



79 Osprey Drive

Eagle Point, OR 97524



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 BOUNDARIES FOR ILLUSTRATION ONLY

SUMMARY

79 Osprey Drive, Eagle Point

Township	Range	Section	Tax Lot	2025 Taxes	Account #	Acres	Zoning
36S	1W	2CB	213	\$2,746.80	10880321	0.15	R-2

Updated Single-Level Home in Eagle Point

79 Osprey Drive offers comfortable single-level living in the established Eagle View neighborhood. The home features approximately 1,523 square feet with three bedrooms, two bathrooms, an attached two-car garage, and RV parking on a level, fully fenced 0.15-acre lot.

Bright and Updated Interior

Vaulted ceilings and abundant natural light create an open and welcoming atmosphere. Recent improvements include fresh interior paint, vinyl plank flooring throughout the main living areas, updated lighting, hardware, and refreshed finishes.

The kitchen features white cabinetry, upgraded countertops, newer stainless steel appliances, generous storage, and a bright bay-style dining area surrounded by windows. A separate laundry room provides additional cabinetry and useful counter space.

WELCOME

79 Osprey Drive, Eagle Point

Bedrooms and Primary Suite

The primary suite includes direct backyard access through a sliding glass door, mirrored closets, and an updated bathroom with a single-sink vanity. Two additional bedrooms provide flexibility for family, guests, hobbies, or a home office.

Landscaped and Move-In Ready

A new roof was installed in 2019, and the property has received extensive interior and exterior improvements. The newly landscaped front and backyard include established lawn, low-maintenance rock borders, and space for outdoor dining, pets, or gardening.

Eagle Point Living

Eagle Point offers a welcoming small-town setting with convenient access to local schools, parks, shopping, dining, and the greater Rogue Valley. The community is also known for the nearby Eagle Point Golf Club and easy access to Southern Oregon's abundant outdoor recreation.





PROPERTY OVERVIEW

79 Osprey Drive, Eagle Point

Access	Access is paved driveway off of Osprey Dr
Present Land Use	Single family residence
2025 Taxes	\$2,746.80
Zoning	R-2
Topography	Level
Water/Sanitation	Public
Power Service	Standard 200 amp residential service
Gas	Avista
Internet	Spectrum

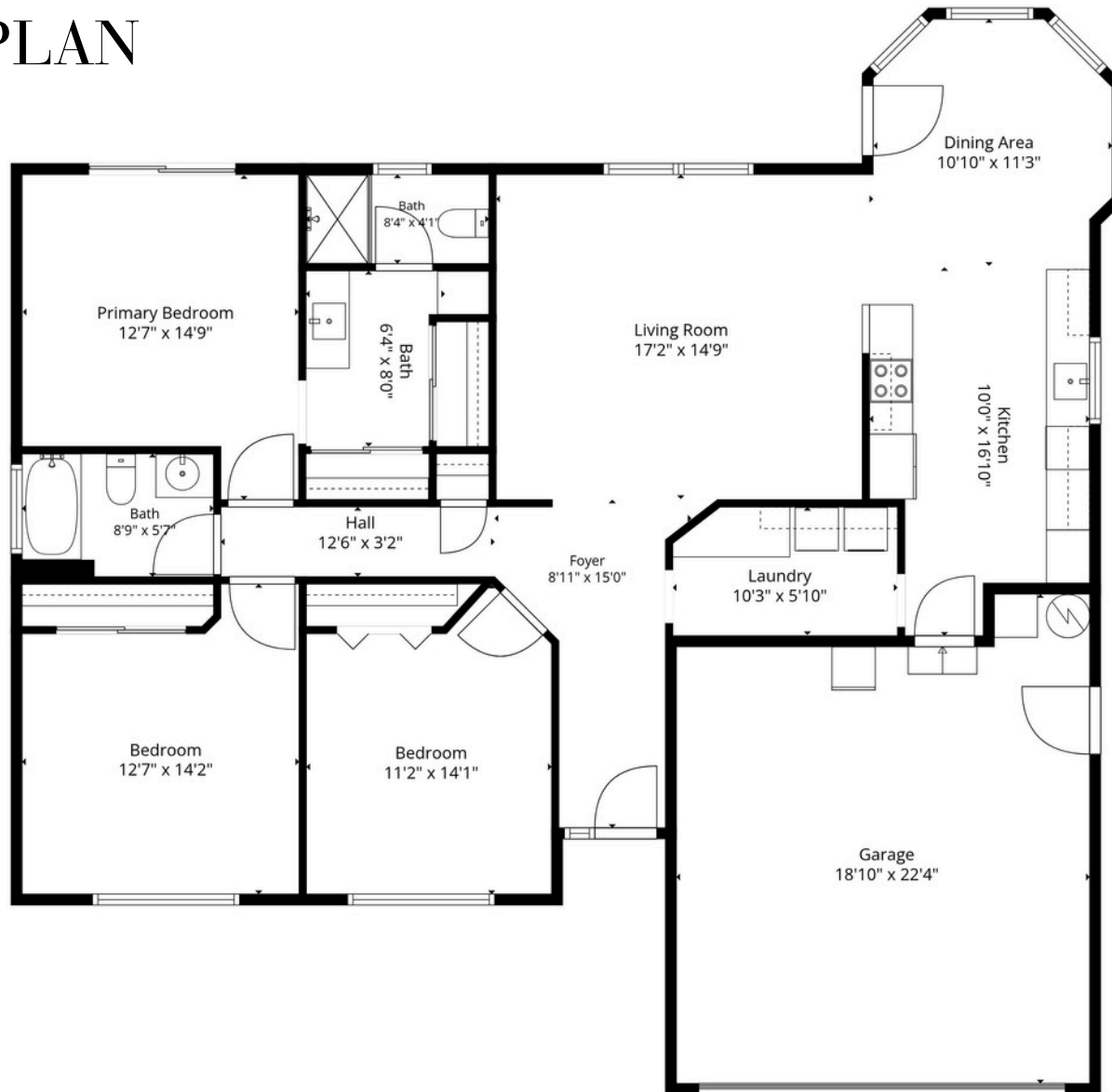


RESIDENTIAL IMPROVEMENTS

79 Osprey Drive, Eagle Point

Home	
Year Built	1996
Approx. SF	1,523
Bedrooms	3
Bathrooms	2
Levels	1
Garage Parking	2 car attatched garage
Floor Plan Notes	The single-story floor plan offers a functional separation between the home's living and sleeping areas. The kitchen and dining area are positioned on one side of the home with convenient access to the attached garage and a spacious laundry room featuring generous folding and workspace. The central entry opens into the main living room, while the opposite wing includes three bedrooms and two full bathrooms. One bedroom is located just off the main living area and would also work well as a home office or flexible guest space. The primary suite includes a private bathroom and direct access to the backyard through a sliding glass door.

FLOOR PLAN



TOTAL: 1498 sq. ft
1st floor: 1498 sq. ft
EXCLUDED AREAS: GARAGE: 412 sq. ft



LOCATION

79 Osprey Drive, Eagle Point

Convenient Eagle Point Location

79 Osprey Drive is located in an established Eagle Point neighborhood with convenient access to shopping, dining, schools, parks, and everyday amenities. Highway 62 provides easy connectivity to Medford and the surrounding Rogue Valley while allowing residents to enjoy a quieter residential atmosphere.

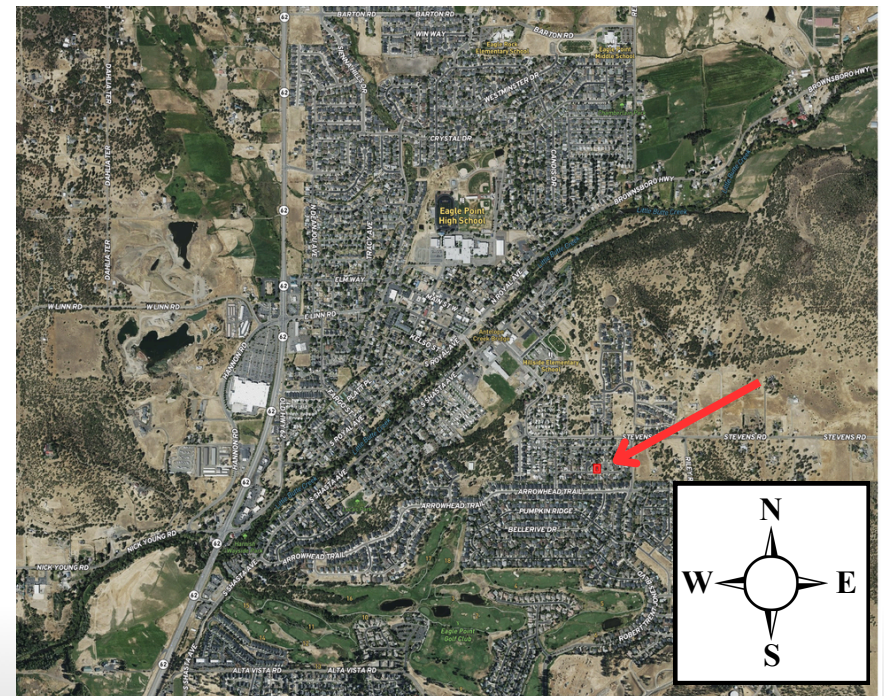
Established Residential Setting

The property benefits from a well-maintained neighborhood with attractive homes, quiet streets, and a welcoming community feel. Nearby parks and open spaces contribute to the area's appeal, providing opportunities for walking, recreation, and outdoor enjoyment close to home.

Southern Oregon Lifestyle

Eagle Point offers an appealing balance of small-town charm and access to the region's many recreational opportunities. Residents are close to the Rogue River, Eagle Point Golf Club, Lost Creek Lake, and numerous hiking and outdoor destinations. The central Rogue Valley location also allows for convenient trips to Medford, Crater Lake National Park, and other Southern Oregon attractions.

Destination	Approx. Drive
Downtown Medford	~ 15 Miles
Providence Medford Medical	~ 12 Miles
Rogue Valley Medford Airport	~ 13.5 Miles
Eagle Point High School	~ 1.5 Miles
Grants Pass	~ 34 Miles
Oregon Coast	~ 116 Miles



MAP

79 Osprey Drive, Eagle Point





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

541.660.5111 - Team@MOPG.com / Licensed Brokers in the State of Oregon