

Client Full

Residential

8/12/2025 8:25AM

\$950,000

2 bd | 2 / 0 ba | 1240 sqft

Status: Active

List Date: 7/29/2025

DOM: 0 Acres: 310.22 MLS#: 496697146

Year Built: 2013 / APPROX

47345 RITTER RD Ritter, OR 97856

Unit #: Condo Loc:

XST/Dir: Hwy 395 to Ritter Road - 25 miles to property

Property Details:

Property Type: Detached	Area: 410
Style: Contemporary, Split	Zoning: PF
County: Grant	Seller Disclosure: Disclosure
Nhood/Bldg:	Waterfront: Creek
CC&Rs:	Lot Desc: Bluff, Public Road, Reproduced Timber, Secluded, Sloped, Wooded
Legal: T7S R29E WM TL 1801 Sec 7/17/18	Lot Size: 200+ Acres
Warranty:	Lot Dimensions:
55+ w/Affidavit Y/N: No	View: Mountain(s), Trees/Woods, Valley
Open House:	Body Water: Wrightman Creek
	Tax ID: 07S291801
	# Supplements: 2
	Opportunity Zone:
	Short Term Rental Allowed:
	Floor #:

Upcoming Open House:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease: No

Schools:

Elementary: Long Creek

Middle: Long Creek

High: Long Creek



Video: [Virtual Tour #1](#) Map

This contemporary split-level custom built home was inspired by a Frank Lloyd Wright design and is energy efficient with fire resistant construction and living earth roof. Acid stained insulated concrete floors with radiant heat throughout. Italian hard trowel finish walls, built-in Alder hardwood cabinets and closets. Kitchen features hardwood cherry floor and poured concrete counter tops plus cabinets pullouts, gas Jenn-Air down draft range, KitchenAid side by side fridge and a large island with a bar sink. Tongue and groove pine ceiling between posts and beams throughout the home. There are gas on-demand hot water heaters and a high efficiency electric boiler for the in-floor heat. Power and telephone run underground. Domestic well water is pumped to cistern, heat is Woodstock Soapstone Company hybrid wood stove. Open air covered porch with outdoor rock fireplace, built with on-site stone. A walk-in root cellar is incorporated underneath the porch. The master bedroom and bathroom (with tile shower and laundry facilities) both have floor to ceiling built-in closets. Entry is here to covered porch with an outdoor shower, rock lined flower bed. Also a plus is rainwater storage tanks for lawn watering. Guest quarters are 1 bedroom and 1 bath with attached garage with wood stove that can be converted into living area. New metal shop with double overhead doors, concrete floor and covered carport. This remote, rural retreat is 100 feet from the North Fork of the John Day River. Enjoy rafting, fishing and recreation at its finest with LOP tags in the Heppner Unit. This 310 acre timbered offering has 3/4 mile of Wrightman Creek frontage and borders BLM. Access year round is on 25 miles of good county maintained gravel road from Hwy 395. 2600 to 3300 elevation with great growing climate for gardening. This is turnkey and a perfect sanctuary for full time living or a weekend getaway. Partially fenced with natural landscape. Wildlife abound on this scenic sanctuary. Must see!

Residence Information:

Upper SQFT: 0	SQFT Source: Assessor	Levels: 2	Green Certification:
Main SQFT: 1240	Total Up/Main: 1240	Roof: Green Roof	Energy Efficiency: Yes
Lower SQFT: 0	Fireplaces: 1	Parking: Deeded, Driveway	Exterior: Stucco, Other
Additional SQFT:	Garage: 1 / Attached, Carport,	Basement:	RV Description: RV Parking,
Unreinforced Masonry Building:	Partially Converted to Living Space	Road Surface: Gravel, Road Splits Property	RV/Boat Storage
	Foundation: Slab		

Approximate Room Sizes and Descriptions:

Guest Quarters:

M

Bathroom, Passive Solar, Patio

Living:

M

Beamed Ceilings, Exterior Entry, Hardwood Floors, Living Room/Dining Room Combo, Wood Stove

Kitchen:

M

Cook Island, Eat Bar, Exterior Entry, Family Room/Kitchen Combo, Free-Standing Refrigerator, Hardwood Floors, Instant Hot Water, Kitchen/Dining Room Combo

Dining:

M

Beamed Ceilings, Vaulted Ceiling(s), Wet Bar

Primary Bedroom:

M

Bathroom, Beamed Ceilings, Bookcases, Double Closet

2nd Bedroom:

U

11 X 13

Slate Flooring, Bathtub With Shower

Baths - Full/Part

Upper Level: 1/0

Main Level: 1/0

Lower Level: 0/0

Total Baths: 2/0

Features and Utilities:

Kitchen: Free-Standing Range, Free-Standing Refrigerator, Gas Appliances, Instant Hot Water, Solid Surface Countertop, Stainless Steel Appliance(s)			
Interior: Concrete Floor, Garage Door Opener, High Ceilings, Laundry, Passive Solar, Separate Living Quarters/Apartment/Aux Living Unit, Slate Flooring, Vaulted Ceiling(s), Washer/Dryer			
Exterior: Second Garage, Second Residence, Accessory Dwelling Unit, Covered Patio, Fire Pit, Guest Quarters, Outdoor Fireplace, Outbuilding, Patio, Porch, Public Road, Rain Barrel/Cistern(s), RV Parking, RV/Boat Storage, Security Lights, Tool Shed, Workshop, Yard			
Accessibility:			
Security:			
Internet: Satellite			
Windows: Double Pane Windows, Wood Frames			
Cool:	Heat: Floor Furnace, Radiant, Wood Stove	Fuel: Propane, Wood Burning	
Water: Cistern, Well	Sewer: Septic Tank	Hot Water: Propane	

Financial:

Property Tax/Yr: \$3,744.03 / 2024	Rent, If Rented: Dues:	Short Sale: No Other Dues:	Bank Owned/Real Estate Owned: No
HOA: No			
Association Amenities:			
Terms Considered: Cash			
Assumable Interest Rate:			
Assumable Remaining Months Ending:			

Comparable Information:

Original Price: \$950,000

Accessory Dwelling Unit Supplement:

ADU #1:

ADU Permitted: No		
ADU Permitted Description: not permitted		
Type of ADU: Detached from Main Structure		Separate Street Property Address: No
Story Location: 1st Story	#Levels in ADU: 1	Garage Conversion: Yes
Year Built: 2013	Fully Furnished:	Separate Electric Meter:
#Bedrooms: 1	Washer/Dryer Hookup:	Separate Gas Meter:
#Bathrooms: 1	Yard Space:	Separate Water Meter:
Total SQFT: 700	Designated Parking:	Separate Sewer:
Short Term Rentals Allowed:		Separate Entrance:
Currently Rented:		
Currently Rented Description:		
Kitchen:		
Accessibility:		
Actual Gross Income: \$	Projected Gross Income: \$	
Actual Net Income: \$	Projected Net Income: \$	
Actual Operating Expenses: \$	Projected Operating Expenses: \$	
ADU Public Remarks:		

Green / Energy Supplement:

Green Verification:	Obtained:	Rating:	Year:	Version:	Score:	Date:
View PDF						

Reach Code: Solar Panel: OWNED

Energy Eff. Report: DBLPANE, ESTARAP, INSU+CL, SOL-RAD, WLINSU+, ZONAL

Public: Energy efficient home. Living earth roof, exterior walls stained cement stucco/rock veneer/Hardie Board soffit/fascia, fire resistant const. Insulated acid stained concrete floors w/radiant heat, high efficient boiler and wood stove. R-40 roof.