

294 W Hilltop Road, Talent, OR 97540

Spacious Country Home in the Heart of the Rogue Valley



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WELCOME

294 W Hilltop Road, Talent

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
38S	1W	25C	4100	$10,041.88	10033896	5.49	RR-5

Spacious Country Home on 5.49 Irrigated Acres with Panoramic Views

Set on 5.49 acres in Talent, Oregon, this 4,348-square-foot country home combines expansive living spaces, distinctive Northwest architecture, and panoramic views of the surrounding valley and mountains. Featuring four bedrooms, three full bathrooms, and one half bathroom, the property offers a comfortable rural lifestyle with fully irrigated acreage, fenced pastures, and established improvements suited for gardening, animals, and homesteading.

Vaulted Ceilings, Timber Beams & Expansive Views

The home's Northwest-inspired design features natural wood siding, exposed timber beams, and a grand covered front porch with soaring vaulted ceilings. Inside, a spacious entry leads to the main living area, where vaulted ceilings, substantial wood beams, and expansive windows frame the surrounding landscape.

The living room features a wood stove and multiple sliding glass doors opening to an expansive deck overlooking the valley. The open layout connects the primary living and dining spaces while maintaining a sense of separation between the home's different wings.

Spacious Kitchen & Multiple Dining Areas

The kitchen offers granite countertops, a gas range, center island, abundant cabinetry, and a large walk-in pantry. An adjacent dining area connects to the main living room, while a light-filled solarium provides a second dining space surrounded by windows and views. The solarium also features access to the outdoor deck, with a nearby mudroom adding everyday convenience.

Two Main-Level Primary Suites & Additional Living Space

The main level includes two generously sized primary suites with vaulted ceilings. The principal suite features expansive windows, private access to the deck and hot tub, a spacious ensuite bathroom, and a walk-in closet. A large office with built-in storage and an adjoining laundry area provides additional flexibility for working from home, hobbies, or household needs.

























Spacious Daylight Basement

The finished daylight basement offers two additional bedrooms, a full bathroom, and a spacious second living room with exposed wood beams, a wet bar, and direct access to the backyard. A dedicated workout area and additional storage further expand the home's usable living space.

Fully Irrigated Acreage & Homesteading Opportunities

The property's 5.49 acres are fully irrigated through Talent Irrigation District (TID), providing an excellent foundation for a range of rural pursuits. Fenced pastures, established garden areas, mature landscaping, and room for animals create opportunities for gardening, small-scale agriculture, and homesteading. Additional improvements include a detached four-car garage, extensive parking with room for RVs and equipment, a dog kennel, chicken coop, and storage structures.

Southern Oregon Country Living

With its combination of substantial living space, panoramic views, fully irrigated acreage, and established rural improvements, 294 W Hilltop Road offers a compelling opportunity for those seeking a spacious country home in Southern Oregon. The property's layout, outdoor amenities, and usable acreage provide a balance of comfortable residential living and practical rural functionality in the Talent area of the Rogue Valley.







PROPERTY OVERVIEW

294 W Hilltop Road, Talent

Access	Shared paved driveway off of W Hilltop
Present Land Use	Rural residence
2026 Taxes	$10,041.88
Zoning	RR-5
Elevations	~1,720' to ~1800' above sea level
Topography	Level to gently sloping terrain with irrigated pastures
Water Rights	5.48 acres thourgh Talent Irrigation District
Domestic Water	Private well located beyond the fence near the back-left corner of the residence. The well location is currently marked by a cone. Well production is approximately 16 gallons per minute.
Sanitation	Private sand-filter septic system
Power Service	500 amp service split to the house (200 amps), garage (200 amps), and shed (100 amps) through Pacific Power
Gas/Propane	Privately owned 500 gallon propane tank
Internet	Starlink

RESIDENCE OVERVIEW

294 W Hilltop Road, Talent

Year Built	1997
Approx. SF	~ 4,348 sqft
Bed / Bath	4 bedrooms / 3 full bathrooms, 1 half bathroom
Floor Plan Notes	**Main Level:** The main level includes the foyer, living room, kitchen, sitting area, mudroom, laundry and office space, powder room, and two bedroom suites. The kitchen features granite countertops, oak cabinetry, stainless steel appliances, a large island, farmhouse-style sink, propane range, and walk-in pantry. The primary suite includes a large walk-in closet, private bathroom, walk-in shower, and large windows overlooking the property. The second bedroom suite also includes a private bathroom, walk-in shower, and walk-in closet. Additionally there is an 800+ sqft deck with a hot tub on the South side of the home **Lower Level:** The fully finished basement includes a second living room, dining area, kitchenette, two bedrooms, full bathroom, storage space, and exterior access. The layout provides flexible space for multigenerational living, guests, recreation, or entertaining.
HVAC	Central forced-air heating and cooling Propane furnace Electric air conditioning Pellet stove in the main living room
Hot Water Heater	50 gallon propane heated tank
Exterior Siding	Wood plank
Roofing	Composition
Doors and Windows	Double-pane vinyl windows Standard residential door packages











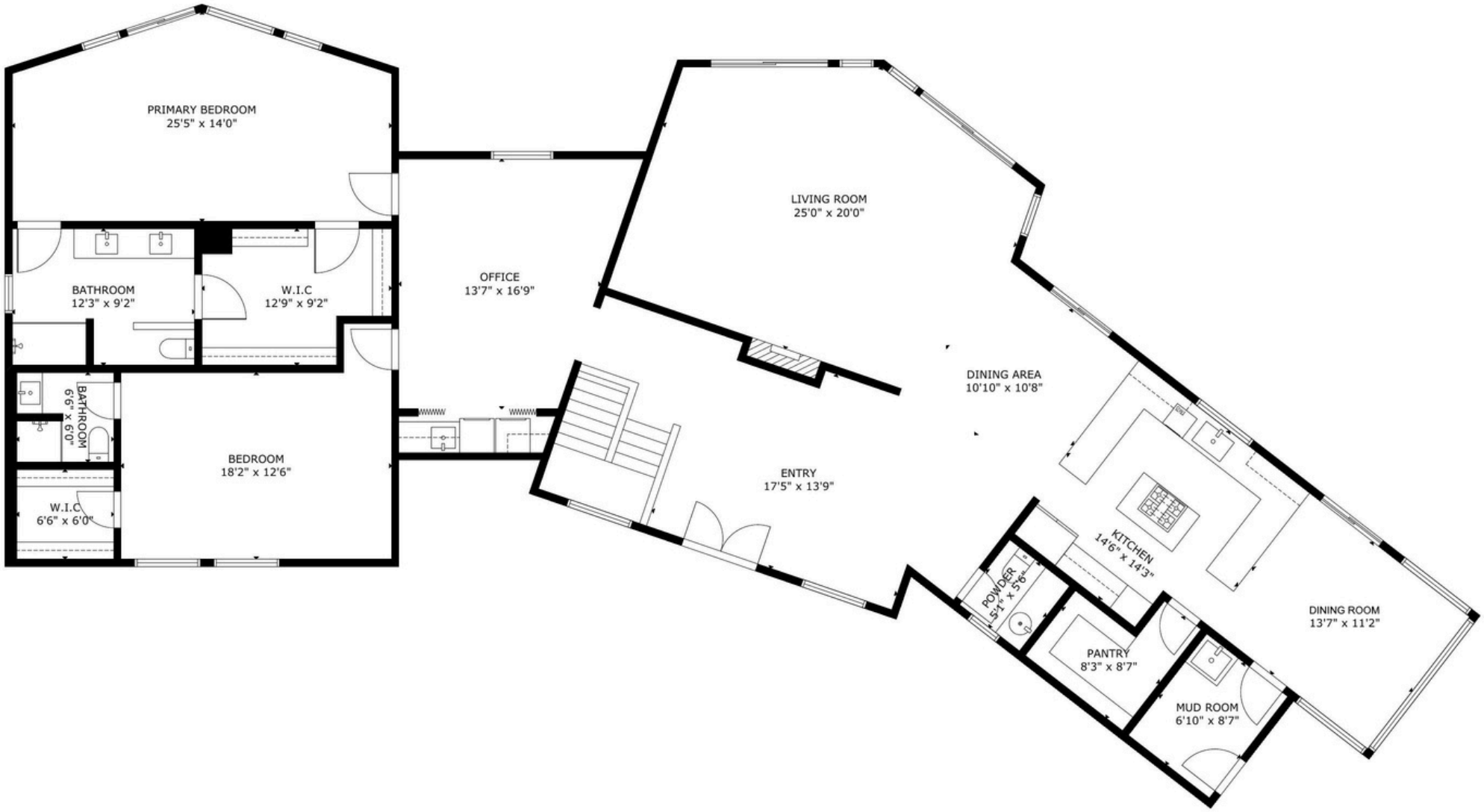
EXTERIOR IMPROVEMENTS

294 W Hilltop Road, Talent

Rear Deck	-1,030 square feet -Trex material -Six exterior doors leading into the home
Detached Garage	-Approximately 40' by 28' (~1,120 sqft) -Concrete flooring -2 walk-in doors -2 air filtration units -Built-in workshop area -2 auto roll doors (16' x 7' and 19' x7) -200 amps power
Workshop / Kennel	-Approximately 20' by 12' -Concrete flooring -Wall HVAC unit -100 amps power -Built-in working surfaces -Poultry coop outside -Three dog doors leading out to chain-link fenced area
General purpose shed	-Approximately 20' x 12' -Metal roofing -Dirt floor
Well House	-Approximately 12' x 8' -Houses pump and water softener / fitration system

MAIN FLOOR

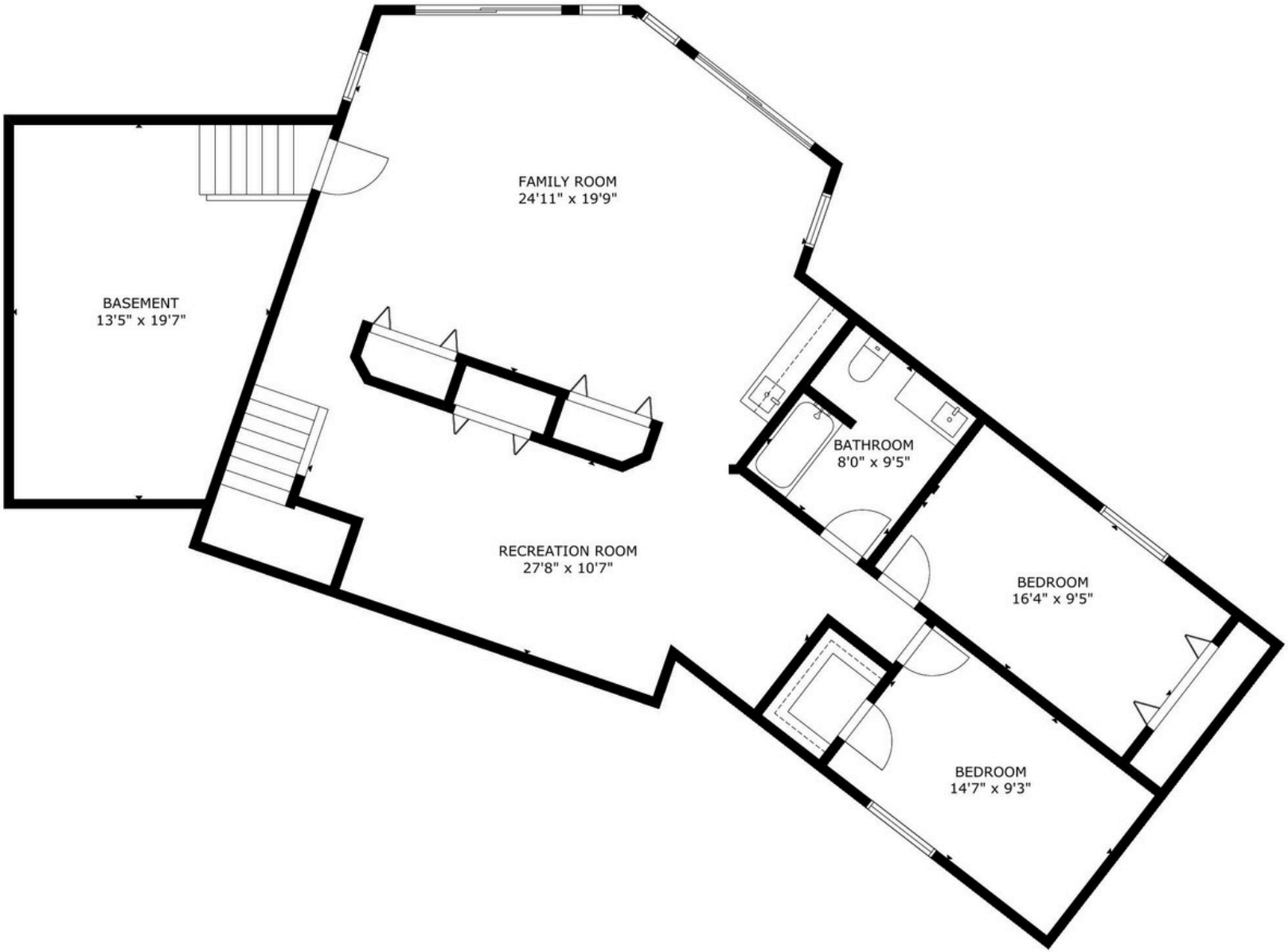
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GROSS INTERNAL AREA
TOTAL: 4,214 sq ft
LOWER FLOOR: 1,597 sq ft, MAIN FLOOR: 2,617 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

LOWER FLOOR PLAN

294 W Hilltop Road, Talent



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LOCATION

294 W Hilltop Road, Talent

Talent, Phoenix, & Ashland

Set in the heart of the Rogue Valley, Talent offers a small-town feel with convenient access to nearby communities. Its location between Medford and Ashland makes it easy to reach Medford's shopping and services, as well as Ashland's restaurants, galleries, and Oregon Shakespeare Festival. Phoenix is also close by, adding to the range of everyday conveniences within easy reach.

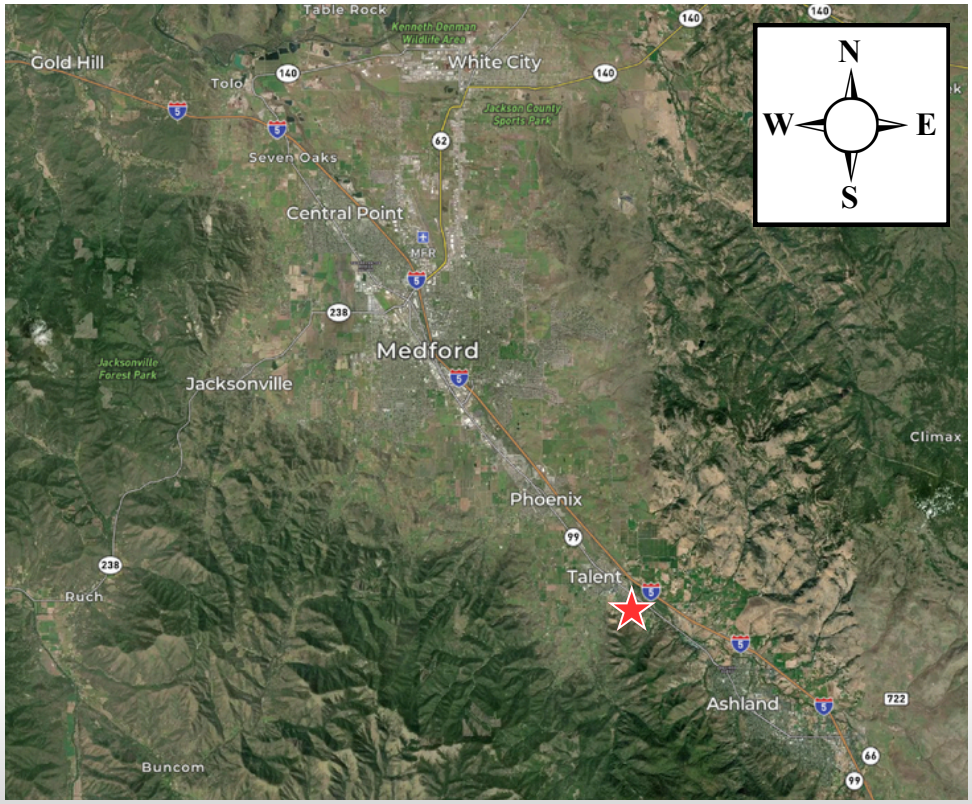
The Rogue Valley & Its Climate

The Rogue Valley is known for its varied scenery, from valley farmland and vineyards to surrounding hills and mountain views. The region's four-season climate brings warm, dry summers and cooler, wetter winters, with seasonal changes that shape the landscape throughout the year. Local farms, orchards, and vineyards are part of the valley's character and contribute to its strong connection to the land.

Southern Oregon Recreation

Southern Oregon offers a wide range of ways to spend time outdoors. Explore local trails and parks, fish or paddle on nearby rivers and lakes, or head toward the mountains for hiking, camping, and winter recreation. The region also offers wineries, community events, and cultural attractions, including the Oregon Shakespeare Festival in Ashland. From a quick local outing to a day trip, there's plenty to explore throughout the year.

Destination	Approx. Drive
Talent	~ 2 Miles
Asante Ashland	~ 3.5 Miles
Ashland	~ 4 Miles
Medford	~ 9 Miles
Rogue Valley International Airport	~ 13 Miles



MAP

294 W Hilltop Road, Talent





MARTIN

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