



> **MARTIN**  
OUTDOOR PROPERTY GROUP



# Carpenter Hill Vineyard Estate

— Medford, Oregon —



# Welcome

Welcome to Carpenter Hill Estate and Vineyard. Centrally located between the San Francisco Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this magnificent estate provides you the opportunity to enjoy luxury, refreshing rural lifestyle, and charming small-town culture. The vineyard setting offers spectacular views, natural grandeur, and convenience, while the custom estate home captures the supreme style of the Mediterranean.



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This 17-acre property features an estate home, farm manager's house, shop, private gated entry, 13-acre vineyard, and is fully deer fenced. The rod-iron gate opens to a paved drive that meanders up through the vineyard to the homesite. From here, the view from the estate home is breathtaking, encompassing the Cascade mountain range, the lush valley, vineyard, and city lights below. Situated amid other estate properties, orchards, and vineyards, this property sits in a prized location.



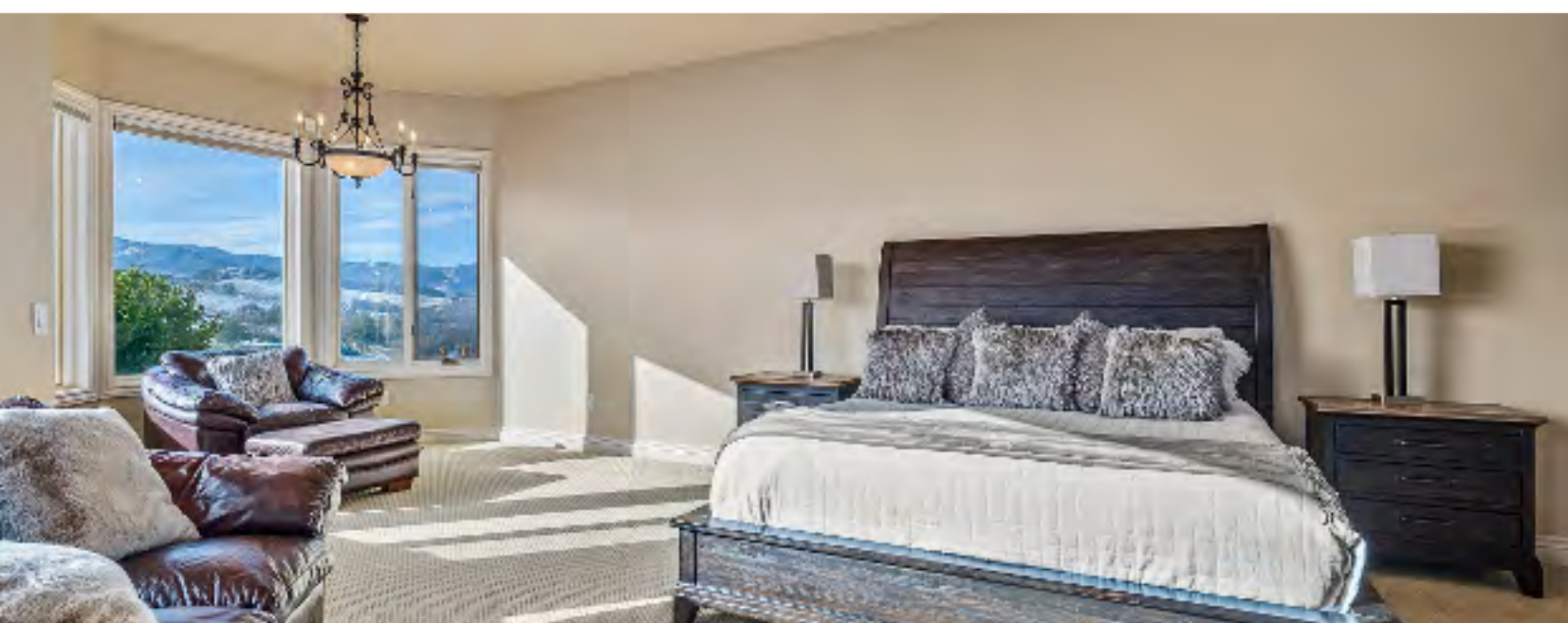


The estate home was custom built in 2006 by Michael Pagnini and features a beautiful design, with impeccable attention to detail in architectural style and finishes. The beautiful arched entry door is flanked by Tuscan columns. Inside, the tiled foyer opens into a spacious living area that boasts over 20-foot ceilings, hardwood floors, and an attractive gas fireplace framed by custom cabinets. Floor to ceiling windows capture the breathtaking views, with sliding glass doors welcoming you to the large covered terrace and an expansive outdoor entertaining area. The outdoor space has an infinity pool, hot tub, stamped concrete, and pavers, as well as a charming lower sitting area overlooking the vineyard.

The gourmet kitchen features beautiful wood cabinetry, granite countertops, genuine hammered-copper sink, and raised bar. The quality stainless steel appliances include a 48" Viking range with double oven, 6 burners, griddle, and custom built-in hood, plus a sub-Zero refrigerator. The cabinet-faced dishwasher and trash compactor blend into the artful design. A built-in hutch and an additional peninsula island, with seeded glass inlay cabinets, partially separate the kitchen from the living room, allowing light to circulate and creating an open flow between these two elegant living spaces. The breakfast nook is spacious, surrounded by large windows with inspiring panoramic views. As a bonus, the hidden closet in the kitchen provides additional storage space for essentials.



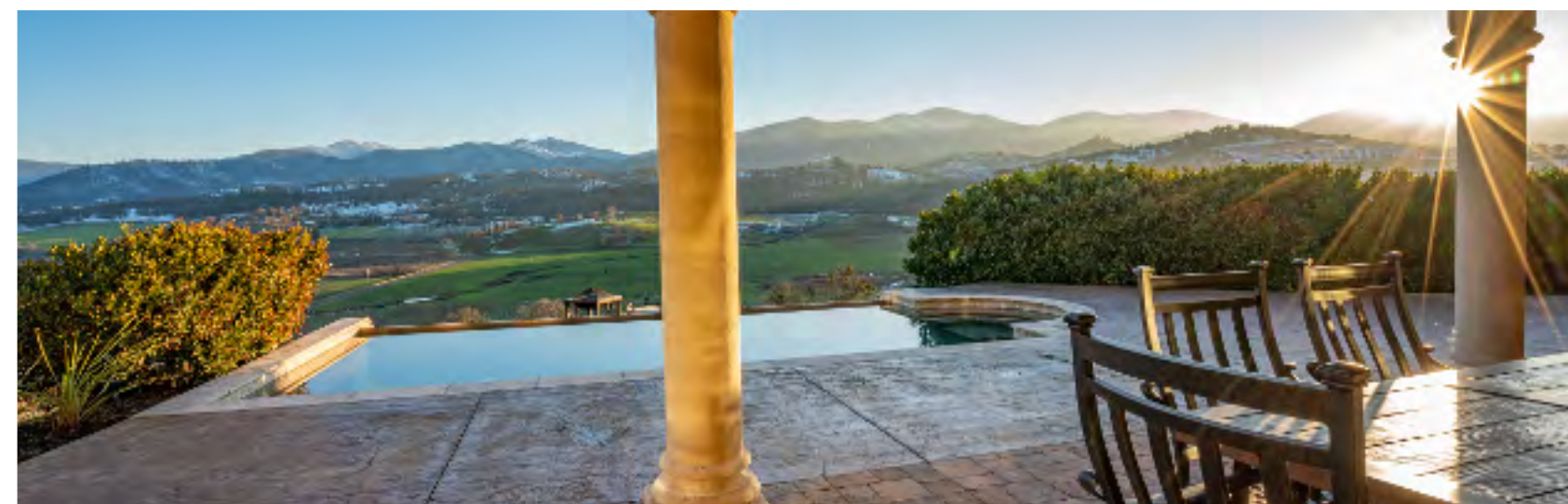




Adjacent to the kitchen you will find a custom, climate-controlled wine cellar with beautiful built-in wood wine racks and plenty of space for storing your favorite wines and vintages. The formal dining room features hardwood floors, a tryptic window, and ample room for large gatherings and special occasions.

The west wing of the home includes the master suite, office, and guest bathroom. The office provides custom floor-to-ceiling cabinetry, hardwood floors, and large closet. Across the hall is a full guest bath with travertine tile flooring, granite countertops, custom tile and glass shower, and direct access to the back patio.

Continuing down the hall, through French doors, leads to the expansive master suite. The suite is large and airy, filled with wonderful natural light. The wrap-around windows in the octagonal nook provide both stunning views and great natural light, and is the perfect space for a generous sitting area or a work-out space. Dual closets with custom built-in shelving allow for plenty of storage and functionality. The luxurious master bathroom includes dual antiqued-wood vanities, custom stone counters, and a large jacuzzi tub. The tiled walk-in shower is spacious and wonderfully relaxing with its rainshower head and easy-care design.







A well-appointed laundry room rounds out the main floor and provides access to the exterior courtyard. Upstairs you will find the second and third bedrooms which are connected by a jack and jill bathroom, which boasts a jacuzzi tub, glass-enclosed and tile-surrounded shower, and private water closet. Every room in the home offers unique elegance and extraordinary views. Additionally, a high efficiency Trane Heat Pump with UV air filters was added to the home.

Across from the estate home is a detached two-car garage and a charming guest suite with full bathroom. The guest suite could also be an ideal gym, home office, or hobby room. The area between the buildings forms a natural courtyard, providing another great outdoor living space, with pavers and landscaping. The pavers continue around the southwest of the home, leading to a sunset pergola.



The original dwelling at Carpenter Hill Vineyard, located near the south east corner of the property and accessed by separate entrance, was built in 1917. Though it has been updated in recent years, this lovely dwelling still brims with the historic charm of a landmark home. Recent updates include exterior paint, flooring throughout, foundation stabilization (by Terra Firma), along with a Trane electric heat pump. The living space features a fireplace and opens to the dining area. The charming farmhouse kitchen features white cabinetry and a breakfast nook. The home has two bedroom suites with a full bathroom and a spacious laundry room. A full unfinished basement and a detached 3 car garage provide additional storage.





Now encompassing 13 +/- acres of the property, the vineyard is mature and producing a variety of wine grapes, including Syrah, Petite Syrah, Merlot, and Mourvèdre. In 2018, the owners added the small component of Mourvèdre to expand the wine styles. Irrigation is provided through the Talent Irrigation District and has been recently updated with a new drip system designed specifically for this site. The vineyard also has a dedicated electrical service separate from either home.



The 1,200 square foot shop has two sliding doors, a concrete floor, water, and electricity. This is a great work space and storage area for farm equipment, and features its own access from the road.

This incredible property provides easy access to Ashland, historic Jacksonville, and Medford, which offers numerous medical facilities, an international airport, and superstores. Southern Oregon is known for world renowned attractions such as the Rogue River, Crater Lake National Park, Mount McLoughlin, and many more recreational opportunities. With a magnificent Tuscan-style home, additional second home, and the established vineyard, Carpenter Hill Estate and Vineyard is a one-of-a-kind opportunity.



# - Property Details

The property has a physical address of 974 Carpenter Hill Road, Medford, OR 97501. It is made up of 2 tax lots and 2 account numbers.

Township	Range	Section	Tax Lot	Account #	Acres
38S	1W	7	400	10018319	17.48
38S	1W	7	1700	10025429	0.01
				Total	17.49

Access:	Access is via a private paved driveway off of Carpenter Hill Road
Present Land Use:	Vineyard estate
2022 Taxes:	\$9,962.09
Zoning:	EFU (Exclusive Farm Use)
Elevations:	+/- 1,550' - +/-1,730' above sea level
Topography:	Rolling
Water Rights:	+/- 15.9 acres of water rights through the Talent Irrigation District
Water Costs:	\$1,135.80
Irrigation Infrastructure:	Irrigation water is delivered to the vineyard via pressurized mainline from Talent Irrigation District. The property utilizes a boost pump at the shop to maintain pressure. The vineyard utilizes drip irrigation. The landscaping around the main home can be run off of either irrigation water or well water.
Domestic Water:	27 GPM private well (per well flow test in 2022 - well log JACK_31549). Well serves both homes. The estate home has a 2,000 gallon water storage tank and a variable drive (constant pressure) pump + water softener. The farm labour dwelling runs directly off of the well.
Sanitation:	Estate home - sand filter septic system - installed in 2007 (two 1,500 gallon tank compartments).  Farm labor dwelling - standard system - installed in 1968 (1,000 gallon tank replaced in 2020)
Electric/Power:	Each home is served by an independant residential service. The shop has seperate power service for the vineyard. Services are single phase.

# - Estate Home Details -

Gross Area:	3,429 square feet
Number of Stories:	Two story
Year of Construction:	2006 (county records)
Bedrooms:	Three bedrooms
Bathrooms:	Three full bathrooms
Rooms Main Level:	Living room, dining room, office, kitchen, master suite, 2nd full bath (with pool access), wine cellar, laundry room
Rooms Second Level:	second and third bedrooms, full bath (jack & jill)
Foundation:	Perimeter concrete with crawl space
Flooring:	Carpet, hardwood, and custom tile
Exterior Siding:	Stucco
Roofing:	Composition
Heating/Air Conditioning:	Electric heat pump (heat & cool), gas fireplace
Guest Suite + Garage:	Detached, 960 square feet, includes a 2-car garage and guest suite with full bath, with an exterior that is finished to match the estate home.
Internet:	Rogue Broadband (advertised speeds up to 25 mbs download and 5 mbs upload)
Propane:	120 gallon tank, leased from Suburban
Site Improvements:	Perimeter deer fencing, automatic gate with keypad remote and 911 frequency entry, paved driveway, colored cement apron in front of garage and parking area, patio pavers in perimeter of main house, sunset pergola seating area, spa with dedicated 50 amp GFi circuit, high efficiency Trane heat pump with UV air filter, new landscaping and drip irrigation system for yard, new septic lift pump for drainage system, replaced submersible pump in deep well in 2019, auto blinds and window coverings installed



# - Farm Labor Dwelling Details -

Gross Area:	1,869 square feet
Number of stories:	One story residence with basement
Year of Construction:	1917 (county records)
Bedrooms:	Two bedrooms
Bathrooms:	Two full bathrooms
Foundation:	Concrete perimeter with basement storage space
Flooring:	Tile & laminate
Exterior Walls:	Wood
Roofing:	Composition
Heat/Air Conditioning:	Electric heat pump (newer)
Garage:	Detached 1,296 square feet 3-car garage
Additional Notes:	Covered front patio, paved driveway, gated entry
Site Improvements:	Exterior painting, new flooring, Terra Firma foundation system to stabalize walk-in basement, Carbon well water filter, replaced septic tank, new Trane electric heat pump/AC, and interior wall painting and refresh

# - Shop -

Gross Area:	1,250 square feet
Year of Construction:	Unknown
Additional Notes:	10' eave, concrete floor, 2 sliding doors, and 1 man door
Site Improvements:	Newly dedicated 200 amp ag-service meter for shop and vineyard irrigation system





# - Vineyard Details -

The estate vineyard has a mix of four varieties that total 13.21 net acres as shown in the chart below, which coordinates with the blocking map below. Vineyard . Vineyard management is currently provided through G.C.C. Farming LLC. Average prices per ton paid for the past three years are as follows: \$1,875 in 2019, \$1,950 in 2020, and \$1,975 in 2021.

Carpenter Hill Vineyard Data Summary												
Block #	Variety	Clone	Rootstock	Self-Rooted or Grafted	Trellis	Total # of Vines	Vine Spacing	Row Spacing	Vines Per Acre	Year Planted	# of Rows	Net Acreage
Estate Vineyard												
1	Petite Syrah	Mixed	101-14	Grafted	VSP	2,256	6'	9'	807	2004	3--26	2.92
2	Merlot	181	101-14	Grafted	VSP	1,250	6'	9'	807	2004	1,2,1-21	1.33
3 South	Syrah	Entav 470	Self	Self	VSP	672	5'	9'	968	2012	1--21	0.69
3 North	Syrah	Austr. 1	101-14	Grafted	VSP	650	6'	9'	807	2005	1-46, 1-21	2.00
4	Syrah	Austr. 1	101-14	Grafted	VSP	1,555	7'	9'	691	2004	1--21	2.30
5	Syrah	470,383	101-14	Grafted	VSP	1,611	6'	9'	807	2006	12--60	1.71
5B	Petite Syrah	Mixed	101-14	Grafted	VSP	326	6'	9'	807	2004	1--11	0.60
6A	Mourvedre	04	Self	Self	VSP	800	6'	8'	908	2018	1--15	0.80
6B	Petite Syrah	Mixed	101-14	Grafted	VSP	800	6'	8'	908	2006	7,8,16-29	0.86
Carpenter Hill Vineyard Overall Yield Data Summary											Total	13.21
Variety	Net Acres	2019 Production	2020 Production	2021 Production	3-Year Average	3-Year Average/Acre						
Syrah	6.70	25.68	23.92	11.89	20.50	3.059						
Petite Syrah	4.38	17.20	21.49	10.99	16.56	3.781						
Merlot	1.33	8.35	7.62	3.93	6.63	4.987						
Mourvedre	0.80	1.31	5.75	1.20	2.75	3.442						
Totals	13.21	52.54	58.78	28.01								



| ▢ Boundary 17.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
43E	Darow silty clay loam, 20 to 35 percent slopes	12.9	73.73	4e
43D	Darow silty clay loam, 5 to 20 percent slopes	4.6	26.27	4e
TOTALS		17.5	100%	4.0







# - Southern Oregon -

**Centrally located** - Southern Oregon is strategically located midway between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 199 and to eastern Oregon via Highways 62 and 140. This good transportation network helps link the most populated cities in the region of Medford, Ashland, Jacksonville, and Grants Pass.

**Outdoor lifestyle paradise** – if there is something related to the outdoors that you love doing, you can do it here! Recreation in the area is vast and there is no shortage of hiking trails, fishing holes, or live water activities due to the abundance of rivers and lakes. The region is home to a wide array of natural amenities like Crater Lake, the Oregon Caves National Monument, and the Rogue River. The area enjoys a mild Mediterranean climate with four distinct seasons and mild winter.

**Great Climate** - From a climate perspective, Southern Oregon offers the most diverse growing conditions in Oregon and arguably in the United States. According to a local climatologist, Dr. Greg Jones, the maritime air masses that originate over the Pacific are cooled by the ocean currents offshore and moderate the climate of the region.

## - Landmarks -

<b>Medford</b>	<b>Rogue Valley Intl. Airport</b>	<b>Oregon Coast</b>
5.1 miles	8 miles	130 miles
<b>Jacksonville</b>	<b>Mt Ashland Ski Area</b>	<b>Portland</b>
7.1 miles	32 miles	277 miles
<b>Klamath Falls</b>	<b>Crater Lake Nat Park</b>	<b>San Francisco</b>
76 miles	70 miles	362 miles











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