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Where Whimsy Meets Investment Potential. Tucked away in the South Hills, just behind Laurelwood Golf Course, sits a home that refuses to blend in. Built in 1975 yet styled with centuries of charm, this castle invites you into a world where stone walls, vaulted beamed ceilings, & tower rooms are your everyday reality. This is more than a home; it's an experience. Currently a successful short-term rental earning over \$100k annually and offering 3 rentable spaces! Guests come for the whimsy, & leave with unforgettable memories. In an industry where "unique" is currency, a castle is practically recession-proof. Don't be fooled into thinking this home is only for visitors... it could just as easily be YOUR fairytale retreat. Imagine arriving home each night, greeted by stone archways, glowing fireplaces, & Saltillo tile floors. Your very own keep. The Layout: Castle (2020 SQFT): 3 stories, including a finished basement studio with private entrance, bathroom & kitchenette. - Main level Living Space: Open and airy with stone details, gourmet kitchen including oversized island & granite counters, floor length windows, plus a tower wing bedroom! - Sleeping Quarters: Two enchanting upstairs bedrooms plus the studio below; each offering charm and comfort. - Detached ADU (Guesthouse 532 SQFT): A kitchen, bathroom, and lofted bedroom; ideal for income, extended family, or your court's most loyal knight. - Workshop/Garage: Currently a creative space equipped with water/ sewer for future expansion, but easily returned to a garage if desired. 3 fireplaces & mini-split heating/cooling, hot tub or EV potential; Every corner is designed for comfort. All of this sits on a private lot, wrapped in desirable South Eugene. Whether you're an investor seeking a proven income property, or a dreamer ready to live out their fantasy; this home offers possibilities as boundless as your imagination.

Client Full

Residential

3/31/2026

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\$1,250,000 4 bd | 3 / 0 ba | 2552 sqft

Status: **Active**

List Date: 3/10/2026

DOM: 21 Acres: 0.32

MLS#: 597179433

Year Built: 1975 / APPROX

1820 E 28TH AVE Eugene, OR 97403

Unit #: Condo Loc:

XST/Dir: R on E 28th, Driveway on your Left

Property Details:

Property Type: Detached

Area: 243

Style: Tri Level, Tudor

Zoning:

County: Lane

Seller

Nhood/Bldg:

Disclosure: Disclosure

CC&Rs:

Waterfront:

Legal: To be determined at title.

Lot Desc: Gentle Sloping, Secluded, Trees

Warranty:

Lot Size: 10,000 to 14,999 SqFt

55+ w/Affidavit Y/N: No

Open House:

Lot Dimensions:

View: Trees/Woods, Valley

Body Water:

Tax ID: 0591295

Supplements: 1

Opportunity Zone:

Short Term Rental

Allowed:

Floor #: 3

Upcoming Open House:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease: No

Schools:

Elementary: Edison

Middle: Roosevelt

High: South Eugene

Residence Information:

Upper SQFT: 400

Main SQFT: 810

Lower SQFT: 810

Additional SQFT: Main /
532Unreinforced Masonry
Building:

SQFT Source: COUNTY

Total Up/Main: 1210

Fireplaces: 3

Garage: 2 / Converted,
Detached,

Foundation: Slab

Levels: 3

Roof: Composition

Parking: Driveway

Basement: Exterior Entry,
Finished, Separate Living
Quarters/Apartment/Aux
Living Unit

Road Surface: Paved

Green Certification:

Energy Efficiency:

Exterior: Stone

RV Description: RV Parking

Approximate Room Sizes and Descriptions:

Bedroom 4:

M

Living:

M Beamed Ceilings, Tile Floor, Wood Stove

Kitchen:

M

Beamed Ceilings, Built-in Dishwasher, Eat Bar, Free-Standing Refrigerator, Gas Appliances, Granite,
Tile Floor

Family:

L

Built-in Features, Exterior Entry, Free-Standing Refrigerator, Sink, Studio

Primary

U

Bedroom:

Bathroom, Beamed Ceilings, Built-in Features, Double Closet, Skylight(s), Suite, Tile Floor, Bathtub
With Shower, Vaulted Ceiling(s), Wall to Wall Carpet

2nd Bedroom:

U

Beamed Ceilings, Built-in Features, Vaulted Ceiling(s), Wood Floors

3rd Bedroom:

L

Bathroom, Beamed Ceilings, Built-in Features, Exterior Entry, Fireplace, Family Room/Kitchen
Combo, Kitchen, Studio, Tile Floor

Laundry:

L

Exterior Entry, Washer/Dryer

Baths - Full/Part

Upper Level: 1/0

Main Level: 1/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Dishwasher, Free-Standing Refrigerator, Free-Standing Gas Range, Gas Appliances, Granite, Island, Range Hood, Tile

Interior: 3rd Floor, Accessory Dwelling Unit, Ceiling Fan(s), Furnished, Granite, High Ceilings, High Speed Internet, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Skylight(s), Soaking Tub, Tile Floor, Vaulted Ceiling(s), Washer/Dryer, Wood Floors

Exterior: Accessory Dwelling Unit, Deck, Guest Quarters, Patio, RV Parking, Yard

Accessibility:

Security:

Internet:

Windows:

Cool: Heat Pump, Mini Split

Water: Public Water

Heat: Ductless, Mini Split

Sewer: Public Sewer

Fuel: Electricity, Gas

Hot Water: Tank

Financial:

Property Tax/Yr: \$7,647.14
/ 2025

Rent, If Rented:
Dues:

Short Sale: No
Other Dues:

Bank Owned/Real Estate
Owned: No

HOA: No

Association Amenities:

Terms Considered: Cash, Conventional

Assumable Interest Rate:

Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$1,299,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

ML#: 597179433 Address: 1820 E 28TH AVE Eugene 97403

3/31/2026 10:53:20 AM

Accessory Dwelling Unit Supplement:

ADU #1:

ADU Permitted: Other

ADU Permitted Description: Unknown

Type of ADU: Detached from Main Structure

Separate Street Property Address: No

Story Location: 1st Story

#Levels in ADU: 2

Garage Conversion:

Year Built:

Fully Furnished: Yes

Separate Electric Meter: No

#Bedrooms: 1

Washer/Dryer Hookup:

Separate Gas Meter:

#Bathrooms: 1

Yard Space:

Separate Water Meter:

Total SQFT: 532

Designated Parking: Yes

Separate Sewer:

Short Term Rentals Allowed: Yes

Separate Entrance: Yes

Currently Rented: Yes

Currently Rented Description: Currently an active Air BNB.

Kitchen: Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator

Accessibility:

Actual Gross Income: \$

Projected Gross Income: \$

Actual Net Income: \$

Projected Net Income: \$

Actual Operating Expenses: \$

Projected Operating Expenses: \$

ADU Public Remarks:

Guest house rented together or separate from the main home. Main castle and guest house can come mostly furnished. 5 bedrooms counting guest house, finished basement studio and main home. Buyer to verify SQFT.

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