



440 Scottsdale Circle

Medford, OR 97504



440 Scottsdale

SUMMARY

440 Scottsdale Cir, Medford

Township	Range	Section	Tax Lot	2025 Taxes	Account #	Acres	Zoning
37S	1W	27BC	237	\$4,633.26	10816966	0.17	Residential

TURN-KEY LIVING IN COUNTRY CLUB VILLAGE ESTATES

Welcome to a comfortable, low-maintenance lifestyle in desirable Country Club Village Estates. This well-maintained single-level home offers approximately 1,590 square feet with three bedrooms, two full bathrooms, an attached two-car garage, and a practical floor plan designed for easy everyday living. Built in 1997, the home combines an established neighborhood setting with convenient access to Medford's shopping, schools, medical services, restaurants, golf, and other daily amenities.

COMFORTABLE AND FUNCTIONAL FLOOR PLAN

The interior is arranged to create a natural connection between the kitchen, dining area, and living room. Vaulted ceilings add a sense of openness, while abundant natural light helps the primary living spaces feel warm and inviting. A gas fireplace anchors the living room and provides a cozy gathering place during cooler Southern Oregon evenings. Hardwood, carpet, and vinyl flooring are used throughout the home, balancing comfort with everyday durability.

WELL-EQUIPPED KITCHEN AND LIVING SPACES

The kitchen includes a breakfast bar, generous workspace, laminate counters, and a functional layout that keeps the cook connected to the surrounding living and dining areas. Appliances include the refrigerator, range, range hood, microwave, dishwasher, disposal, washer, dryer, and water heater, making the home ready for a smooth transition. Central air conditioning and forced-air natural gas heat provide year-round comfort.

WELCOME

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PRIVATE BEDROOMS AND FLEXIBLE OFFICE SPACE

The primary suite is thoughtfully separated from the guest bedrooms, creating added privacy and a comfortable retreat at the end of the day. It includes a walk-in closet and private ensuite bathroom. Two additional bedrooms and a full guest bathroom provide flexibility for family and visitors.

EASY-MAINTENANCE OUTDOOR LIVING

Outside, the landscaped yard is designed for enjoyment without demanding extensive upkeep. Front and rear sprinkler systems support the mature landscaping, while the covered back patio offers a protected space for outdoor dining, morning coffee, or quiet evening relaxation. The patio looks toward the neighborhood gazebo, adding to the peaceful and welcoming atmosphere.

ESTABLISHED MEDFORD LOCATION

The attached two-car garage, paved access, public utilities, and manageable 0.17-acre lot add everyday convenience. Located within an established homeowners association community, the property offers a peaceful environment while remaining close to schools, shopping, restaurants, medical facilities, recreational opportunities, and the broader amenities of Medford.





PROPERTY OVERVIEW

440 Scottsdale Cir, Medford

Access	Access is off public paved Scottsdale Circle
Present Land Use	Single family residence
2025 Taxes	\$4,633.26
Zoning	SFR-6
Topography	Level
Water/Sanitation	Public
Power Service	Standard residential service
Gas	Avista
Internet	Spectrum and Century Link

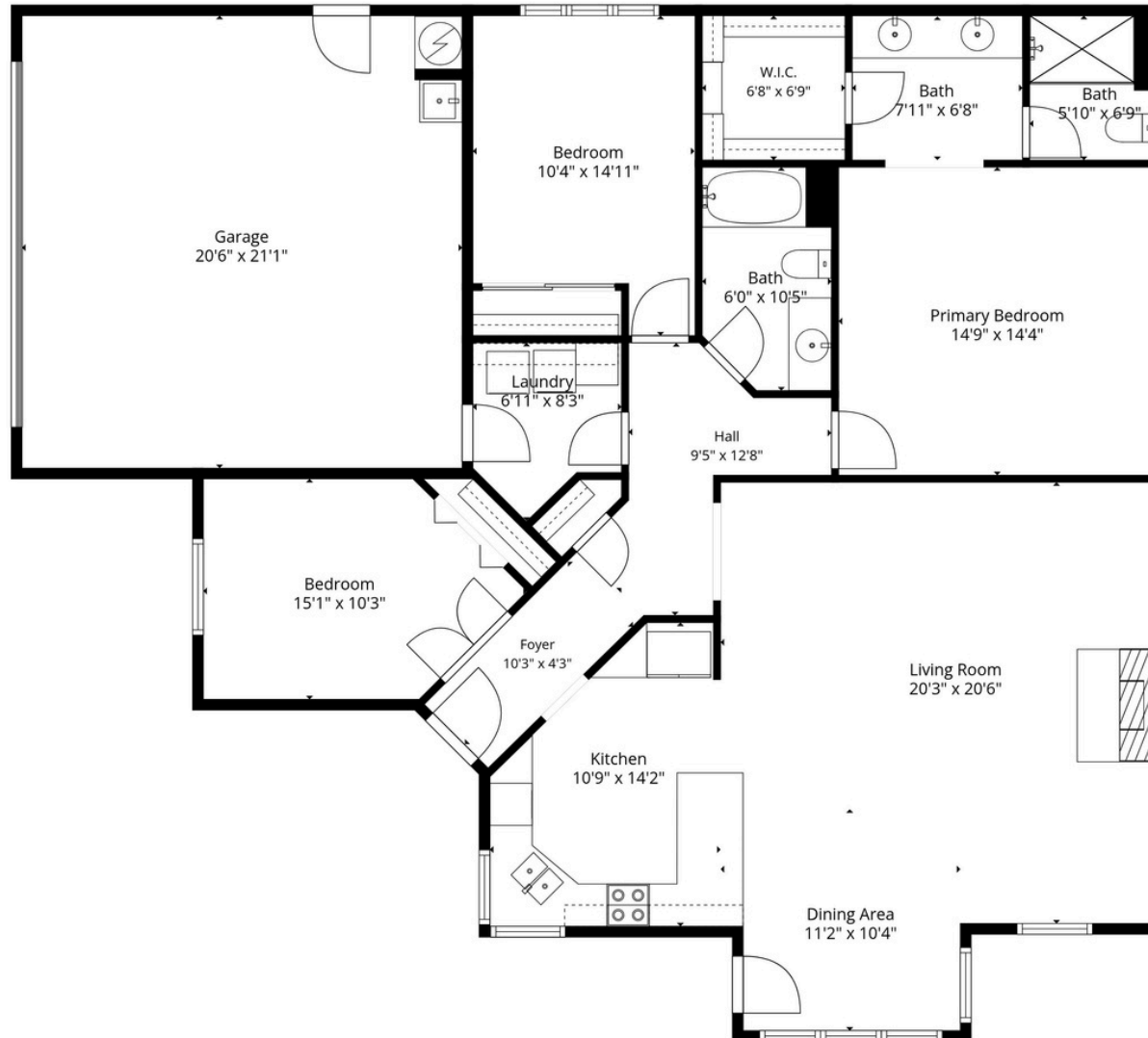


RESIDENTIAL IMPROVEMENTS

440 Scottsdale Cir, Medford

Home	
Year Built	1997
Approx. SF	1,590 sqft
Bedrooms	3
Bathrooms	2
Levels	1
Garage Parking	2-car attached garage
Floor Plan Notes	<p>This thoughtfully designed single-level floor plan offers 1,590 square feet with three bedrooms, two bathrooms, and a spacious attached garage. The kitchen, dining area, and oversized living room flow together naturally, creating an inviting central gathering space anchored by the fireplace. The primary suite is privately positioned with a walk-in closet and ensuite bathroom, while the additional bedrooms are located separately for added flexibility, including one that would work well as a home office. A dedicated laundry room, generous storage, and convenient access throughout complete the functional layout.</p>

FLOOR PLAN



TOTAL: 1949 sq. ft
1st floor: 1949 sq. ft
EXCLUDED AREAS: WALLS: 118 sq. ft



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LOCATION

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Convenient East Medford Location

440 Scottsdale Circle is located in an established East Medford neighborhood with convenient access to shopping, dining, schools, medical services, golf, and everyday amenities. The location offers easy connectivity throughout Medford while maintaining a comfortable residential atmosphere away from the busier commercial corridors. Downtown Medford, Interstate 5, the Rogue Valley International-Medford Airport, and surrounding communities are all within convenient reach.

Country Club Village Estates

Set within Country Club Village Estates, the property benefits from a quiet and welcoming neighborhood setting with mature landscaping and a well-established residential character. The community offers a comfortable sense of place, with neighboring homes, maintained surroundings, and shared amenities that contribute to the area's appeal. The nearby community gazebo adds to the inviting neighborhood atmosphere.

Rogue Valley Lifestyle

East Medford provides a desirable balance of city convenience and access to the broader Rogue Valley lifestyle. Residents are close to parks, golf courses, local trails, wineries, and the region's many outdoor recreation opportunities. The central Southern Oregon location also allows for convenient day trips to Ashland, Jacksonville, the Rogue River, nearby lakes, and the surrounding mountains.

Destination	Approx. Drive
Downtown Medford	~ 9 Miles
Providence Medford Medical	~ 3.5 Miles
Rogue Valley Medford Airport	~ 6.5 Miles
Applegate Valley	~ 33 Miles
Grants Pass	~ 39 Miles
Oregon Coast	~ 115 Miles



MAP

440 Scottsdale Cir, Medford



PROPERTY BOUNDARIES FOR ILLUSTRATION ONLY



CHRIS MARTIN | ASHLEY LACER | ALEX LARSON | SHANNON FORREST | MIKE LEE

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