



Paradox Vineyard Estate
786 Pompadour Drive in Ashland, Oregon

Basic Details

- 4 Bedrooms
- 3 Full Bathrooms
- 2 Half Bathrooms
- 5,233 SqFt
- Completed in 2008
- 6.78 Acres
- Zoned RR-5
- Listed for \$4,500,000

Property Features

Paradox Vineyard

- Third year of USDA organic certification process
- Installed and managed by Randy Gold and Jason Cole of [Pacific Crest Vineyard Services](#) for turn-key operations
- Syrah grapes formerly purchased by [Bergström Wines](#)
- Currently producing Syrah and Chenin Blanc grapes for winemaker Andy Myer of [Goldback Wines](#)
 - "Fruit for this wine comes from Paradox Vineyard, raised in stainless steel and oak barrels. Light aromas of cut apple and pear lead to fleshy feeling, well-balanced flavors with a touch of sugar and tart acids behind it. There are lots of good pieces." — Sean P. Sullivan in 2021 via [Wine Enthusiast](#) (89 points)
 - "This wine begs the following question: Why isn't there more Chenin Blanc planted in Oregon? This pretty version shows off with aromas of prosciutto wrapped around ripe honeydew melon, with a lemon drop hard candy floating in the background. Hawaiian gooseberry, marjoram and pie crust flavors glide on a slick, silky texture." — Michael Albery in 2022 via [Wine Enthusiast](#) (91 points)
- Water rights for five acres through Talent Irrigation District (TID) cost \$480 in 2024
- Profits from three of the last four years have gone into upgrading the vineyard (e.g., new irrigation tubes and fittings, replacement of wooden posts, and new plantings)
 - 'Excellent, state-of-the-art water delivery system' per vineyard manager Jason Cole
 - Two (2) 5,000-gallon irrigation holding tanks

Outbuildings

- Block barn with three bays – space for farming equipment or four vehicles
- Berry and rose garden with 360° metal fencing and potting studio with electricity and water

Documentation

Seller's Property Disclosure Statement, well logs and purity analyses, septic and solar system documentation, construction details, permits, estimates and invoices, awards, disclosures, addenda, title information, maps and survey via Google Drive at bit.ly/786-pompadour-dr

Permits

All finalized building permits available via Jackson County GIS at <https://arcg.is/0rOHmm>

Location

- Stunning panoramic views of the Rogue Valley, vineyards, Ashland airport, Pilot Rock, Mt. Ashland, and Grizzly Peak
- Private and close-in rural setting; community of high-end estates
- Approximately 11 minutes from Ashland's downtown plaza and Lithia Park (~4.5 miles); 24 minutes to Rogue Valley International Airport (~18.5 miles)

Landscaping

- Mature plantings and ornamental trees including Japanese willow, atlas and deodar cedars, willow oak, smoketree, and Chinese fringetree
- Orchard with dark plum, peach, and quince
- Large granite boulders brought on site
- Irrigation system audited and upgraded by Action Irrigation in 2022 – new emitters and tech line, reinstalled valve boxes

Exterior Entry

- Low-rise pebbled concrete steps along shallow cascading pools to Pennsylvania bluestone patio
- Paver driveway and parking area masonry by Brian Crowder

Pool Area

- 64' lap pool with spa and infinity edge
 - PebbleTec surface
 - Pentair control system
 - Solar-assisted heating system
 - Propane heating system available
- Pebbled concrete and Pennsylvania bluestone patio

Courtyard

- Pennsylvania bluestone patio with custom metalwork integrating water feature
- Curved wooden pergola

All information deemed reliable but not guaranteed.

CATHERINE ROWE REAL ESTATE TEAM

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Residence Highlights

Awards & Press

- Bruce Richey, Architect, AIA
 - 2011 Southern Oregon AIA People's Choice Awards for "Single-Family Residential" and "Overall Favorite" – 1st place
- KenCairn Landscape Architecture
 - 2011 Southern Oregon AIA People's Choice Award for "Residential Landscape" – 1st place
- Article in "Distinctly Northwest" published in 2009
 - "Ashland-area couple combined art and science to create a green home that balances beauty and function."

General

- True stucco (i.e., Portland cement) exterior walls with light sage-green color to blend with hillside
- White oak hardwood floors throughout dining, kitchen, office, library, living room, and upper studio
- Audio system with integrated speakers throughout

Primary Suite

- Located on private northeast wing of main level with access to patio and spa, courtyard, gym, greenhouse, utility and laundry rooms
- Full ensuite bathroom with marble counters, shower, and soaking tub surround, dual vanities, and water closet
- Spacious walk-in closet
- Hydraulic elevator to loft bedroom with water closet and exterior door to rooftop

Greenhouse

- Birchwood cabinets, shelving, and counters
- Utility sink

Guest Suites

- Main-level guest bedroom with full ensuite bathroom
- Upper-level guest bedroom with door to private balcony and adjacent full bathroom
- Dual vanities with marble counters and shower surrounds

Upper Studio or Additional Bedroom

- Custom birchwood cabinets by James Watkins
- Door to private rooftop terrace

Galleria

- Skylight is ~70' long and ~18' high
- Four triangular open-air water courts with columnar basalt fountains with operable windows and doors – water features may be heard throughout the home
- Christian Burchard wall sculpture available for purchase
- Powder room vessel sink crafted by student of Chihuly
- Marble tile floor

Library & Living Room

- Birchwood shelving, cabinets, and entertainment area with integrated surround-sound speakers
- Double-sided propane fireplace with 5' x 8' polished burgundy granite facing
- Gable and barrel-vaulted ceilings with hemlock wood paneling

Kitchen

- Birchwood cabinets extended to ceiling – uppers painted
 - Custom pull-outs and built-ins
- Granite counters and dining island
- Stainless steel Wolf range with propane cooktop, griddle, grill, and dual convection ovens
- Birchwood paneled SubZero refrigerator and Wolf warming drawer
- Glass-fronted wine refrigerator

Formal Dining

- Hemlock wood-paneled ceiling with gable vault
- Designer chandelier
- Birchwood buffet with granite counter and glass display
- Views from each seat of the table framing gardens, mountains, and sunset
- Adjacent patio with Pennsylvania bluestone

Office or Informal Dining

- Birchwood shelving and cabinets
- Views through two open-air water courts

Lower Level

- Three-car garage with keypad entry, dog washing station, and half-bathroom
- Temperature-controlled wine cellar with slate tile floor, built-in shelving, wine racks, tasting island
- Utility room with water system upgraded by Dave Urton of HydroFlow in March of 2021 exceeding \$110,000
 - Groundwork for new well piping, domestic water storage tanks, monitors, gauges, softeners
- Insulated underground storage room

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Public Remarks

Paradox Vineyard Estate is uniquely defined by elements of water, air, the natural light and beauty of the Rogue Valley, and a resounding commitment to environmental stewardship. Award-winning architecture and landscape design implemented by reputable local contractors with the highest caliber of building materials certified through LEED, Energy Star, and Green Globes. Senses are captivated by a soaring skylight galleria spanning through the home, four open-air water courts with columnar basalt fountains, and stunning panoramic mountain views. Tranquil and private outdoor spaces with mature plantings and ornamental trees encircle the home, including an in-ground spa and lap pool. Vineyard operations are professionally managed for continued turn-key production of organic grapes acclaimed by local and regional winemakers. Close-in rural community of high-end estates located within five miles of Ashland's downtown plaza. Inquire for additional details and documentation!

Systems & Sustainability

Water

- Four private wells on property
 - 2010 well produced 2.9 GPM
 - 2015 well produced 20.0 GPM
 - 2021 well produced 50.0 GPM
 - Nielsen Top 35 purity analyses completed for domestic water
 - 2022 well produced 73.5 GPM
- New water heater installed in 2023 with on-demand recirculating pump

Heating, Cooling, Ventilation

- Operable windows throughout the structure capture natural breezes and allow cross-ventilation assisted by the "Venturi effect"
- Interior water courts allow natural stacked ventilation with thermosiphon "Chimney effect"
- High-efficiency split system heat pumps
 - 18.20 SEER; 12.7 EER; 9.70 HSPF
 - Routine HVAC service performed by Advanced Air & Metal, Inc.
- Whole-home ventilation system reduces air conditioning requirements

Septic

- Low-flush and flow-restricted fixtures and faucets
- Gravity-fed septic system permitted in 1974 with Jackson County authorization for replacement dwelling obtained in 2006
- Septic pumping and inspection scheduled early July 2024

Electric

- 26.88 kW capacity solar system
 - SolarWorld panels and Enphase inverters
 - Installed by True South Solar in 2014
- Compact fluorescent lights with energy-efficient ballasts

Doors, Windows, Skylights

- Energy Star-rated and qualifying for LEED and Green Globes® Building Certification points
- All wood certified through Sustainable Forest Initiative
- Aluminum cladding is recyclable and coatings contain no Volatile Organic Compounds (VOC)
- All recyclable wood, glass, and aluminum components
- High-performance glass increases energy savings, reduces glare, and enhances natural daylight
- Window and skylight placement provide an abundance of natural light in every habitable room in the home

Thermal Envelope

- Ceiling, wall, and floor insulation exceed energy code standards
- Advanced foam insulation at all exterior penetrations for reduction of air infiltration
- Welded rubber membrane roofing meets standards of Cool Roof Rating Council
- Metal roofing manufactured from 30% recycled content, qualifies for LEED certification points, and meets standards of Cool Roof Rating Council

Finishes

- Interior finishes contain low or no Volatile Organic Compounds (VOC)

Other

- Fire suppression sprinkler system
- Generac backup generator
- Sonitrol security system available
- New central vacuum system with warranty registration available for new owner

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Available for Purchase

- Tractor
- ATV
- Brush Mower
- John Deere Riding Mower
- Christian Burchard wall sculpture
- Selected furnishings

Inclusions

- All appliances including washer, dryer, range and double ovens, microwave, refrigerator, wine refrigerator, warming drawer

Agent Remarks

See attached in MLS for link (<https://bit.ly/786-pompadour-dr>) to share Seller's Property Disclosure Statement, well logs and purity analyses, septic and solar system documentation, construction details, permits, estimates and invoices, awards, disclosures, addenda, title information, maps and survey via Google Drive. If applicable, lender to confirm qualifications of Property for VA, FHA, USDA, or FMHA financing. Proof of funds or loan pre-approval must be shared before showings. Listing Agent(s) must accompany all showings. Shown by appointment with reasonable notice; please text the Rowe Team at (541) 708-3975 to schedule appointments.

Design Narrative

The residence is nestled into a rocky hillside, surrounded by vineyards and oak trees. This location was selected because of the paramount importance of recognizing its potential for enhanced views and for taking advantage of prevailing seasonal breezes. At the beginning of this project there were numerous discussions of appropriate character and design influences. There are many vernacular agricultural structures in this rural region which lent reference cues. Flowing water was another cue, as an irrigation system canal serpentine through these hilly properties, providing water for gardens, yards, and vineyards. The most compelling requirement was for abundant natural light throughout the new home. As the program developed and conceptual designs evolved, several strong themes emerged. A layering effect of building elements allowed the overall mass of the structure to be broken down in scale and proportion. From these concepts, images of a small village of clustered buildings became a theme. By creating a diagonal "slice" through the core of the home and pulling it apart, a skylight galleria was created to flood the interior spaces with natural light. The concept of the interior open-air water courts also allowed shafts of sunlight to penetrate into the central core. The glazed water courts created a wonderful transparency throughout the home.

Sustainability was also at the forefront of the design considerations and their solutions. Recyclable building and finish materials were utilized wherever possible. Materials with a high recycled content were specified. Extensive natural daylighting, through the application of skylights and the careful positioning of windows, ensures almost no need for artificial lighting during the day. The natural ventilation design concepts reduce the power requirement for air circulation and provide a more comfortable indoor environment. Natural ventilation was an important consideration in this project's architectural plan. The principle of natural draft and ventilation consists of three factors:

- i. Wind pressure on building*
- ii. Venturi effect*
- iii. Chimney effect*

Since natural energy is used for ventilation, the power requirement for air circulation is reduced. Moreover, by replacing indoor air with cool ambient air through ventilation in the nighttime, heat stored in the building is removed while the cold is stored in the building skeleton, thus enabling a reduction in daytime cooling loads. One of the most satisfying accomplishments of this project was the integration of interior spaces with those outside the home. The structure subtly emerges from the hill with visual interest, and with many surprises as you move throughout the home.

– Bruce Richey, AIA, LEED AP

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Press

"Green design was part of what we wanted," says Joseph. "The minute I hit this valley, I knew this was where I wanted to retire." The couple began looking for land in the valley in 1978 and bought their current property in 1991. The site had a small ranch house on it, but they knew they wanted something more. "We dreamed about it all that time," Joseph says. Finally, it was time to begin putting plans on paper. "We started working with Bruce (Richey) in 2004," says Barbara. "It took us two years to get to the point of excavating." "His ideas and our ideas were worked on at least once a month for two years," adds Joseph. "He was a very good listener, and if there was something he found that was a better value, he always brought it to us. Wonderful communication," says Barbara. "It's been a lovely journey," says Joseph, "and as you know, the end product is not really what life's about; life's about the journey, and we have really enjoyed the journey." The couple moved into the house in February 2008. "We enjoyed being here so much that we didn't even travel for a year," Barbara recalls. "It's very quiet and peaceful. Bird life is incredible out here. We have quite a bit of wood everywhere, especially the framing around the water courts; sometimes it feels like you're in the woods outdoors without the foliage. We both of us really love nature and love being outdoors," Barbara adds. "I don't think I have a favorite season," Barbara continues. "I like something of every one of them, even including winter when everything is kind of stark. There's endless beauty out there - snowflakes falling on the galleria and the skylights. When it rains, you hear the rain, not only on the skylights, but you hear it in the water courts." "We think we're living in an art work," says Joseph.

– Stephanie Bartlett article in "Distinctly Northwest" magazine, 2009

Project Team

Architect

Bruce Richey, AIA, LEED AP
[Bruce Richey, Architect, AIA](#)

Landscape Architect

Kerry KenCairn, ASLA
[KenCairn Landscape Architecture](#)

Landscape Design

Sharon Creek-Siewert
Plantations Landscape Design

Structural Engineer

Jason Prins, P.E.
[Structural Solutions, Inc.](#)

General Contractor

Hartsook Construction, LLC
Jim Watkins – Project Supervisor

Landscape Contractor

[Solid Ground Landscape](#)

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