



**Price: \$125,000**  
**Community:** Golden Rogue Estates  
**Address of Home:**  
 6226 E Evans Creek RD, #12  
 Rogue River, OR 97537  
**Lot Rent:** \$600  
**Annual Property Tax:** \$418

**Heat:** Heat Pump, Central  
**Status:** Active  
**Exterior Color:** Brown/White  
**Builder:** Redman  
**Year:** 1984  
**Size:** 14' x 66' **Sq. Ft.** 924  
**Bed Rooms:** 3 **Bath Rooms:** 2

**Financing Available**

**Beautiful Home  
 In The Golden Rogue Estates**



Beautifully upgraded manufactured home located in the quiet Golden Rogue Estates 55+ community just north of Rogue River. This home offers privacy, space, and comfort in a scenic setting surrounded by nature and wildlife. Large windows provide peaceful views of the landscaped yard rather than neighboring homes, creating a bright and private living environment. The home features a handicap-accessible ramp with widened doorways, a walk-in shower, and an accessibility-friendly layout designed for ease of everyday living. Spacious covered decks offer wonderful outdoor living space, while the ramada-style metal roof structure fully covers the home, decks, and carport for year-round protection. The large two-car covered carport includes a waterproof covered walkway that provides direct, weather-protected access into the home. Additional highlights include motion-activated exterior lighting, a relaxing spa, and a full drip irrigation system throughout the yard to maintain the beautiful landscaping. The property also offers dedicated RV parking with 30-amp electrical hookup, along with water, sewer, and TV connections. This well cared for property provides peaceful living in one of the Rogue Valley's most desirable senior communities.



[www.RiverValley-Homes.com](http://www.RiverValley-Homes.com)

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