



## 283 High St in Ashland, Oregon

### Documents

Seller's Property Disclosure, OREF forms, permits, survey, site maps, title reports, and supporting photos/videos available through Google Drive link: <https://bit.ly/283-High-St>

### Basic Details

- Main House
  - Bedrooms: 3
  - Full Bathrooms: 2
  - Living Area: 2277 Sq Ft
  - Year Built: 1860
- Detached Guest Studio
  - Studio Rooms: 1
  - Full Bathrooms: 1
  - Living Area: 248 Sq Ft
  - Year Built: 2000
- Lot Size: 0.36 Acres
- Asking Price: \$1,000,000

### Location

- Charming historic neighborhood in downtown Ashland
- 3 level blocks to the heart of Ashland's downtown Plaza and Lithia Park (<0.25 miles)
- About 5 minutes to Asante Ashland Community Hospital (<1.2 miles) and Granite Street Swim Reservoir (~1.4 miles)
- Easy access: From Hwy 99 or N Main St → Manzanita St → left on High St → two doors to the right across from Briscoe Park

### Overview

Discover the beautifully renovated 1860 Abel D. Helman House, blending timeless charm with modern comfort in Ashland's coveted Skidmore Academy Historic District—right across from Briscoe Park. A short, level stroll reaches the vibrant downtown plaza and serene Lithia Park. Warm hardwood fir floors, custom millwork, and abundant natural light fill this convenient single-level home. The bright kitchen features white cooktop, double oven, and elegant granite counters. Spacious bedrooms offer peaceful retreats, including a spa-like primary bath with jetted tub; open living/dining areas make daily living and entertaining effortless.

Outside, a large mostly fenced lot delights with mature landscaping, charming gazebo, tranquil koi pond, storage shed, and lovely stonework. Vaulted ceilings and soft neutrals create refined yet approachable elegance in a prime location.

See attached documentation for full details on updates, features, history, and more. Inquire with agent today!

### Main House Features

#### Quality Carpentry & Finishes

- Refined custom millwork throughout
- Elegant crown molding and substantial baseboards
- Tasteful wainscoting and panel accents in key areas
- Smooth douglas fir hardwood flooring (originally the siding) for warmth and durability

#### Entry & Foyer

- Charming front door with intricate stained-glass panels
- Stylish pendant light fixture illuminating the space
- Polished hardwood-style fir floors
- Ample natural light streaming through flanking windows
- Modern conveniences including updated switches and outlets

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## 283 High St in Ashland, Oregon

### Natural Light

- Abundant sunlight from expansive windows enhancing every room
- Eastern morning exposure brightening living spaces and bedrooms
- Western afternoon glow warming the kitchen, dining, and select baths

### Living Room

- Spacious open layout perfect for gatherings and relaxation
- Cozy gas fireplace with a sophisticated marble surround and mantel
- Discreet recessed ceiling lighting
- French doors opening to a delightful exterior patio

### Dining Area

- Fluid connection to the living room for effortless entertaining
- Scenic views of lush greenery through oversized windows

### Kitchen

- Bright and efficient design tailored for culinary enthusiasts and daily living
- Crisp white shaker-style cabinetry with soft-close mechanisms
- Resilient granite countertops in neutral hues
- Classic farmhouse sink paired with a sleek gooseneck faucet
- Versatile center island featuring a built-in electric cooktop
- Reliable stainless steel appliances, including a dishwasher
- Ambient pendant lighting over the island
- Practical recessed and under-cabinet illumination
- Ample pantry storage for organization
- Continuous hardwood-style flooring
- Convenient proximity to outdoor access

### Breakfast Nook

- Expansive windows framing picturesque rock gardens and trees
- A delightful alcove for casual meals or quiet mornings

### Primary Bedroom

- Tranquil vaulted ceiling
- Multiple windows dressed in sheer curtains
- French Door out to back deck
- Brand new low-pile carpet
- Refreshing views of the surrounding landscape

### Primary Bathroom

- Indulgent corner jetted tub with polished gold-tone fixtures
- Dual vanity boasting marble-inspired countertops
- Generous mirrors enhanced by stylish vanity lighting
- Multiple windows with adjustable blinds for natural brightness
- Coordinated tiled surrounds and flooring in timeless neutrals
- Adjacent separate shower for added convenience

### Outdoor Features

- Large, fully fenced lot for privacy and enjoyment
- Beautifully landscaped grounds with mature plantings and trees
- Exquisite stonework throughout the property
- Serene water elements including a charming fountain
- Raised gardening beds for convenient planting
- Inviting gazebo perfect for outdoor relaxation or entertaining
- Additional storage shed for tools and equipment
- Thoughtfully designed outdoor spaces that complement the home's architecture and create a peaceful retreat

### Agent Remarks:

MLS attachment contains link (<https://bit.ly/283-High-St>) to Google Drive folder with full Seller's Disclosure, OREF addenda, permits, survey, maps, and title documents.

### Showing Instructions

Vacant and easy to show. Schedule viewings through InstaShowing at: <https://instashowing.com/showings/283-high-st>

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