

7949 Rogue River Highway

Grants Pass, OR 97527



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PROPERTY BOUNDARIES FOR ILLUSTRATION ONLY

WELCOME

7949 Rogue River Hwy, Grants Pass

Township	Range	Section	Tax Lot	2025 Taxes	Account #	Acres	Zoning
36S	4W	20D	3500	$406.09	10299350	0.21	RR-5
36S	4W	20S	3500	$126.01	30977919	0	NA
Totals				**$532.10**	--	**0.21**	--

Rural Living Along Rogue River Highway

Enjoy an attainable rural lifestyle with this inviting property set on 0.21 acre along Rogue River Highway in Southern Oregon. Surrounded by mature trees and established landscaping, the property offers a comfortable setting with walking paths, a large deck, a fire pit, and several outdoor areas to relax and enjoy the surroundings. The location provides convenient access to both Grants Pass and the community of Rogue River, making it a practical option for buyers looking for a smaller rural property without giving up proximity to everyday services, recreation, and transportation routes.







DESCRIPTION

7949 Rogue River Hwy, Grants Pass

Comfortable Interior with Natural Light

The 1,152 sq ft home features a functional two-bedroom layout with one full bath and an additional half bath. A spacious living room serves as the main gathering area and benefits from abundant natural light, creating a bright and comfortable interior.

Hardwood floors add warmth to the living spaces, while the alley-style kitchen provides an efficient workspace with a straightforward layout. A dedicated laundry area adds everyday convenience and helps keep household functions organized. The home is also connected to natural gas, adding another practical utility feature for day-to-day living. Recent updates include fresh interior and exterior paint, a newly stained deck, and updated light fixtures throughout, giving the home a refreshed appearance while maintaining its practical character.

Outdoor Space and Everyday Enjoyment

The outdoor setting is one of the defining features of the property. Mature trees provide shade and visual interest, while established walking paths create easy access around the homesite. The large deck offers space for outdoor seating, dining, or simply enjoying the surrounding landscape. A fire pit creates another gathering area and adds to the usability of the yard throughout much of the year. The manageable 0.21-acre parcel provides outdoor space without the maintenance demands of a larger rural property.



DESCRIPTION

7949 Rogue River Hwy, Grants Pass

Convenient Rogue River Location

Located along Rogue River Highway, the property offers convenient access to nearby communities while still maintaining a more rural feel. John F. Fleming Veteran's Memorial Park in Rogue River is approximately one mile away, providing nearby access to the Rogue River, open space, and recreation.

The community of Rogue River offers local dining, shopping, parks, river access, and small-town services, while Grants Pass is also within easy reach for additional shopping, medical services, employment, dining, and entertainment.

Southern Oregon Recreation

This location places buyers near many of the outdoor opportunities that define Southern Oregon. The Rogue River is known for fishing, rafting, boating, and scenic recreation, while the surrounding region provides access to hiking, public lands, parks, and a variety of year-round outdoor activities. For buyers looking for a smaller property with outdoor space, practical updates, convenient access to town, and proximity to the Rogue River, this property offers a balanced combination of comfort, location, and affordability.



RESIDENCE OVERVIEW

7949 Rogue River Hwy, Grants Pass

Year Built	1975
Approx. SF	1,152 SF
Bed / Bath	2 bedrooms, 1 full bathroom, 1 half bathroom
Levels	1 level - double wide
Garage | Parking	2 parking spaces
Floor Plan Notes	Double-wide manufactured home with a large living room, galley kitchen, pantry, hardwood floors, primary bedroom with direct access to the full bathroom, and a second bedroom with a dedicated half bath.
Exterior Features	-Mature trees -Walking path -Large deck -Fire pit
HVAC	Natural gas furnace + heat pump
Hot Water Heater	Natural gas
Exterior Siding	Metal
Roofing	Membrane roof
Doors and Windows	Standard door package, aluminum framed windows



PROPERTY OVERVIEW

7949 Rogue River Hwy, Grants Pass

Access	Shared gravel driveway off paved Rogue River Highway
Present Land Use	Rural Single Family Residence
2025 Taxes	$532.10
Zoning	RR-5 - Rural Residential
Elevations	~1,000' above sea level
Topography	Rolling
Domestic Water	Shared well
Sanitation	Septic with standard leach field
Gas	Natural gas connected for range, hot water heater, and furnace
Power Service	200 AMP standard electrical service



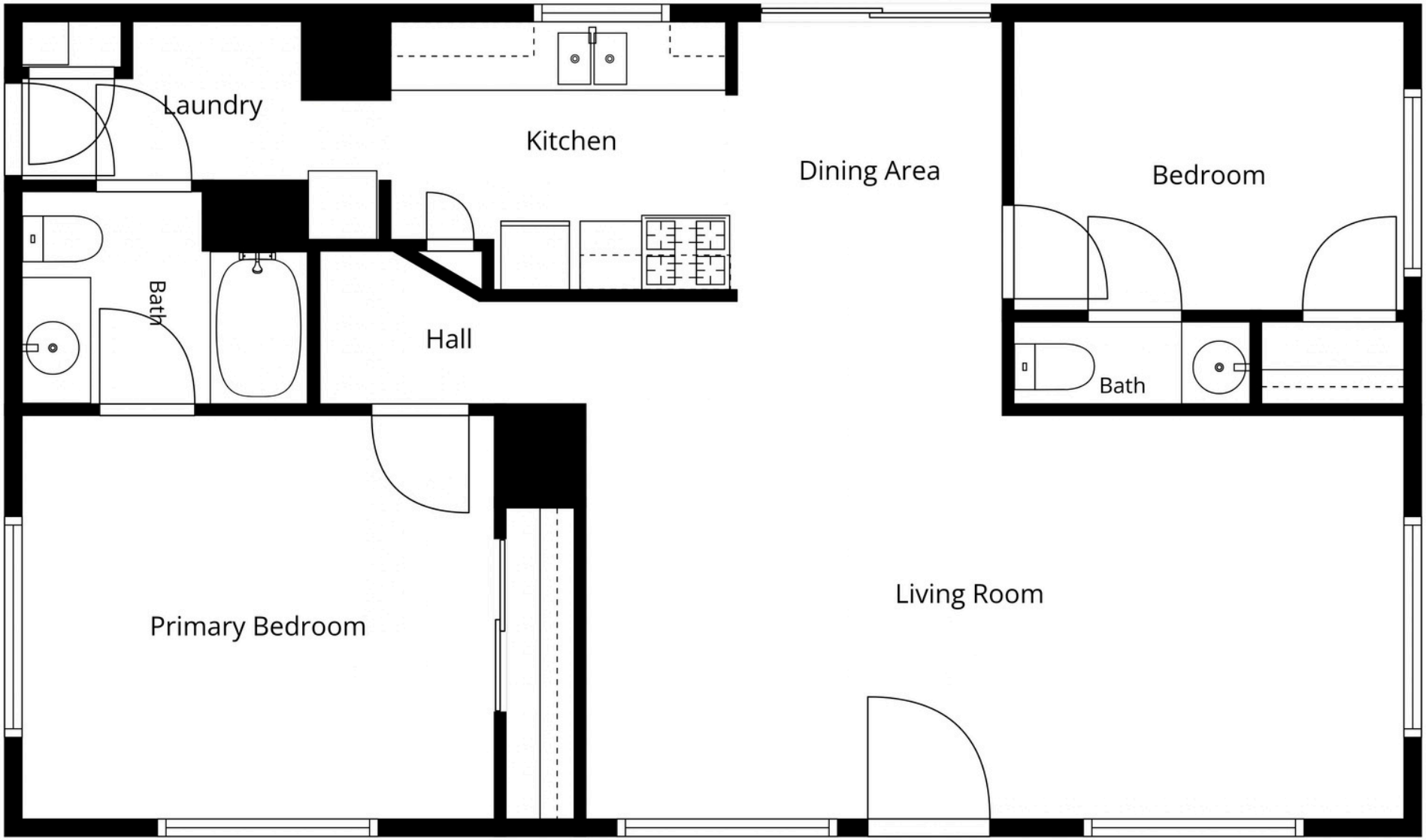






FLOORPLAN

7949 Rogue River Hwy, Grants Pass



Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.

LOCATION

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Rogue River Highway Area

Located along Rogue River Highway between Grants Pass and the community of Rogue River, the property offers a semi-rural setting near the Rogue River. The area provides convenient access to outdoor recreation, local services, and nearby communities.

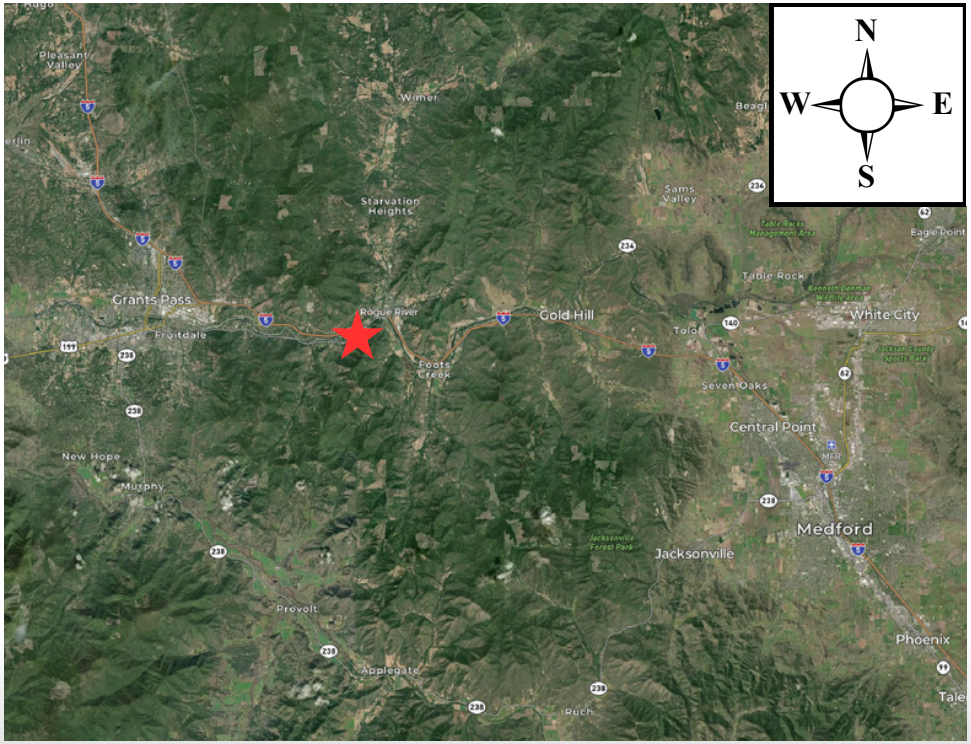
Grants Pass

Grants Pass is a Southern Oregon community known for its historic downtown, local dining, shopping, parks, and access to the Rogue River. The city serves as the commercial and recreational hub of Josephine County.

Rogue Valley

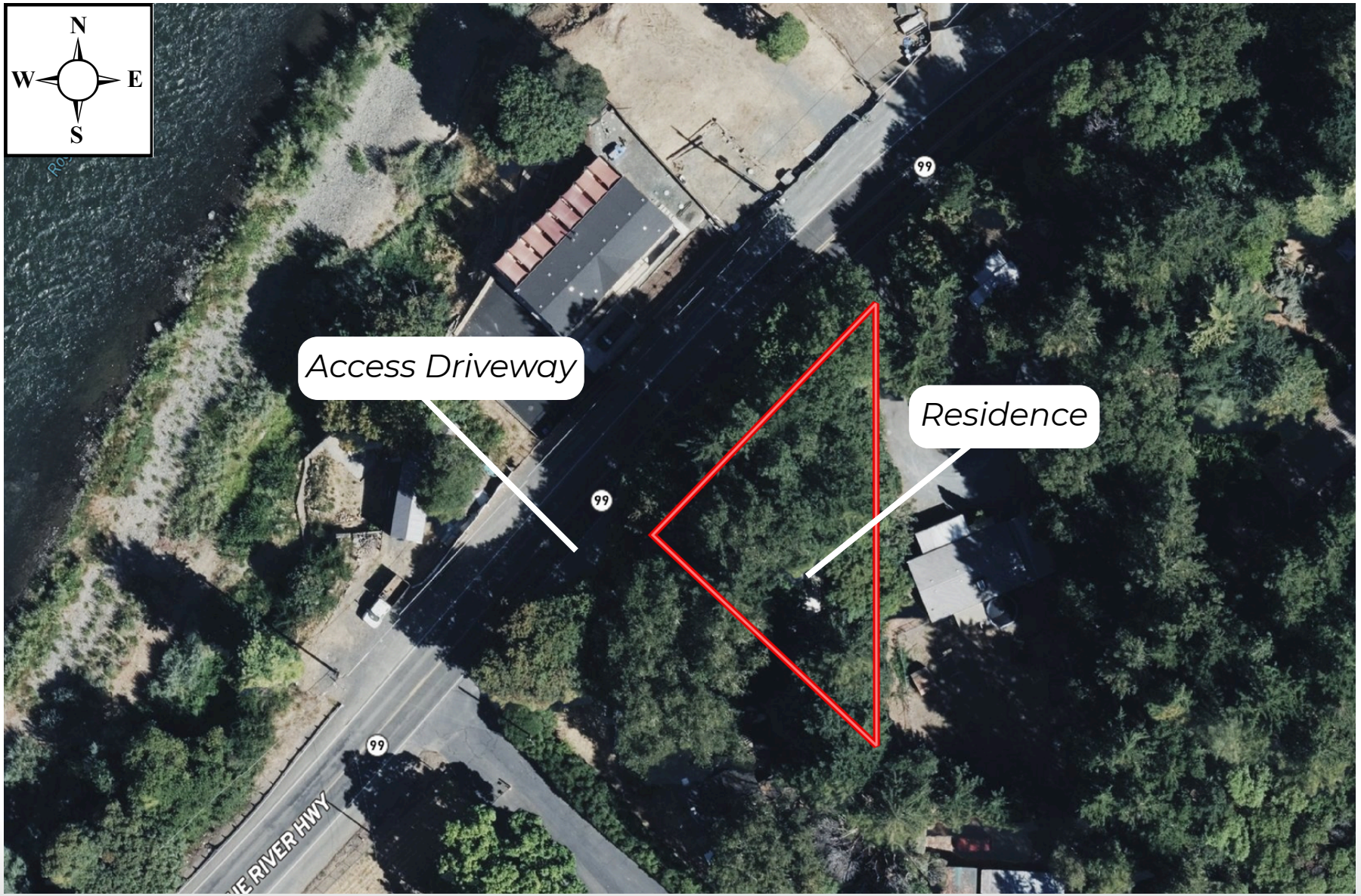
The Rogue Valley is recognized for its scenic landscapes, rivers, vineyards, and year-round outdoor recreation. Its generally mild climate features warm, dry summers and cooler, wetter winters, supporting a long growing season and an active rural lifestyle.

Destination	Approx. Drive
Rogue River	~ 1.5 Miles
Grants Pass	~ 8.5 Miles
Asante 3 Rivers Medical Center	~ 9 Miles
Rogue Valley International Airport	~ 19 Miles
Medford	~ 22 Miles



MAP

7949 Rogue River Hwy, Grants Pass





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