



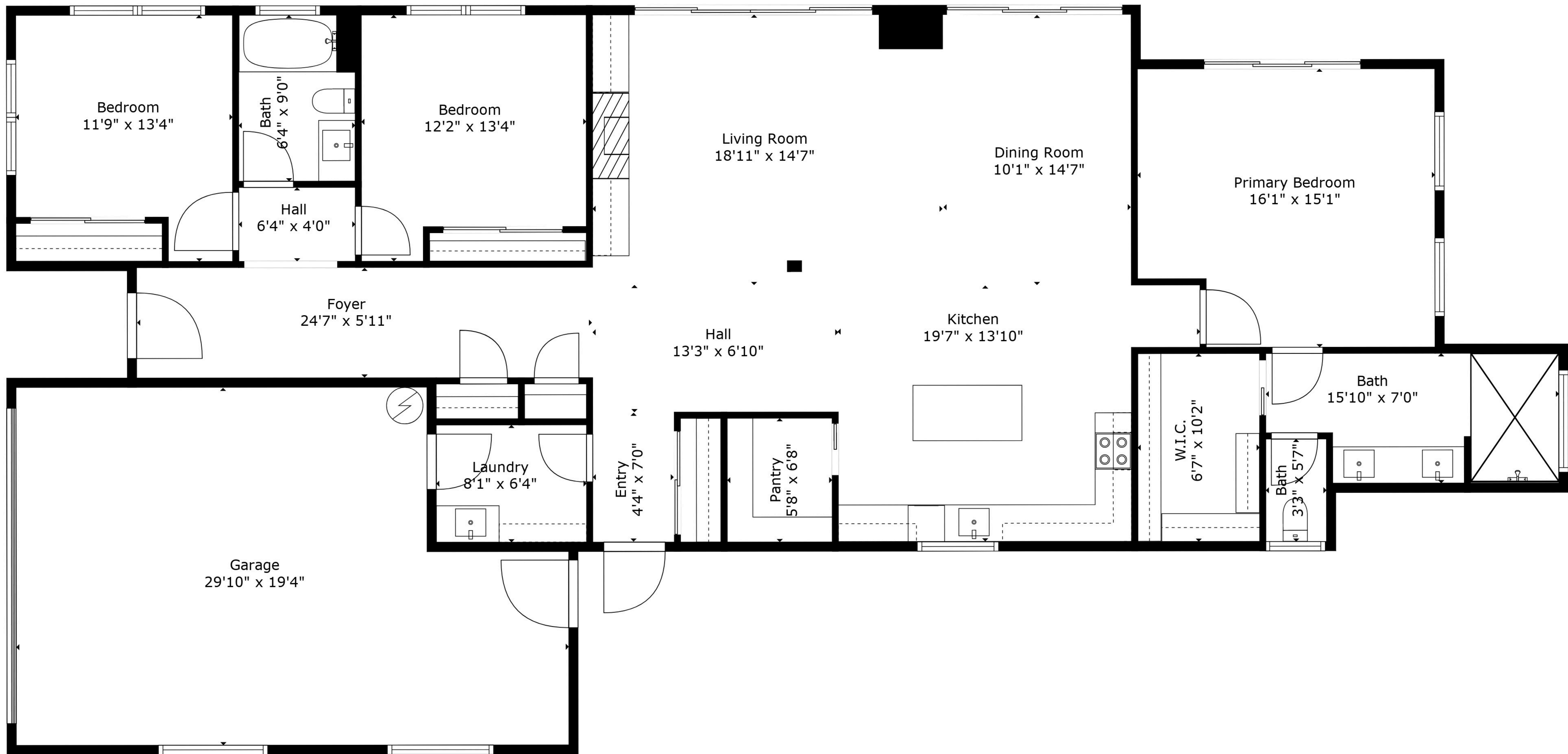
## DOCUMENTS ON FILE

- Floor plan
- Full build plans
- Specification list
- Septic documents
- Easements

## GENERAL INFORMATION

- ◆ House: single level, 1996 sqft, 3 bedrooms, 2 full bathrooms, attached 2-car garage with workshop area, built in 2025
- ◆ Earth Advantage certified (learn more at [earthadvantage.org](http://earthadvantage.org))
- ◆ Built by Suncrest Homes: learn more at [HomesBySuncrest.com](http://HomesBySuncrest.com)
- ◆ Amenities: textured quartz countertops, tile floors in the bathrooms, tiled showers, tile backsplash, LVP floors with white oak veneer, french slider door, transom windows, under-mounted sinks, double vanity, ceiling fans, Heat & Glo electric fire feature, electric cooktop, stainless steel appliances, built-in shelves, walk-in pantry, walk-in closet, covered front patio.
- ◆ Efficiency features: solar PV ready, ductless mini-split heating & cooling system, and more!
- ◆ Land: 5.01 acres, WR zoning
- ◆ Well: 2.5 GPM with holding tank; \$14k state-of-the-art filtration & pump system
- ◆ Septic: 1500 gal 2-compartment tank with sand filter; installed in 2008
- ◆ Asphalt drive all the way to the house
- ◆ Parking: in addition to the garage, there is ample parking for RV, boat, or other vehicles
- ◆ No CC&Rs or HOA
- ◆ Only 10 minute drive from downtown Ashland



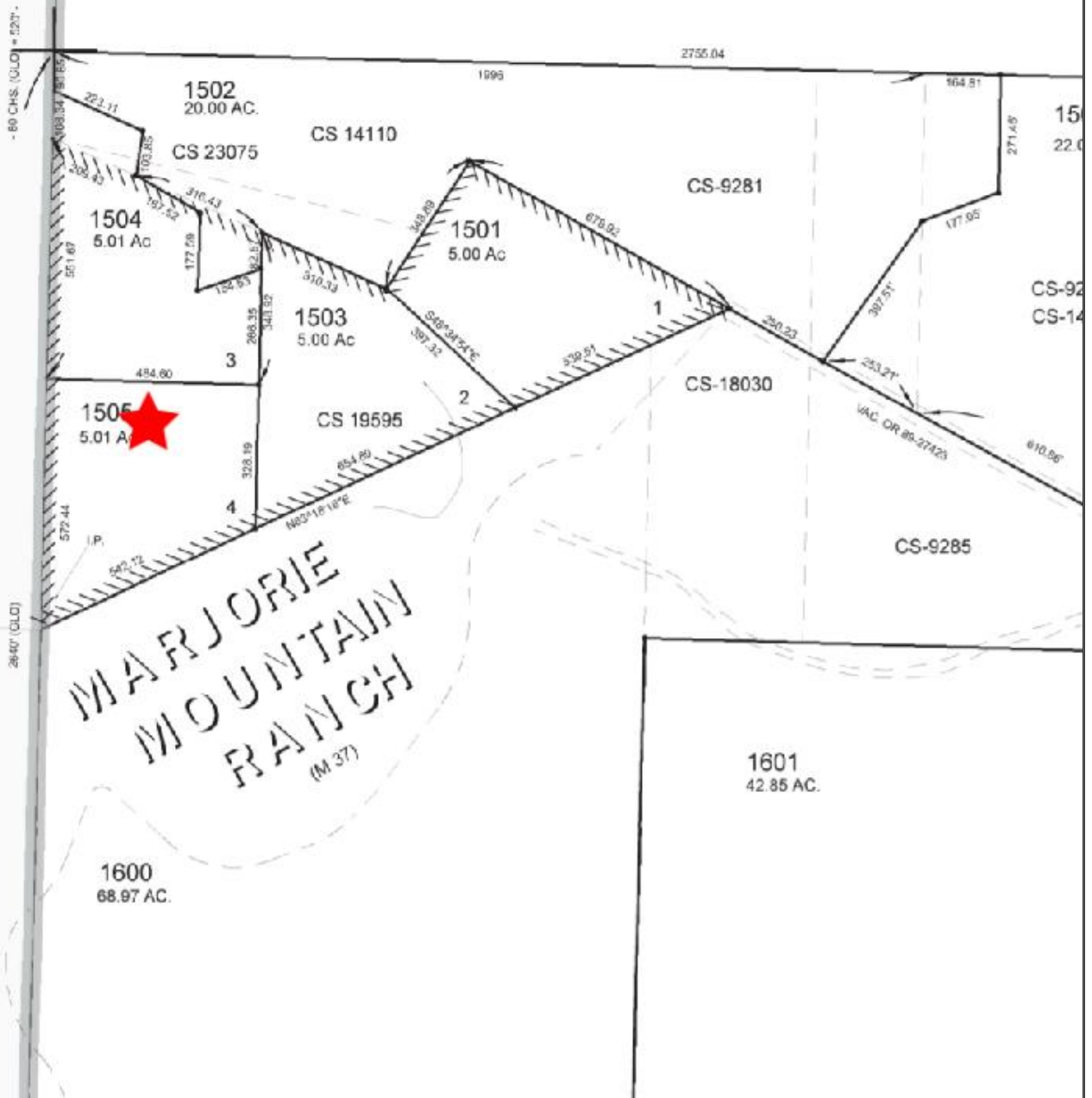


**TOTAL: 1924 sq. ft**

FLOOR 1: 1924 sq. ft

EXCLUDED AREAS: GARAGE: 511 sq. ft, WALLS: 120 sq. ft

SEE MAP 39 IW 01



**ParcelID: 10985900**

**Tax Account #: 391E060001505**

**3060 Ashland Mine Rd, Ashland OR 97520**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Aerial Map



**TICOR TITLE COMPANY**

**Parcel ID: 10985900**

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