



Asher Build on Middle Ridge

312 Sky Ridge Road, Ashland, Oregon

BUILD PACKAGE OVERVIEW

A modern single-level residence designed around views, efficiency and everyday livability.



2,778

SQ FT LIVING

912

SQ FT GARAGE

3

BEDROOMS

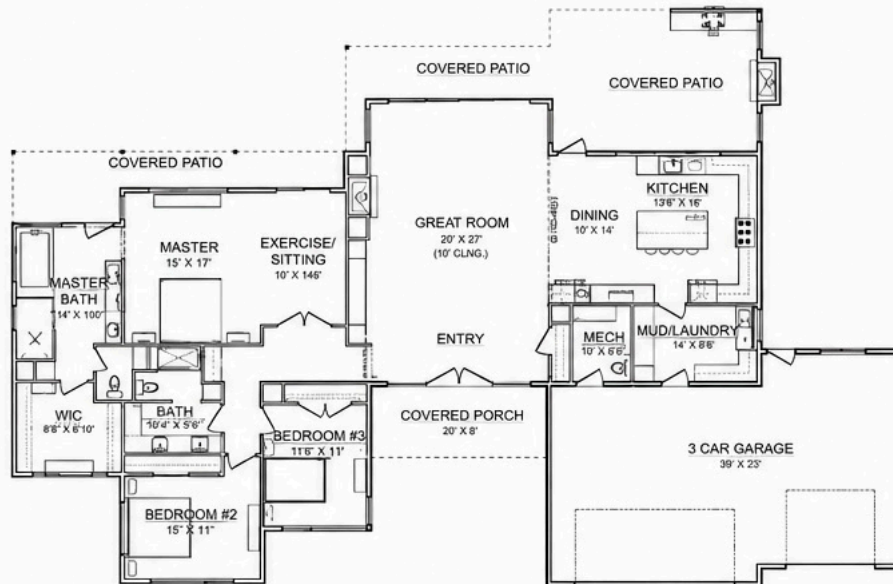
2

BATHROOMS

- Single-level construction
- Oversized three-car garage
- Expansive great room with 16-foot ceiling
- Multiple covered patios
- Open kitchen and dining layout
- Private primary suite with sitting/exercise area

THOUGHTFULLY PLANNED FOR EVERYDAY LIVING

An open, functional layout with clear separation between gathering spaces, guest rooms and the primary suite.



PLAN HIGHLIGHTS

- 20 x 27 great room with 16-foot ceiling
- 13'6 x 16 kitchen with large island
- 10 x 14 dining area and dedicated wine bar
- Private primary suite with exercise/sitting room
- Two additional bedrooms and full guest bath
- Mud/laundry room, pantry and mechanical room
- Covered porch plus multiple covered patios
- 39 x 23 oversized three-car garage



REFINED INTERIOR LIVING

Warm natural materials, generous glazing and carefully selected comfort features create a sophisticated rural retreat.



SIGNATURE FEATURES

- Large-plank hardwood flooring throughout
- Interior and exterior stone fireplace with custom reclaimed-wood mantel
- Custom tile showers with a freestanding tub in the primary bath
- Radiant floor heating in the primary bath
- Tankless water heater with a recirculating line
- High-efficiency windows and building envelope

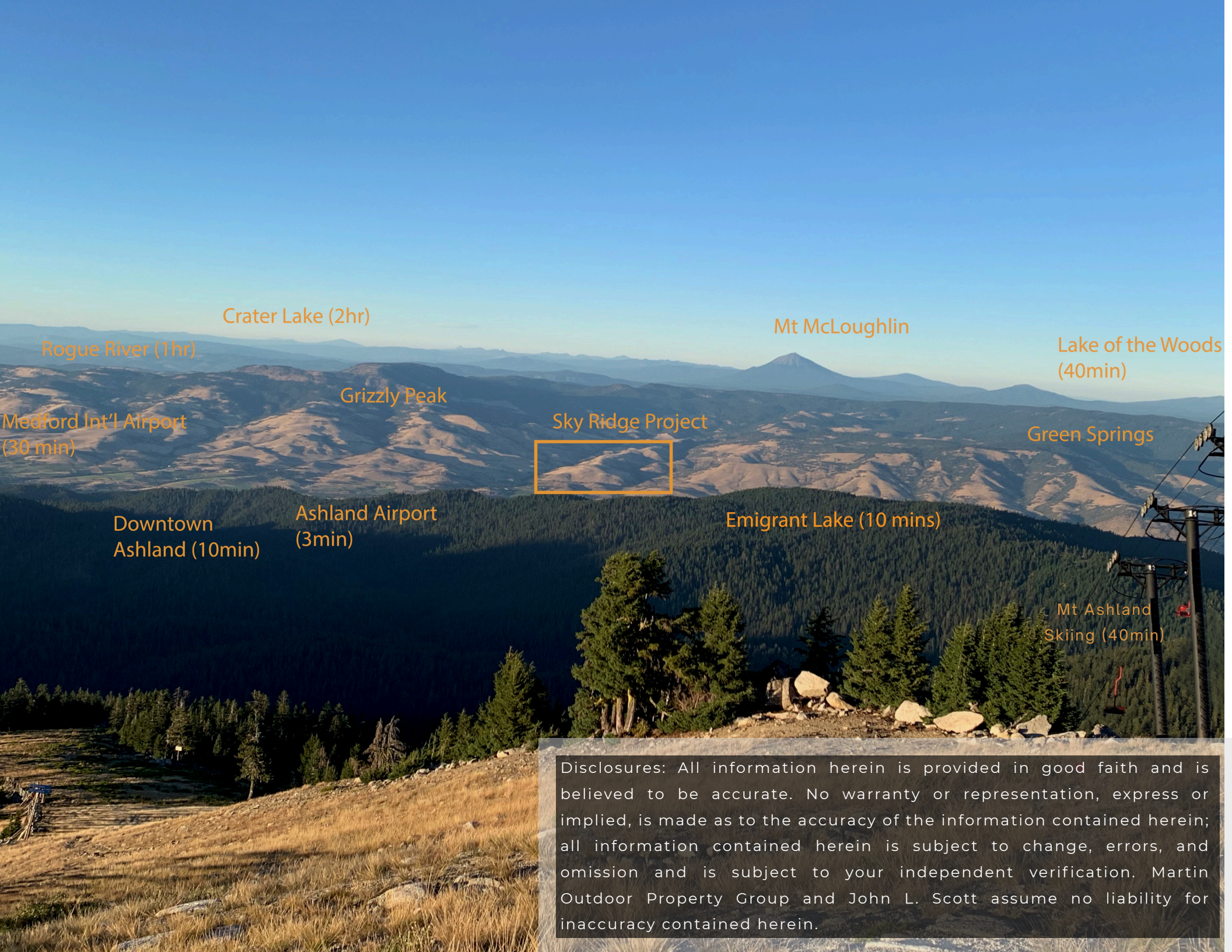
HIGH-PERFORMANCE, FUTURE-READY CONSTRUCTION

Thoughtful systems and resilient materials are designed to improve comfort, efficiency and long-term usability.



BUILDING SYSTEMS

- Designed to Earth Advantage Platinum certification standards
 - Five-stage high-efficiency heat pump HVAC with air purification
 - Solar-energy ready infrastructure
 - 400-amp electrical service with backup-generator tie-in
 - Electric-vehicle charging station in the garage
 - Wildfire-conscious design features and materials
 - Stucco and cedar exterior accents
-



Crater Lake (2hr)

Rogue River (1hr)

Mt McLoughlin

Lake of the Woods
(40min)

Grizzly Peak

Medford Int'l Airport
(30 min)

Sky Ridge Project

Green Springs

Downtown
Ashland (10min)

Ashland Airport
(3min)

Emigrant Lake (10 mins)

Mt Ashland
Skiing (40min)

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.

WELCOME

312 Sky Ridge Road, Ashland

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
39S	2E	6	104	\$348.81	11010883	81.15	EFU
39S	2E	7	100	\$269.93	10104103	<u>82.85</u>	EFU
			Total	\$618.74	Total	164.00	

Luxury Southern Oregon Estate Setting

Set in the hills above Ashland, 312 Sky Ridge Road offers a rare opportunity to create a custom luxury estate on 164 acres of exceptional Southern Oregon land. Panoramic mountain and valley views, approximately 2,220 feet of Cove Creek frontage, paved access, and a 48 GPM well provide a strong foundation for a private retreat or legacy property.

This offering pairs the land with a proposed custom residence by Asher Homes, combining refined architecture, energy-efficient construction, and a premier Ashland-area setting.

Rare Ashland Build Package

The combination of 164 acres, Cove Creek frontage, strong well production, paved access, panoramic views, and a proposed Asher Homes residence creates a distinctive opportunity to build an exceptional luxury home in Southern Oregon.

Plans, renderings, finishes, specifications, pricing, infrastructure, and construction details are conceptual and subject to change based on buyer selections, site conditions, permitting, engineering, and builder approval. Taxes are based upon vacant land and will increase with completed construction.



PROPERTY DETAILS

312 Sky Ridge Road, Ashland

Proposed Build Package

The anticipated vertical construction package would generally include:

- Foundation, framing, roofing, and exterior siding
- Windows and exterior doors
- Mechanical, electrical, and plumbing systems
- Insulation and drywall
- Cabinetry, countertops, fixtures, and appliances
- Flooring, interior painting, and finish carpentry
- Builder overhead and profit

The exterior concept includes a standing-seam metal roof, stucco and stone accents, fiber-cement lap siding, fiberglass windows and doors, and a wood front entry door. Firewise design considerations would incorporate durable, ignition-resistant materials where appropriate.

Covered Outdoor Living

Expansive covered patios would extend the living space outdoors and take full advantage of the property's panoramic views. A built-in barbecue and exterior stone fireplace would create a comfortable setting for entertaining, dining, and year-round enjoyment.

PROPERTY DETAILS

312 Sky Ridge Road, Ashland

Included Rural Infrastructure Allowance

The proposed build-package price includes both the vertical construction of the residence and an allowance for rural site development and infrastructure. The included infrastructure scope is intended to cover:

- Driveway and access improvements
- Excavation, grading, and drainage
- Water-storage tanks
- Well equipment and water treatment
- Septic system installation
- Propane service
- Extension of electrical service to the homesite
- Utility trenching and conduit
- Well house or related utility structures
- Site utility connections and infrastructure coordination

The final allocation of the infrastructure allowance will be based on the selected homesite, engineering, permitting requirements, utility locations, site conditions, and buyer selections. Costs resulting from upgrades, scope changes, unforeseen site conditions, or expenses exceeding the included allowance may affect the final construction price.





PROPERTY DETAILS

312 Sky Ridge Road, Ashland

Energy-Efficient and High-Performance Construction

The home is proposed to meet Earth Advantage Platinum standards and would reflect Asher Homes' experience with sustainable and resilient construction.

Planned features include a high-performance building envelope, five-stage HVAC system with air purification, solar-ready infrastructure, hot-water recirculation, 400-amp electrical service, a backup-generator connection, and an electric-vehicle charging station.

Custom Single-Level Home Design

The proposed residence would offer approximately 2,778 square feet of single-level living with three bedrooms, two bathrooms, and an oversized 912-square-foot three-car garage.

Expansive windows would frame the surrounding landscape from the primary suite, great room, kitchen, dining area, and covered outdoor living spaces. Planned interior features include large-plank hardwood flooring, custom built-ins, a stone fireplace with reclaimed wood mantel, custom tile showers, a freestanding primary tub, radiant bathroom flooring, and a flexible exercise or sitting room.

PROPERTY DETAILS

312 Sky Ridge Road, Ashland

164 Acres with Creek Frontage and Panoramic Views

The property features open meadows, native vegetation, wooded areas, and elevations ranging from approximately 2,120 to 2,520 feet. The varied terrain creates sweeping views across the Rogue Valley, surrounding mountains, and distant peaks.

Approximately 2,220 feet of Cove Creek frontage adds year-round water, natural beauty, and recreational appeal. The combination of privacy, acreage, water, and views makes the property well suited for a luxury estate, recreational retreat, ranch property, or long-term Southern Oregon land investment.

Convenient Ashland-Area Location

Although private and secluded, 312 Sky Ridge Road remains within convenient reach of Ashland and Medford. Ashland offers dining, galleries, cultural attractions, and the Oregon Shakespeare Festival, while Medford provides regional healthcare, shopping, air travel, and essential services.

Nearby recreation includes Mount Ashland, Emigrant Lake, the Rogue River, and extensive public lands offering hiking, fishing, hunting, skiing, and mountain exploration.





PROPERTY DETAILS

312 Sky Ridge Road, Ashland

Access	Access is off of paved, private Sky Ridge Road, which connects to Dead Indian Memorial
Present Land Use	Large acreage rural tract with luxury home site potential
2025 Taxes	\$348.81
Zoning	EFU (Exclusive Farm Use)
Elevations	2,000 to 2,520 feet above sea level
Topography	Mixed terrain from undulating to sloping
Live Water	+/-2,220 feet of Cove Creek frontage
Domestic Water	48 GPM well (drilled in 2018 - JACK_63431)
Sanitation	Septic approval (ATT System)
Home / Build Site	Extended into 2027
CC&Rs	To be recorded prior to closing

LOCATION

312 Sky Ridge Road, Ashland

Centrally Located

312 Sky Ridge Road offers a private rural setting just outside Ashland, one of Southern Oregon's most desirable communities. The property sits within reach of Ashland, Medford, Jacksonville, and the broader Rogue Valley, with convenient access to Interstate 5, regional services, shopping, dining, healthcare, and travel connections. This location provides the balance of seclusion, recreation, and proximity to town that makes rural Southern Oregon so desirable.

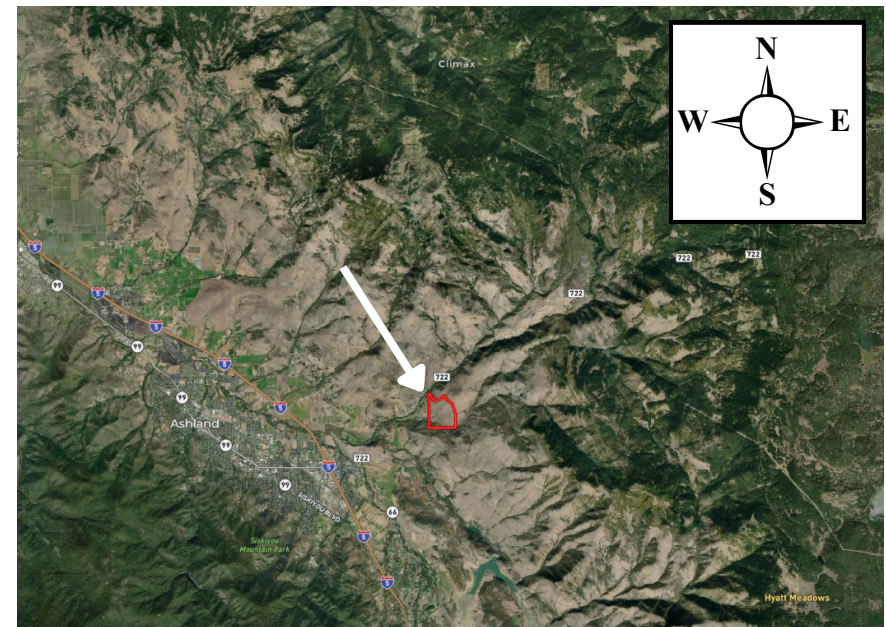
Outdoor Lifestyle Paradise

Set in the foothills above Ashland, the property offers a true Southern Oregon outdoor lifestyle with approximately 81 acres of EFU-zoned land, moderately sloping terrain, oak savanna character, and frontage along Cove Creek. The surrounding area is known for hiking, fishing, hunting, horseback riding, rafting, mountain lakes, and year-round recreation. Nearby natural amenities include the Rogue River, Emigrant Lake, Howard Prairie Lake, Hyatt Lake, Mount Ashland, and the Cascade-Siskiyou region.

Great Climate

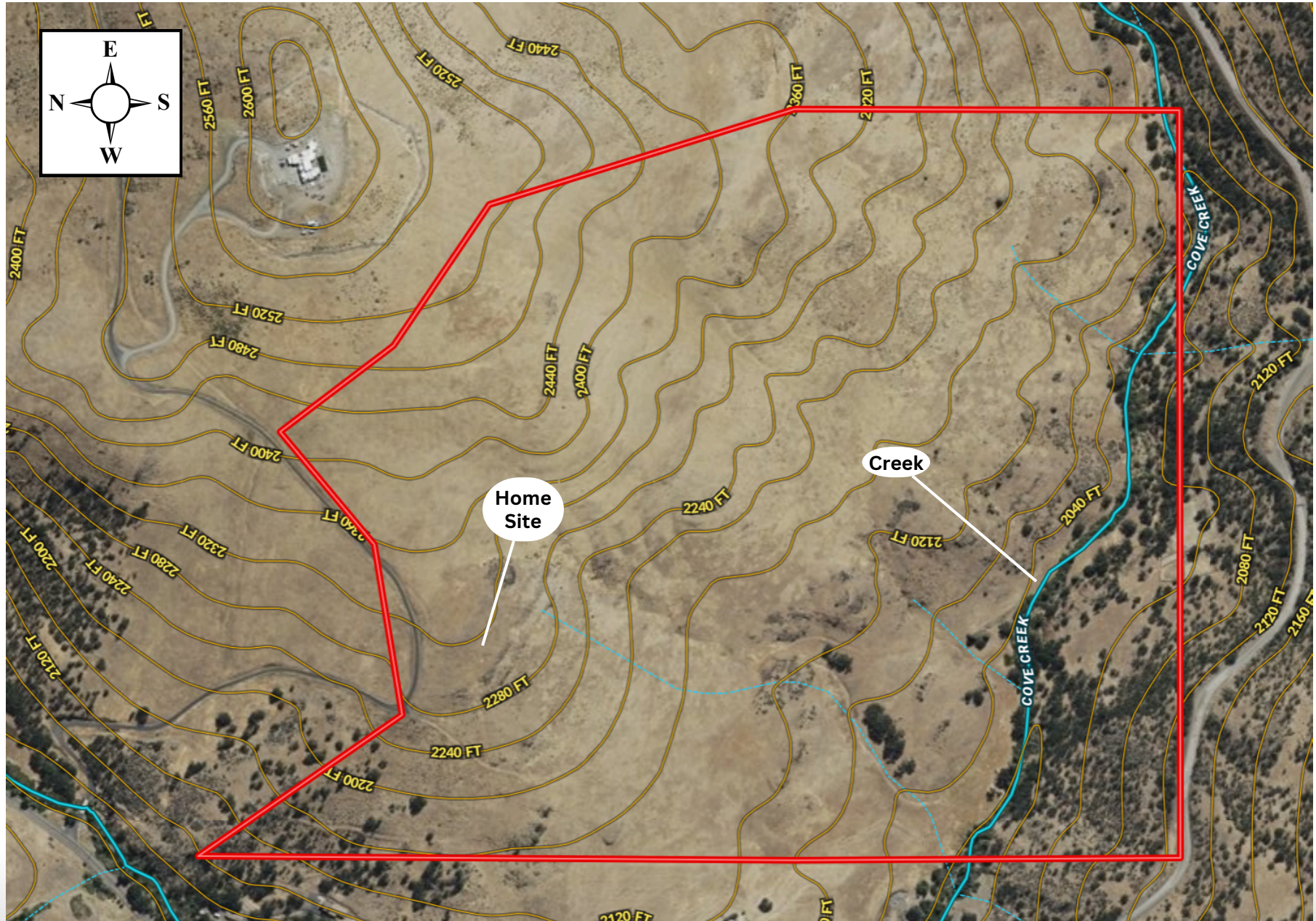
The Ashland area benefits from Southern Oregon's desirable four-season climate, with warm, dry summers, mild shoulder seasons, and cooler winters at higher elevations. With elevations ranging from approximately 2,120 to 2,520 feet, the property enjoys a mountain-influenced setting while remaining connected to the Rogue Valley's broader Mediterranean-style climate. This combination supports a wide range of rural, recreational, and agricultural lifestyle uses.

Destination	Approx. Drive
Ashland - City Center	~ 11 Miles
Medford - City Center	~ 24 Miles
Emigrant Lake Recreation Area	~ 20 Miles
Providence Medford Medical Center	~ 25 Miles
Rogue Valley Intl. Airport	~ 29 Miles



MAP

312 Sky Ridge Road, Ashland





MARTIN
OUTDOOR PROPERTY GROUP
by John L. Scott



CHRIS MARTIN | ASHLEY LACER | ALEX LARSON | SHANNON FORREST

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