



112 Orchard Lane

Shady Cove, Oregon 97539

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*Property lines are approximate
and for illustration purposes only*

SUMMARY

112 Orchard Lane, Shady Cove

Township	Range	Section	Tax Lot	2025 Taxes	Account #	Acres	Zoning
34S	1W	16DC	1716	\$4,190.63	10916431	0.6	Residential

Spacious Single-Level Home on a Large Lot in Shady Cove, Oregon

Welcome to 112 Orchard Lane, a well-designed single-level home in Shady Cove offering comfortable in-town living with extra space, functional improvements, and a large .60-acre level lot. With 2,353 square feet, 3 bedrooms, 2 bathrooms, and an office, this property provides a flexible layout for everyday living, working from home, hosting guests, or simply enjoying more room than the typical residential setting.

Comfortable Interior with Fresh Updates

The home features a practical single-level floor plan with a spacious living room, family room, dining area, and dedicated office. Recent fresh interior paint gives the home a clean, refreshed feel, while features such as vaulted ceilings, granite counters, tile shower, soaking tub, walk-in closet, ceiling fans, and a wood-burning fireplace add comfort and appeal. The attached two-car garage provides convenient parking and additional storage.

Fenced Backyard with Future Pool Potential

The backyard is fully code-fenced for a future pool, creating added flexibility for buyers who want to expand the outdoor living experience. Whether used as-is or improved over time, the level yard provides a strong foundation for recreation, entertaining, gardening, or a more customized backyard setting.

WELCOME

112 Orchard Lane, Shady Cove

Large .60-Acre Level Lot with Outdoor Living Space

One of the standout features of this Shady Cove property is the large, level lot. The outdoor setting includes a landscaped and fenced yard, front sprinklers, a water feature, covered rear porch, large paver courtyard, raised garden beds, and a productive walnut tree out front. The property offers plenty of room to enjoy outdoor living, gardening, hobbies, pets, or future improvements.

RV Parking, Hookups, Storage, and Workshop Space

For buyers looking for utility and storage, this property offers excellent function. The large RV parking area includes hookups, making it ideal for recreational vehicles, guests, or extra parking needs. There are also two quality storage sheds, including one that is fully finished inside and another with power and a workbench. These spaces are ideal for tools, hobbies, storage, projects, or workshop use.

Convenient Shady Cove Location Near the Rogue River

Located in the Orchard Glade subdivision, this home offers convenient access to Shady Cove amenities, schools, and the Rogue River corridor. Shady Cove is known for its proximity to fishing, rafting, boating, hiking, and outdoor recreation, while still providing access to Eagle Point, White City, and Medford services. For buyers looking for a Southern Oregon home with space, comfort, and usable outdoor improvements, 112 Orchard Lane is a strong option in the Shady Cove real estate market.



PROPERTY OVERVIEW

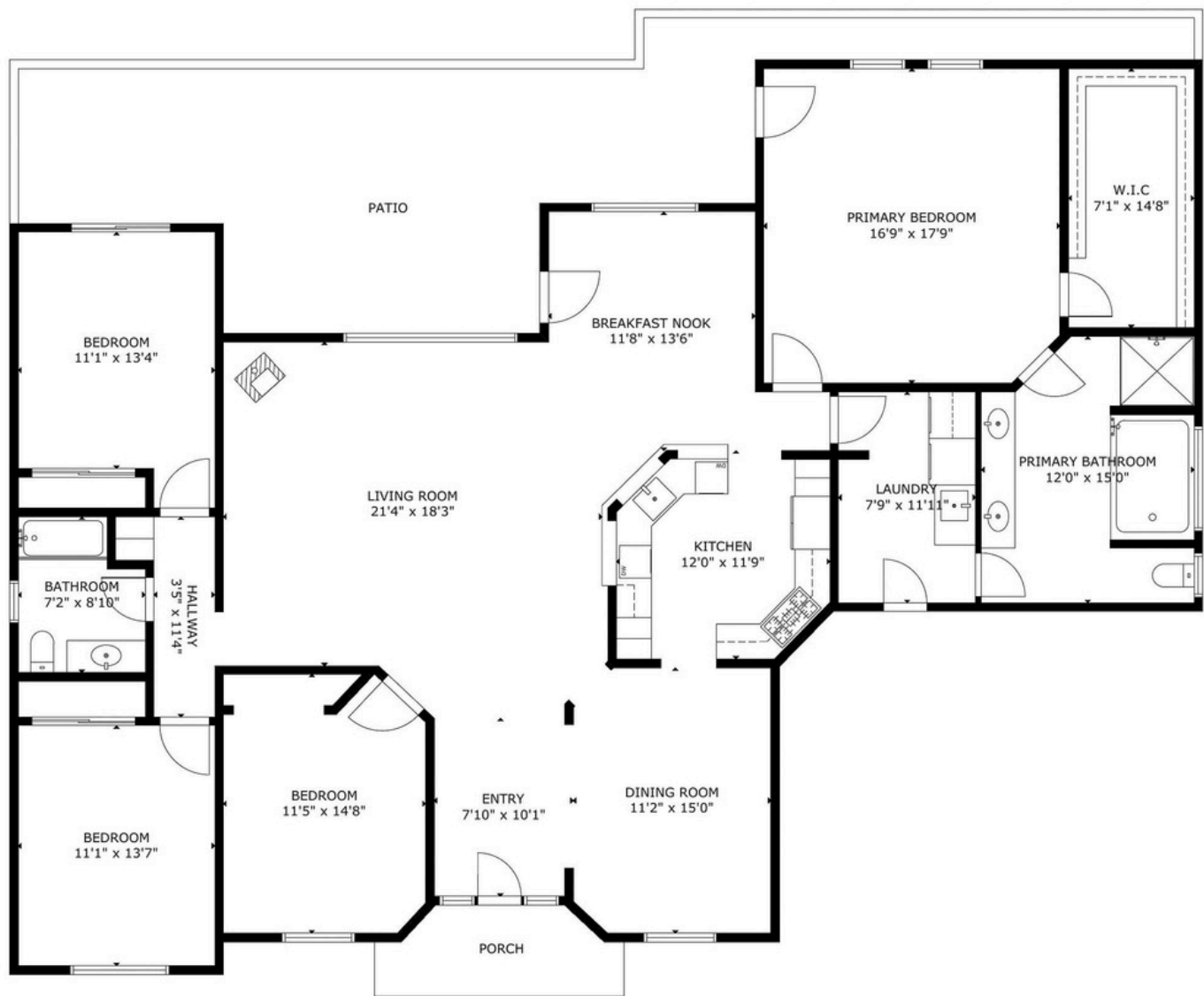
112 Orchard Lane, Shady Cove

Access	Access is off public paved Orchard Lane to a private driveway
Present Land Use	Single Family Residence
2025 Taxes	\$4,190.63
Zoning	R1-20
Elevations	~ 1,500 ft above sea level
Topography	Level
Water/Sanitation	Shared well (base \$60 per quarter fee + usage) and public sewer
Power Service	Standard residential service
Gas	Avista
Internet	Hunter, or CenturyLink (both are available at the street)





FLOOR PLAN



GROSS INTERNAL AREA
TOTAL: 2,307 sq.ft
FLOOR 1: 2,307 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

RESIDENTIAL IMPROVEMENTS ————— 112 Orchard Lane, Shady Cove

Home	
Year Built	2002
Approx. SF	2,353
Bedrooms	3
Bathrooms	2
Levels	1
Garage Parking	The fully finished, extra-deep two-car garage provides excellent utility for parking, storage, workspace, or recreational gear. The property also accommodates a range of parking needs, including a paver stone driveway and additional gravel RV parking with gate.
Floor Plan Notes	This single-level home offers a practical and well-balanced layout with good separation between living areas and bedrooms. One side of the home includes two bedrooms, one bathroom, and a dedicated office (which can be used as a 4th bedroom), while the central portion of the home features the living room, dining room, kitchen, and breakfast nook, creating a comfortable hub for daily living and entertaining. The opposite wing includes the primary suite, laundry room, and garage access, adding convenience and functional separation.
HVAC	Gas furnace with forced-air heating and electric air conditioning
Hot Water Heater	Natural gas
Exterior Siding	HardiPlank
Roofing	Composition shingle roof
Storage	(1) 10' x 20' shed with ramp access, workbench, and power with outlets (1) 10 x 10' shed with fully finished interior with vinyl floor and can lights Both sheds have their own fuse



LOCATION

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Convenient Rogue Valley Setting

112 Orchard Lane is ideally positioned in Shady Cove, offering a comfortable small-town setting with convenient access to Rogue River recreation, nearby services, and broader Rogue Valley amenities. Located in one of Southern Oregon's well-known river communities, the property provides a desirable balance of everyday livability and access to the outdoors. Buyers will appreciate proximity to the Rogue River, local dining and shopping, regional recreation, Eagle Point, Medford, and the surrounding mountain and lake destinations that make the Upper Rogue area so appealing.

Peaceful Residential Setting

The property offers a peaceful Southern Oregon retreat with practical utility, comfortable outdoor space, and a quiet residential feel. The home is supported by a functional single-level layout, a fully finished extra-deep two-car garage, a paver stone driveway, and additional gravel RV parking. This combination of usable parking, garage space, and comfortable living areas creates a strong balance of convenience, livability, and lifestyle appeal in a desirable Shady Cove setting.

Southern Oregon Climate

Shady Cove and the surrounding Upper Rogue area are known for a mild four-season climate that supports outdoor living, gardening, and recreation through much of the year. At 112 Orchard Lane, the property's usable outdoor areas, paver stone driveway, RV parking, and comfortable residential setting are well-matched to the region's lifestyle, offering space to enjoy the outdoors while remaining close to the Rogue River, nearby trails, lakes, and other Southern Oregon recreation.

Destination	Approx. Drive
Downtown Grants Pass	~ 9 Miles
Asante Three Rivers Medical	~ 10 Miles
Applegate Valley	~ 12 Miles
Grants Pass Airport	~ 18 Miles
Rogue Valley Medford Airport	~ 40 Miles
Oregon Coast	~ 80 Miles



MAP

112 Orchard Lane, Shady Cove





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