



130 Kitty Drive

A Rogue Valley Homestead

WELCOME --- *130 Kitty Drive, Eagle Point*

Township	Range	Section	Tax Lot	2025 Taxes	Account #	Acres	Zoning
34	1W	20	4700	\$1,763.07	10223231	1.02	RR-5

Welcome to 130 Kitty Drive!

Extensively updated single level 3 bedroom, 2 bathroom home on 1.02 highly usable acres with exceptional utility, flexibility, and infrastructure already in place. The home offers approximately 1,152 square feet with a comfortable and functional layout, updated kitchen and bathrooms, solid hickory cabinetry, new pellet stove, new carpet, fresh interior paint, updated dual pane vinyl windows and doors, and a well cared for feel throughout. Recent exterior improvements include fresh exterior paint, a large covered back porch, covered front patio, new fencing, improved rocked driveway, and practical outdoor spaces designed for everyday use.

The property is thoughtfully set up for a wide range of rural lifestyle needs. The land is all very usable and offers room for animals, gardening, equipment, projects, storage, parking, or small hobby farm use. A large gravel parking area provides excellent maneuvering space for vehicles, trailers, equipment, and guests, while the RV carport and detached garage/shop parking add even more function. A whole house propane Generac backup generator adds valuable peace of mind, and the electrical setup includes a 200 amp breaker at the home, with a 100 amp breaker in each of the shops.



Disclosures: All information herein is provided in good faith and is believed to be accurate. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information contained herein is subject to change, errors, and omission and is subject to your independent verification. Martin Outdoor Property Group and John L. Scott assume no liability for inaccuracy contained herein.

***Property lines are approximate
and for illustration purposes only***



DESCRIPTION

130 Kitty Drive, Eagle Point

Garden and orchard improvements are a major highlight. The fenced orchard includes apple, cherry, nectarine, pear, and peach trees with additional plantings of raspberries and green and red table grapes. The fenced garden area is approximately 22x20 and includes multiple raised beds, drip irrigation, timed watering, an 8 foot fence, dedicated irrigation water storage, and a small greenhouse. This setup provides an excellent foundation for productive gardening, homesteading, and outdoor living.

The shop infrastructure is a standout feature. The main shop is approximately 24x48, totaling about 1,152 square feet, with a two car garage section and a separate shop area. The garage portion includes a mechanical room with a water filtration system and pressure tank. The second shop is approximately 48x50, totaling about 2,400 square feet, and was newly constructed with a metal frame, 5 inch reinforced concrete slab, tool bench area, and storage loft. Combined shop space is approximately 3,552 square feet, creating outstanding flexibility for vehicles, equipment, hobbies, workshop use, storage, or home based projects.

Additional improvements include a chicken coop of approximately 250 square feet, new perimeter fencing, water holding tanks, and extensive exterior utility throughout. With major updates already completed and a well planned combination of home, shops, garden, orchard, parking, and backup power, this property offers a rare small acreage opportunity with the infrastructure and flexibility buyers are looking for.

Located in the Eagle Point area of the Rogue Valley with close proximity to Shady Cove, this property offers access to one of Southern Oregon's most desirable outdoor lifestyle corridors. The nearby Rogue River is known for fishing, rafting, boating, and scenic recreation, while surrounding public lands, trails, and mountain lakes provide year round opportunities for outdoor living. The location offers a strong balance of usable rural space, everyday convenience, and access to nearby Rogue Valley communities, all while being just a short drive from the recreation and small town charm of Shady Cove.

RURAL HOMESTEAD

130 Kitty Drive, Eagle Point

Access	Paved access from Kitty Drive to private interior gravel driveway
Present Land Use	Rural residence
2025 Taxes	\$1,763.07
Zoning	RR-5
Elevations	~ 1,480 above sea level
Topography	Gently rolling
Domestic Water	Private well. Well flow May of 2026 at 11.1 GPM. BNA results on file. System has a UV filter in place.
Sanitation	Septic system with sand filter and drain field - pumped and inspected May of 2026 - report on file. New septic pump, alarm, and ports were added June of 2026.
Power Service	200 amp breaker at the home, and a 100 amp breaker at both of the two shops (also a 24k Generac generator)
Gas / Propane	Propane, leased from Suburban, 250 gallons
Internet	Centurylink/Spectrum





RURAL HOMESTEAD

130 Kitty Drive, Eagle Point

Home	
Year Built	1987
Approx. SF	1,152
Bedrooms/ Bathrooms	3 beds / 2 baths
Levels	1
Garage Parking	Detached 2-car garage, shops and driveway
Floor Plan Notes	The home offers a single-level split floor plan with an open living room, updated kitchen, three bedrooms (one of which services as a utility room as well), and two full bathrooms. The layout provides comfortable separation between living and sleeping areas while maintaining an efficient, easy-to-use design.
HVAC	Electric forced air and central air conditioning
Hot Water Heater	Electric
Solar / Generator	Generator powered by propane utilized throughout the home
Exterior Siding	T1-11 siding - painted in June of 2026
Roofing	Composition - installed in 2013
Windows	Updated dual-pane vinyl windows - installed in 2025

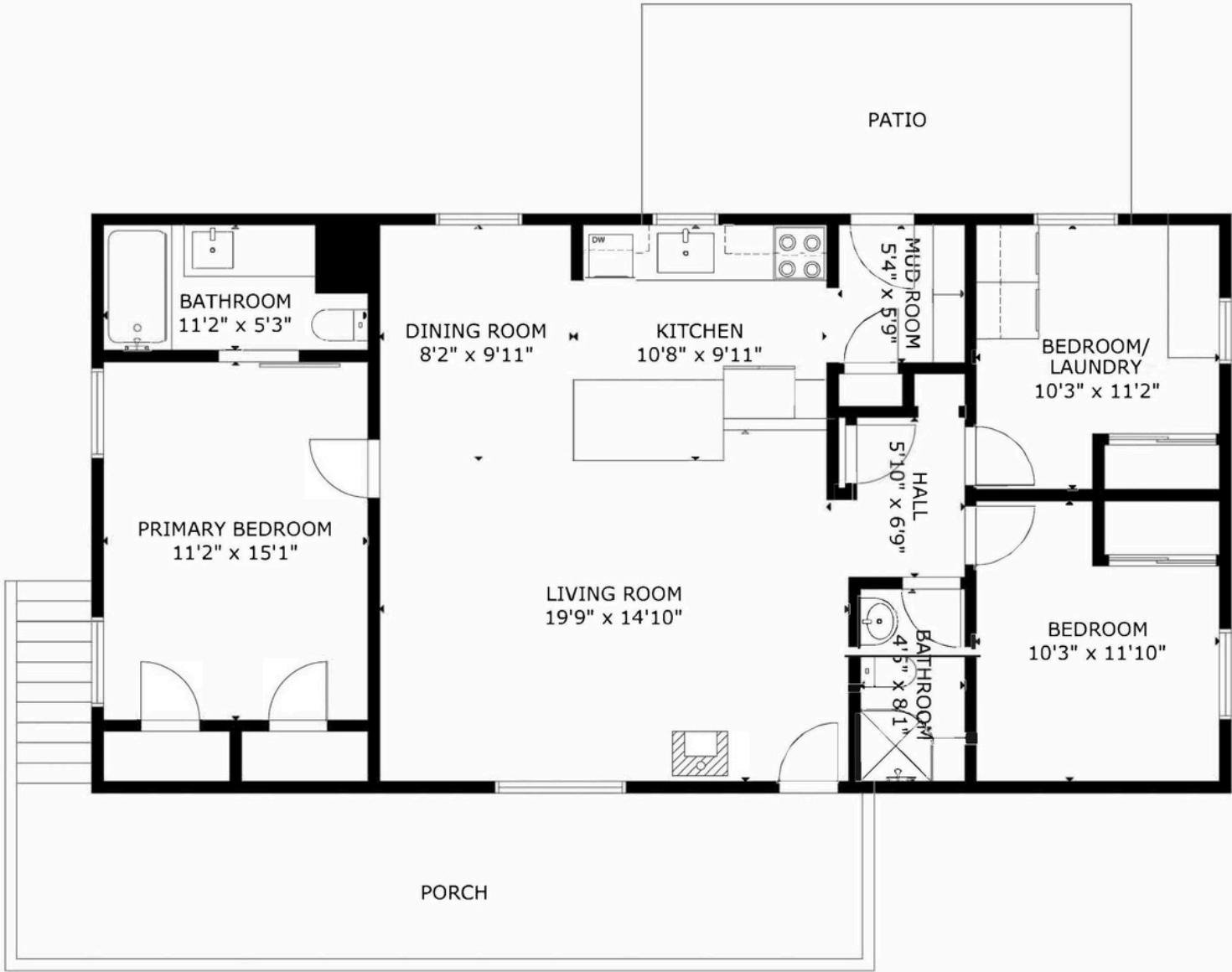
HOME NOTES + UPGRADES

130 Kitty Drive, Eagle Point

Interior Notes + Upgrades	The interior of the home has been extensively updated, creating a clean, comfortable, and functional living environment with a fresh modern feel. -Updated kitchen with solid hickory cabinets -Updated bathrooms with solid hickory in the master -New carpet in 2024 -New interior paint throughout -New trim -Upgraded windows in 2025 -New pellet stove -2'x6' framing
Exterior Notes + Upgrades	The exterior of the home and property has been thoughtfully improved to support both comfortable living and practical rural use. -New roof in 2013 -New exterior paint in 2026 -Large covered back deck (painted in 2026) -Covered front patio -Strategic tree removal to improve views from the home
Negotiable Items	-Zero turn lawn-mower -220V air compressor -Golf cart -4-post lift with 9,000lb capacity (inside the main shop) -2-post lift with 9,200lb capacity (inside the second shop)

FLOOR PLAN

130 Kitty Drive, Eagle Point



GROSS INTERNAL AREA
TOTAL: 1,103 sq.ft
FLOOR 1: 1,103 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



PROPERTY NOTES + DETAILS

130 Kitty Drive, Eagle Point

Main Shop	-Built between 2023-2024 -Measures 48' x 50' (2,400 sf) -Steel frame -Nearly entirely insulated -Three bays with manual roll doors (two 10' tall x 8' wide and one 12' tall x 12' wide) -5" reinforced concrete slab -220V on 100 amp breaker -Shelving and work bench included -Loft with 2' x 6' construction -Three water holding tanks (one 2,000 gallon tank and two 350 gallon tanks)
Second Shop + Detached Garage	-Measures 24' x 48' (1,152 sf) -Shop area plus a 2-car garage -Mechanical room in garage area that houses the water filtration system and pressure tank -Concrete floor -Three roll doors (one 10' tall by 16' wide - manual plus two 8' tall by 10' wide - automatic) -220V on 100 amp breaker -Shelving and additional freezer are included
Other Improvements	-17' by 24' covered parking -Fenced orchard with apple, cherry, nectarine, pear, and peach trees, along with table grapes and raspberries -Fenced garden area +/-22' x 20' with multiple raised beds and 8-foot chain-link fencing -Chicken coop measuring +/-250 sf -Newer nearly full perimeter fencing -Improved driveway with new rock -Large gravel parking area with room for vehicles, equipment, and maneuvering -Additional space available for gardens, parking, or small hobby farm use -Locked mailbox

LOCATION

130 Kitty Drive, Eagle Point

Convenient Rural Location

130 Kitty Drive is positioned in the Eagle Point area with paved access from Kitty Drive and a practical rural residential setting. The property offers a quiet, usable location while remaining within reach of Shady Cove, Eagle Point, Medford, and the broader Rogue Valley. Nearby recreation opportunities include the Rogue River, Lost Creek Lake, Crater Lake, and surrounding public lands, making the location especially appealing for buyers who value both everyday functionality and access to Southern Oregon outdoor amenities.

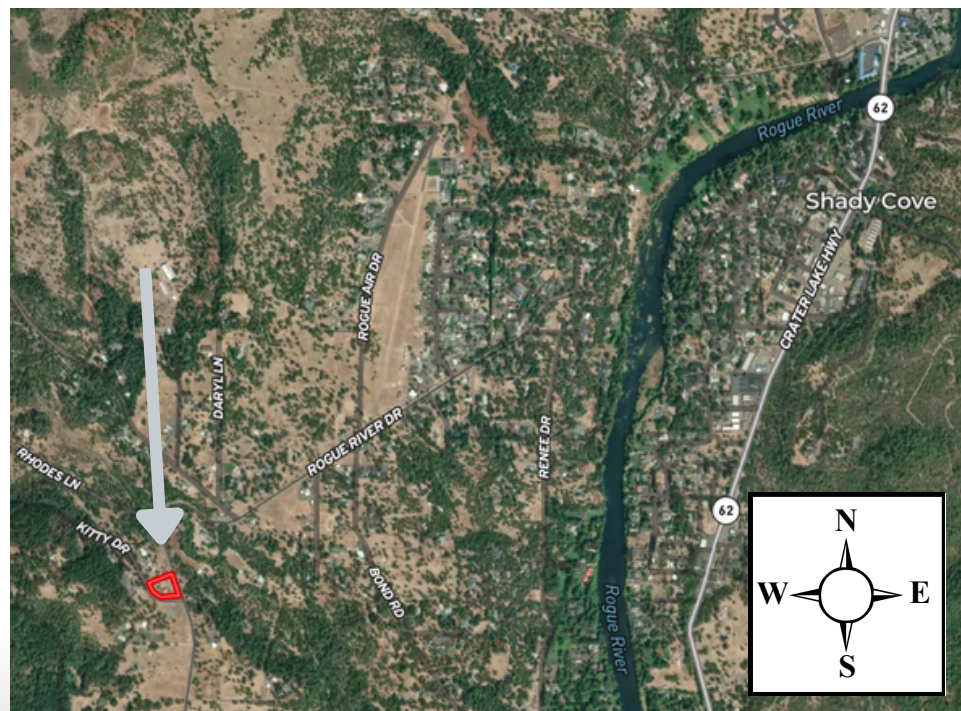
Well-Improved Rural Homesite

Set on approximately 1.02 acres with gently rolling topography, the property provides a highly usable rural homesite with a thoughtful mix of improvements. New perimeter fencing, an improved rocked driveway, a large gravel parking area, and extensive shop space create excellent functionality for vehicles, equipment, storage, hobbies, and projects. The fenced orchard, table grapes, raised-bed garden area, chicken coop, and additional usable space further support a manageable country lifestyle without the maintenance demands of a larger acreage property.

Southern Oregon Lifestyle

The Rogue Valley is known for a mild four-season climate that supports outdoor living, gardening, recreation, and year-round enjoyment of rural property. At 130 Kitty Drive, the covered front porch, covered back patio, fenced orchard, raised-bed garden, and open usable areas extend the home’s living space outdoors. Combined with extensive shop space, ample parking, and convenient access to fishing, boating, hiking, and regional recreation, the property offers a comfortable Southern Oregon lifestyle with a strong balance of utility, privacy, and everyday livability.

Destination	Approx. Drive
Rogue River Access & Recreation	~ 2 Miles
Downtown Eagle Point	~ 9 Miles
Providence Medford Medical Center	~ 19 Miles
Rogue Valley Mall	~ 18 Miles
Rogue Valley Intl. Airport	~ 20 Miles



MAP

130 Kitty Drive, Eagle Point





MARTIN

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