain, direct adjacency to public lands on three sides, and a private end of road setting with no visible neighbors. For buyers seeking privacy, recreation, self sufficiency, and connection to the land, the property represents a rare Southern Oregon opportunity.

Climate

The Ashland area enjoys a mild four season climate with warm, dry summers and generally moderate winters. Most precipitation falls from late fall through early spring, while summer is typically sunny and dry. Snowfall in town is usually lighter and intermittent, with more significant winter conditions found in the surrounding mountains and higher elevations.

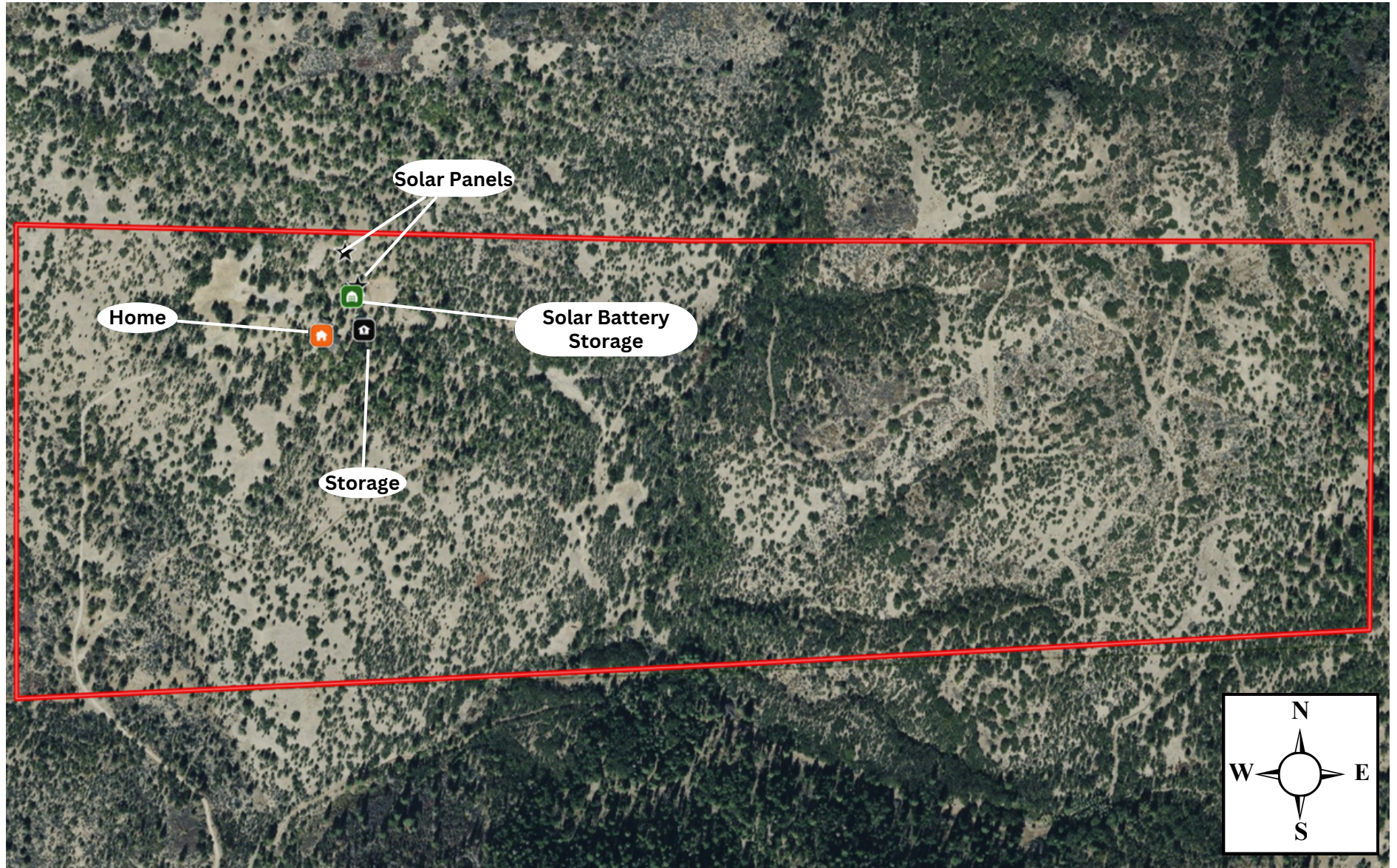
At approximately 3,520 to 4,560 feet in elevation, 22494 Jefferson Road offers a true mountain setting, so buyers should expect more seasonal variation than in town. The property's south facing orientation, expansive views, woodland terrain, and off grid infrastructure create a setting well suited for those who appreciate privacy, recreation, and year round rural living in the mountains of Southern Oregon.

Destination	Approx. Drive
Downtown Ashland	~ 14 Miles
Asante Ashland Community Hospital	~ 15 Miles
Mt. Ashland Ski Area	~ 18 Miles
Downtown Medford	~ 27 Miles
Rogue Valley Intl. Airport	~ 29 Miles



MAP

22494 Jefferson Road, Ashland





MARTIN

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