

36534 Oak Road - "Anchor Hill"

Cottage Grove, OR 97424



Presented by Tiffany Matthews
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MAIN LEVEL- *Grand entrance/foyer* with gallery windows, vaulted ceiling, hardwood floors, powder bath.

Spacious living room with versatile layout for multiple arrangements featuring library wall, wood stove, accordion French door wall that opens to viewing deck, high ceilings, and hardwood floors.

Large open kitchen with stainless steel appliances, built-in Sub-Zero refrigerator, built-in oven and microwave, wine cooler, cook top, dishwasher and French doors that open to large deck.

Impressive butler's pantry adjacent to dining area with sink, full size Sub-Zero freezer, abundant storage space, and laundry room.

Two guest bedrooms with shared bath between, hardwood floors, built-in dressers, and large view windows.

LOWERLEVEL- *Owner's suite* with wall of windows overlooking Dorena Lake, French doors to outdoor patio, tile floors, double - sided gas fireplace, bathroom with double vanities and tiled walk-in shower with floor-to-ceiling lake view window.

Abundant wall of cabinet storage/built-ins, radiant heated tile floors, additional full bathroom and bedroom, plus two bonus rooms - one used as in-home salon and the other as storage.

EXTERIOR FEATURES-154.2 private acres with gated entry, expansive patios front and back, upper level deck with lake views, second deck with garden boxes and built-in bench seating, free standing hot tub. New well pump installed in 2021.
Secondary home site with manufactured home with 3 bedrooms, 2 bathrooms, deck, and outbuilding.

Row River frontage borders the property entrance for swimming and fishing.

Mosby Creek Bridge access to paved 14 mile biking route.

› **PRICE: \$1,950,000**

› **6,324 SQFT -**
Main level: 4,443 SQFT Lower level: 1,881 SQFT

› 4 Bedrooms, 3.5 bathrooms

› **154.2 acres**, 2 tax lots:
20-03-36-00-00100
20-03-36-00-00102

› **Built in 1998**

› **Secondary "home site":**
1,620 SQFT Manufactured home

› **Cooling:** Central Air

› **Heating:** Forced Air, Hot Water, Radiant

› **Schools:** Dorena Elementary, Lincoln Middle School, Cottage Grove High School

› **2020 Taxes:** \$9,744.72

› **Internet:** XS Media

› **Electricity:** Lane Electric



LIVING ROOM
REALTY

