

Randy McCreith  
503-437-9005

Residential  
Bella Casa RE Group

2/29/2016 4:15:51 PM  
7 Matches

Pending

*Under contract*

*Area 151*

MLS#	Type	Address	City	Area	Bedrm	Bath	Apx Sqft	Acres	Price
16011859	DETACHD	8370 SW METOLIUS LOOP Lot33	✓ Wilsonville	151	5	3.1	3896		\$1,048,720
16557834	DETACHD	8384 SW METOLIUS LOOP Lot31	✓ Wilsonville	151	5	3.1	3896		\$1,099,900
15030284	DETACHD	17725 NE LEANDER DR	<u>Sherwood</u>	151	4	3	4925	1.81	<u>\$1,199,000</u>
15403979	DETACHD	19033 SW SALMONBERRY DR	<u>Sherwood</u>	151	5	4.1	5738	1.58	<u>\$1,250,000</u>
16415083	DETACHD	4207 SW EASTGATE DR	✓ Wilsonville	151	4	4.2	4887	2.07	<u>\$1,525,000</u>
14607093	RES-MFG	25154 NE BUTTEVILLE RD	Aurora	151	4	3	2600	33.71	<u>\$1,650,000</u>
16106517	DETACHD	5564 SW PROSPERITY PARK RD	Tualatin	151	5	5.1	8723	6.21	<u>\$2,395,000</u>

*7 Properties*



**Presented By:** Randy McCreith  
 Bella Casa RE Group  
**Phone:** 503-310-9147 **E-mail:** [Randy@TheBellaCasaGroup.com](mailto:Randy@TheBellaCasaGroup.com)  
**RESIDENTIAL** **Status:** PEN **2/29/2016** **4:15:23 PM**  
**ML#:** 14607093 **Area:** 151 **List Price:** \$1,650,000  
**Addr:** 25154 NE BUTTEVILLE RD **Unit#:**  
**City:** Aurora **Zip:** 97002 **Condo Loc:**  
**Map Goord:** **Zoning:** AG/FRM  
**County:** Clackamas **Tax ID:** 00833076  
**Elem:** Eccles **Middle:** Ackerman  
**High:** Canby **PropType:** RES-MFG / FARM  
**Nhood/Bldg:** Canby/Wilsonville Rural **CC&Rs:**  
**Legal:** SECTION 28 TOWNSHIP 3S RANGE 1W QUARTER D TAX LOT 01  
**# Supplements:** 3 **Home Energy Score:**  
**Home Wrnty:** 55+ w/Affidavit Y/N: N

**Lot Size:** 20-49.99AC  
**Wtfrnt:**  
**Body Water:**

**# Acres:** 33.71  
**View:** TERRITR

**GENERAL INFORMATION**

**Lot Dimensions:**  
**Lot Desc:** LEVEL, SLOPED

*Squestron*

**Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 0 **SFSrc:** OWNR **#Bdrms:** 4 **#Bath:** 3/0 **#Lvl:** 1 **Year Built:** 0/ APPROX  
**Main SQFT:** 2600 **TotUp/Mn:** 2600 **Roof:** **Style:** MANUFHS **Green Cert:** N **Energy Eff.:**  
**Lower SQFT:** 0 **#Fireplaces:** / **Parking:** DRIVWAY **Exterior:** T-111  
**Total SQFT:** 2600 **Addl. SQFT:** **#Gar:** 0/ **Bsmt/Fnd:**

**REMARKS**

**XSt/Dir:** I-5 to Exit 282B @ Charbonneau. West on Butteville Rd 2.4 miles to site on left  
**Public:** Equestrian-Event Managers Ideal Property! 33.7 acres, water rights/well (600gpm), 2600 sq. ft. 4 bed/3 bath Mnf home, fenced pastures, 69 stalls, 47,500 sq. ft. metal frame indoor area w/office/stalls/restrooms/viewing platform, 48x84 secure hay & shavings barn, 190x300 outdoor arena with lights, ample trailer parking, easy access to I-5 & Aurora Airport, located in "Oregon Horse Country", 30 min to downtown Portland and PDX.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

**Mstr Bd:** M/ /

**Bths - Full/Part**  
**Upper Lvl:** 0/0  
**Main Lvl:** 3/0  
**Lower Lvl:** 0/0  
**Total Bth:** 3/0

**FEATURES AND UTILITIES**

**Kitchen:**  
**Interior:**  
**Exterior:**  
**Accessibility:**  
**Cool:** NONE **Heat:** FOR-AIR  
**Water:** WELL **Sewer:** SEPTIC **Hot Water:** ELECT **Fuel:** ELECT

**FINANCIAL**

**PTax/Yr:** \$281.78 **Rent, If Rented:** \$1,500 **Short Sale:** N **Bank Owned/REO:** N  
**HOA:N** **Dues:** **Other Dues:**  
**HOA Incl:**  
**List Date** 1/1/2015

**COMPARABLE INFORMATION**

**Pend:** 12/9/2015 **DOM:** 342 **Sold:** **Terms:** **O/Price:** \$1,650,000 **Sold:**

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



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**RESIDENTIAL** **Status:** PEN **2/29/2016** **4:15:23 PM**  
**ML#:** 15403979 **Area:** 151 **List Price:** \$1,250,000  
**Addr:** 19033 SW SALMONBERRY DR **Unit#:**  
**City:** Sherwood **Zip:** 97140 **Condo Loc:**  
**Map Coord:** 714/E/4 **Zoning:**  
**County:** Washington **Tax ID:** R2107100  
**Elem:** Mabel Rush **Middle:** Mountain View  
**High:** Newberg **PropType:** DETACHD  
**Nhood/Bldg:** Parrett Mountain **CC&Rs:** Y  
**Legal:** PARRETT MOUNTAIN VIEW ESTATES, LOT 54, ACRES 1.58  
**Home Energy Score:**  
[Virtual Tour](#) [Video Tour](#) **Home-Wrnty:** N 55+ w/Affidavit Y/N: N

**GENERAL INFORMATION**

**Lot Size:** 1-2.99AC **# Acres:** 1.58 **Lot Dimensions:**  
**Wtfrnt:** **View:** MNTAIN, TERRITR, VALLEY **Lot Desc:** CORNER, GATED  
**Body Water:** **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 0 **SFSrc:** Trio **#Bdrms:** 5 **#Bath:** 4/1 **#Lvl:** 2 **Year Built:** 2003/ APPROX  
**Main SQFT:** 3412 **TotUp/Mn:** 3412 **Roof:** COMP **Style:** DAYRNCH **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 2326 **#Fireplaces:** 2 / GAS **Parking:** DRIVWAY **Exterior:** CEDAR, STONE, OTHER  
**Total SQFT:** 5738 **Addl. SQFT:** **#Gar:** 6/ATTACHD, OVRSIZE **Bsmt/Fnd:** DAYLITE, FINISHD, FULLBAS

**REMARKS**

**XSt/Dir:** SW Brookman, R on Middleton, L on Labrousse, through gate, R on Salmonberry  
**Public:** Multi-generational living with two full living levels. Total of five bedrooms, two bonus rooms, covered and open decks, circular driveway, and two 3-car garages. Coffered and arched ceilings add a touch of elegance, while floor-to-ceiling windows embrace stunning views. Around back, an array of view decks overlook incredible three mountain views! Incredible attention to detail, on one of the best view lots in all Parrett Mountain!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M/ / BEAMS, HARDWOD	<b>Mstr Bd:</b> M/ / BALCONY, SUITE, WI-CLOS	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ / GASAPPL, GRANITE, ISLAND	<b>2nd Bd:</b> M/ / SUITE	<b>Upper Lvl:</b> 0/0
<b>Dining:</b> M/ / BEAMS, WAINSCO	<b>3rd Bed:</b> M/ / DECK	<b>Main Lvl:</b> 2/1
<b>Family:</b> M/ / VAULTED	<b>4TH-BD:</b> L/ / SUITE	<b>Lower Lvl:</b> 2/0
<b>5TH-BD:</b> L/ / DECK	<b>2NDKIT:</b> L/ / COOK-IS, GASAPPL, GRANITE	<b>Total Bth:</b> 4/1

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, BI-OVEN, BI-REFR, DISHWAS, DISPOS, GASAPPL, GRANITE, ISLAND, SSAPPL  
**Interior:** GAR-OPN, GRANITE, HARDWOD, JET-TUB, SEPLVQT, SOAKTUB, WAINSCO, WOODFLR, WW-CARP  
**Exterior:** 2ND-GAR, 2ND-RES, ADU, COVDECK, DECK, GASHKUP, WTRFEAT, YARD  
**Accessibility:** GRNDLVL, MINSTEP  
**Cool:** CENTAIR **Heat:** FOR-AIR  
**Water:** COMMUNY, SH-WELL **Sewer:** SEPTIC **Hot Water:** GAS **Fuel:** GAS

**FINANCIAL**

**PTax/Yr:** \$12,464.13 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:Y** **Dues:** \$1,700/YR **Other Dues:**  
**HOA Incl:** WATER  
**List Date** 5/28/2015

*Original Price*

**COMPARABLE INFORMATION**

**Pend:** 12/19/2015 **DOM:** 205 **Sold:** **Terms:** **O/Price:** \$1,300,000 **Sold:**

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 RESIDENTIAL Status: PEN 2/29/2016 4:15:22 PM  
 ML#: 16011859 Area: 151 List Price: \$1,048,720  
 Addr: 8370 SW METOLIUS LOOP Unit#: Lot33  
 City: Wilsonville Zip: 97070 Condo Loc:  
 Map Coord: 745/E/2 Zoning:  
 County: Clackamas Tax ID: 05026337  
 Elem: Boones Ferry Middle: Inza R Wood  
 High: Wilsonville PropType: DETACHD  
 Nhood/Bldg: Renaissance Boat Club, Lot 33 CC&Rs: Y  
 Legal: SUBDIVISION RENAISSANCE BOAT CLUB 4395 LT 33  
 Home Energy Score:  
 Home Wrnty: Y 55+ w/Affidavit Y/N: N

*Luxury  
 on Willamette  
 R*

**GENERAL INFORMATION**

Lot Size: 5K-6,999SF # Acres: Lot Dimensions:  
 Wtfrnt: View: RIVER, TREES Lot Desc: LEVEL  
 Body Water: Willamette River Seller Disc: EXEMPT

**RESIDENCE INFORMATION**

Upper SQFT: 2323 SFSrc: builder #Bdrms: 5 #Bath: 3 / 1 #Lvl: 2 Year Built: 2016 / PROPOSD  
 Main SQFT: 1573 TotUp/Mn: 3896 Roof: COMP Style: 2STORY, TRAD Green Cert: Energy Eff.:  
 Lower SQFT: 0 #Fireplaces: 2 / GAS Parking: DRIVWAY Exterior: FIBRCM, SHAKE  
 Total SQFT: 3896 Addl. SQFT: #Gar: 3/ATTACHD Bsmt/Fnd: CONCRET, CRAWLSP

**REMARKS**

XSt/Dir: I-5 exit 283, E on Wilsonville Rd, R on Memorial Dr, L on Rogue Ln, which becomes becomes Salmon Ln.  
 Public: Presold new home with an incredible river views and a dedicated boat slip a minute away. Outdoor Covered Living, and open floorplan.  
 4 bedrooms upstairs plus bedroom/den on main floor, greatroom plan, formal dining room, den, bonus room, mudroom and utility room.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Kitchen: M/ 12 X 14 / GRANITE, HARDWOD, ISLAND	Mstr Bd: U/ 16 X 19 / SOAKTUB, SUITE, WI-CLOS	Bths - Full/Part
Dining: M/ 12 X 11 / HARDWOD	2nd Bd: U/ 13 X 12 /	Upper Lvl: 3/0
Family: M/ 20 X 15 / BLT-INS, FIREPL, HARDWOD	3rd Bed: U/ 11 X 14 /	Main Lvl: 0/1
DEN/OFF: M/ 11 X 11 /	BONUS: U/ 18 X 17 /	Lower Lvl: 0/0
	4TH-BD: U/ 11 X 16 / SUITE, WI-CLOS	Total Bth: 3/1

**FEATURES AND UTILITIES**

Kitchen: BI-MICO, BI-OVEN, COOKTOP, DISHWAS, FS-REFR, GASAPPL, GRANITE, ISLAND, PANTRY, SSAPPL  
 Interior: GAR-OPN, GRANITE, HARDWOD, LAUNDRY, SOAKTUB, TILE-FL, WW-CARP  
 Exterior: BOATACS, COVDECK, FENCED, SPRNKLR, VYW-DBL

**Accessibility:**

Cool: CENTAIR Heat: FOR-95+  
 Water: PUBLIC Sewer: PUBLIC Hot Water: GAS, RECIRC Fuel: GAS

**FINANCIAL**

PTax/Yr: \$4,423.64 Rent, If Rented: Short Sale: N Bank Owned/REO: N  
 HOA: Y Dues: \$246 /MO Other Dues:  
 HOA Incl: COMMONS, SLIP  
 List Date 1/21/2016

**COMPARABLE INFORMATION**

Pend: 1/21/2016 DOM: 0 Sold: Terms: O/Price: \$1,001,900 Sold:

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**RESIDENTIAL** **Status:** PEN **2/29/2016** **4:15:23 PM**  
**ML#:** 16106517 **Area:** 151 **List Price:** \$2,395,000  
**Addr:** 5564 SW PROSPERITY PARK RD **Unit#:**  
**City:** Tualatin **Zip:** 97062 **Condo Loc:**  
**Map Coord:** 685/J/6 **Zoning:** RRFF5  
**County:** Clackamas **Tax ID:** 00397181  
**Elem:** Stafford **Middle:** Athey Creek  
**High:** Wilsonville **PropType:** DETACHD  
**Nhood/Bldg:** **CC&Rs:** N  
**Legal:** 597 PROSPERITY PK LT 10  
**Home Energy Score:**  
**Virtual Tour** **Video Tour** **Home Wrnty:** Y **55+ w/Affidavit Y/N:** N

**GENERAL INFORMATION**

**Lot Size:** 5-6.99AC **# Acres:** 6.21 **Lot Dimensions:**  
**Wtfrnt:** CREEK **View:** TREES **Lot Desc:** PRIVATE, SECLDED, TREES, WOODED  
**Body Water:** **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 2247 **SFSrc:** Seller **#Bdrms:** 5 **#Bath:** 5 / 1 **#Lvl:** 3 **Year Built:** 2003 / RESALE  
**Main SQFT:** 5422 **TotUp/Mn:** 7669 **Roof:** TILE **Style:** CUSTOM **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 1054 **#Fireplaces:** 6 / PROPANE, WOOD **Parking:** DRIVWAY, RV-PARK **Exterior:** STONE, WOOD  
**Total SQFT:** 8723 **Addl. SQFT:** **#Gar:** 4/DETACHD **Bsmt/Fnd:** CRAWLSP, FINISHD

**REMARKS**

**XSt/Dir:** North on Borland Rd to Prosperity Park. House is on the left.  
**Public:** Privacy abounds with this prestigious custom built home with great attention to detail. Sited on 6.21 acres and nestled in the trees, this private home lives like you're in the country while only 20 minutes to downtown. Main floor master and exceptional chef's kitchen with all the amenities you can dream of. Exposed beams cut from the property create a grand great room are just one of many custom features. This home will welcome you in!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M/ 15 X 15 / FIREPL, FNCH-DR, VAULTED	<b>Mstr Bd:</b> M/ 20 X 16 / BATH, DRES-RM, WASHDRY	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 18 X 25 / FNCH-DR, GOURMET, ISLAND	<b>2nd Bd:</b> U/ 16 X 14 / BATH	<b>Upper Lvl:</b> 3/0
<b>Dining:</b> M/ 18 X 17 / FNCH-DR, VAULTED, WET-BAR	<b>3rd Bed:</b> U/ 16 X 13 / BATH	<b>Main Lvl:</b> 2/1
<b>Family:</b> M/ 28 X 41 / BEAMS, FNCH-DR, VAULTED	<b>4TH-BD:</b> U/ 15 X 10 /	<b>Lower Lvl:</b> 0/0
<b>5TH-BD:</b> U/ 13 X 11 /	<b>6TH-BD:</b> M/ 15 X 15 / FIREPL, VAULTED	<b>Total Bth:</b> 5/1

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, BI-OVEN, BI-REFR, COMPCTR, DISHWAS, DISPOS, FS-RANG, ISLAND, PANTRY  
**Interior:** BI-VACM, GRANITE, HARDWOD, HI-CEIL, LAUNDRY, SOUNSYS, WASHDRY, WOODFLR  
**Exterior:** GARDEN, GASHKUP, PATIO, POOL, RV-PARK, SPRNKLR, VYW-DBL, WDW-DBL, YARD  
**Accessibility:** WD-HALL  
**Cool:** CENTAIR **Heat:** FOR-AIR  
**Water:** WELL **Sewer:** SEPTIC **Hot Water:** PROPANE **Fuel:** PROPANE

**FINANCIAL**

**PTax/Yr:** \$23,955.05 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:N** **Dues:** **Other Dues:**  
**HOA Incl:**  
**List Date** 1/1/2016

**COMPARABLE INFORMATION**

**Pend:** 2/4/2016 **DOM:** 34 **Sold:** **Terms:** **O/Price:** \$2,395,000 **Sold:**

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**RESIDENTIAL** **Status:** PEN **2/29/2016** **4:15:23 PM**  
**ML#:** 16557834 **Area:** 151 **List Price:** \$1,099,900  
**Addr:** 8384 SW METOLIUS LOOP **Unit#:** Lot31  
**City:** Wilsonville **Zip:** 97070 **Condo Loc:**  
**Map Coord:** 745/E/2 **Zoning:**  
**County:** Clackamas **Tax ID:** 05026335  
**Elem:** Boones Ferry **Middle:** Inza R Wood  
**High:** Wilsonville **PropType:** DETACHD  
**Nhood/Bldg:** RENAISSANCE BOAT CLUB **CC&Rs:** Y  
**Legal:** SUBDIVISION RENAISSANCE BOAT CLUB 4395 LT 31  
**Home Energy Score:**  
**Home Wrnty:** Y 55+ w/Affidavit Y/N: N

*Luxury on Willamette R*

**GENERAL INFORMATION**

**Lot Size:** 5K-6,999SF **# Acres:** **Lot Dimensions:**  
**Wtfrnt:** **View:** RIVER, TREES **Lot Desc:** LEVEL  
**Body Water:** Willamette River **Seller Disc:** EXEMPT

**RESIDENCE INFORMATION**

**Upper SQFT:** 2323 **SFSrc:** builder **#Bdrms:** 5 **#Bath:** 3 / 1 **#Lvl:** 2 **Year Built:** 2012 / NEW  
**Main SQFT:** 1573 **TotUp/Mn:** 3896 **Roof:** COMP **Style:** 2STORY, TRAD **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 0 **#Fireplaces:** 2 / GAS **Parking:** DRIVWAY **Exterior:** FIBRCM, SHAKE  
**Total SQFT:** 3896 **Addl. SQFT:** **#Gar:** 3/ATTACHD **Bsmt/Fnd:** CONCRET, CRAWLSP

**REMARKS**

**XS/Dir:** I-5 exit 283, E on Wilsonville Rd, R on Memorial Dr, L on Rogue Ln, which becomes Salmon Ln.  
**Public:** Huge \$100k PRICE REDUCTION on this "Just Finished" amazing new home with an incredible river views and a dedicated boat slip a minute away. Outdoor Covered Living, gas fire bowl, Viking Pro appliances, articulating door and open floorplan. 4-5 bedrooms, greatroom, formal dining room, den/bdrm, bonus room and utility room. Fully landscaped front and back.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Kitchen:</b> M/ 12 X 14 / GRANITE, HARDWOD, ISLAND	<b>Mstr Bd:</b> U/ 16 X 19 / SOAKTUB, SUITE, WI-CLOS	<b>Bths - Full/Part</b>
<b>Dining:</b> M/ 12 X 11 / HARDWOD	<b>2nd Bd:</b> U/ 13 X 12 /	<b>Upper Lvl:</b> 3/0
<b>Family:</b> M/ 20 X 15 / BLT-INS, FIREPL, HARDWOD	<b>3rd Bed:</b> U/ 11 X 14 /	<b>Main Lvl:</b> 0/1
<b>DEN/OFF:</b> M/ 11 X 11 /	<b>BONUS:</b> U/ 18 X 17 /	<b>Lower Lvl:</b> 0/0
	<b>4TH-BD:</b> U/ 11 X 16 / SUITE, WI-CLOS	<b>Total Bth:</b> 3/1

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, BI-OVEN, COOKTOP, DISHWAS, FS-REFR, GASAPPL, GRANITE, ISLAND, PANTRY, SSAPPL  
**Interior:** GAR-OPN, GRANITE, HARDWOD, LAUNDRY, SOAKTUB, TILE-FL, WW-CARP  
**Exterior:** BOATACS, COVDECK, FENCED, OUT-FPL, SPRNKLR, VYW-DBL

**Accessibility:**

**Cool:** CENTAIR **Heat:** FOR-95+ **Hot Water:** GAS, RECIRC **Fuel:** GAS  
**Water:** PUBLIC **Sewer:** PUBLIC

**FINANCIAL**

**PTax/Yr:** \$4,423.64 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:Y** **Dues:** \$246 /MO **Other Dues:**  
**HOA Incl:** COMMONS, SLIP  
**List Date:** 1/2/2016

**COMPARABLE INFORMATION**

**Pend:** 2/6/2016 **DOM:** 35 **Sold:** **Terms:** **O/Price:** \$1,099,900 **Sold:**

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**RESIDENTIAL** Status: PEN 2/29/2016 4:15:23 PM  
 ML#: 16415083 Area: 151 List Price: \$1,525,000  
 Addr: 4207-SW-EASTGATE DR Unit#:   
 City: Wilsonville Zip: 97070 Condo Loc:   
 Map Coord: 716/A/3 Zoning:   
 County: Clackamas Tax ID: 05010515  
 Elem: Boeckman Creek Middle:   
 High: Wilsonville PropType: DETACHD  
 Nhood/Bldg: QUARRY AT STAFFORD CC&Rs: Y  
 Legal: SUBDIVISION QUARRY AT STAFFORD 3896 LOT 3  
 Home Energy Score:   
 Home Wrnty: N 55+ w/Affidavit Y/N: N

*Handwritten signature*

**GENERAL INFORMATION**

Lot Size: 1-2.99AC # Acres: 2.07 Lot Dimensions:   
 Wtfrnt: View: TERRITR, VALLEY Lot Desc: LEVEL  
 Body Water: Seller Disc: DSCLOSUR

**RESIDENCE INFORMATION**

Upper SQFT: 1380 SFSrc: BUILDER #Bdrms: 4 #Bath: 4/2 #Lvl: 2 Year Built: 2006 / RESALE  
 Main SQFT: 3276 TotUp/Mn: 4887 Roof: COMP Style: CONTEMP, CUSTOM Green Cert: Energy Eff.:  
 Lower SQFT: 0 #Fireplaces: 2 / GAS, WOOD Parking: DRIVWAY Exterior: STONE  
 Total SQFT: 4887 Addl. SQFT: U / 231 #Gar: 3/ATTACHD Bsmt/Fnd: CRAWLSP

**REMARKS**

XSt/Dir: Stafford Rd to Gage to Eastgate  
 Public: Incredible estate in The Quarry at Stafford w/expansive territorial views. Exceptional craftsmanship & unique designer touches prevail thruout this custom home. 10' tall triple sliders look onto pool & the valley below. Reclaimed wood floors in main living space. Master Suite on the main level w/3 BR's + loft on 2nd floor w/Crow's Nest perched above! Attached 27X29 Shop/Garage w/vaulted ceiling+3 car garage . Peaceful & private setting.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M/ 25 X 19 / GREAT-R, HARDWOD, VAULTED	Mstr Bd: M/ 19 X 14 / HARDWOD, HI-CEIL, PATIO	Bths - Full/Part
Kitchen: M/ / GASAPPL, HARDWOD, ISLAND	2nd Bd: U/ 14 X 13 / SUITE, WI-CLOS, WW-CARP	Upper Lvl: 3/0
Dining: M/ / HARDWOD, PATIO, SLIDER	3rd Bed: U/ 14 X 12 / HARDWOD, SUITE, WI-CLOS	Main Lvl: 1/2
DEN/OFF: M/ / HARDWOD	4TH-BD: U/ 15 X 14 / HARDWOD, SUITE, WI-CLOS	Lower Lvl: 0/0
	LOFT: U/ 13 X 15 / BALCONY, HARDWOD	Total Bth: 4/2

**FEATURES AND UTILITIES**

Kitchen: BI-MICO, BI-REFR, DISHWAS, FS-RANG, GASAPPL, ISLAND, PANTRY, PLB-ICE, SSAPPL, WINECLR  
 Interior: CEILFAN, GAR-OPN, HARDWOD, HI-CEIL, LAUNDRY, QUARTZ, SOAKTUB, VAULTED, WW-CARP  
 Exterior: 2ND-GAR, COVPATI, GASHKUP, OUT-FPL, PATIO, PAVEDRD, POOL, PORCH, YARD  
 Accessibility:  
 Cool: CENTAIR Heat: FOR-AIR  
 Water: WELL Sewer: SEPTIC Hot Water: GAS Fuel: GAS

**FINANCIAL**

PTax/Yr: \$17,472.70 Rent, If Rented: Short Sale: N Bank Owned/REO: N  
 HOA:N Dues: Other Dues:  
 HOA Incl:  
 List Date 1/13/2016

**COMPARABLE INFORMATION**

Pend: 2/15/2016 DOM: 33 Sold: Terms: O/Price: \$1,525,000 Sold:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented By:** Randy McCreith  
 Bella Casa RE Group  
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**RESIDENTIAL** **Status:** PEN **2/29/2016** **4:15:23 PM**  
**ML#:** 15030284 **Area:** 151 **List Price:** \$1,199,000  
**Addr:** 17725 NE LEANDER DR **Unit#:**  
**City:** Sherwood **Zip:** 97140 **Condo Loc:**  
**Map Coord:** 713/H/1 **Zoning:** VLDR-2  
**County:** Yamhill **Tax ID:** R320300401  
**Elem:** Edy Ridge **Middle:** Laurel Ridge  
**High:** Sherwood **PropType:** DETACHD  
**Nhood/Bldg:** **CC&Rs:** N  
**Legal:** 1.81 ACRES IN SEC 03 T3S R2W PARCEL 2 P2000-11  
**# Supplements:** 1 **Home Energy Score:**  
[Virtual Tour](#) [Video Tour](#) **Home Wrnty:** 55+ w/Affidavit Y/N: N

*Luxury Rental*

**Lot Size:** 1-2.99AC  
**Wfrnt:**  
**Body Water:**

**# Acres:** 1.81  
**View:** TERRITR, TREES  
**Seller Disc:** DSCLOSUR

**Lot Dimensions:** 78844  
**Lot Desc:** GEN-SLP, LEVEL TREES

**GENERAL INFORMATION**

**Upper SQFT:** 0 **SFSrc:** Owner **#Bdrms:** 4 **#Bath:** 3/0 **#Lvl:** 2 **Year Built:** 2004 / RESALE  
**Main SQFT:** 2890 **TotUp/Mn:** 2890 **Roof:** COMP **Style:** CRAFTSM, DAYRNCH **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 2035 **#Fireplaces:** 2 / GAS **Parking:** DRIVWAY, RV-PARK **Exterior:** CEDAR, CULSTNE  
**Total SQFT:** 4925 **Addl. SQFT:** **#Gar:** 6/ATTACHD, DETACHD **Bsmt/Fnd:** CRAWLSP, DAYLITE

**RESIDENCE INFORMATION**

**REMARKS**

**XSt/Dir:** 99W to Chapman, L on Leander, house 1/4 mile on your Right  
**Public:** Gorgeous home & stunning setting. This Oregon masterpiece embellished in stone has magnificent covered outdoor living, framing the amazing territory view! Top quality architecture & finishes throughout from the gourmet kitchen, beautiful built-ins, luxurious living room, spacious family/bonus room, sunken firepit & detached garage w/living quarters above rounding out this estate. All within minutes to Sherwood and all the area offers!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M/ 28 X 23 / DECK, FIREPL, TILE-FL	<b>Mstr Bd:</b> M/ 21 X 16 / BALCONY, SUITE, WI-CLOS	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 23 X 12 / GOURMET, GRANITE, TILE-FL	<b>2nd Bd:</b> M/ 12 X 10 / CLO-ORG, WW-CARP	<b>Upper Lvl:</b> 0/0
<b>Dining:</b> M/ 14 X 13 / BLT-INS, TILE-FL	<b>3rd Bed:</b> L/ 16 X 13 / CLO-ORG, WW-CARP	<b>Main Lvl:</b> 2/0
<b>Family:</b> L/ 37 X 27 / BLT-INS, SOUNSYS, WET-BAR	<b>4TH-BD:</b> L/ 15 X 13 / CLO-ORG, WW-CARP	<b>Lower Lvl:</b> 1/0
<b>DEN/OFF:</b> M/ 12 X 10 / BLT-INS, TILE-FL	<b>DEN/OFF:</b> L/ 14 X 10 / WW-CARP	<b>Total Bth:</b> 3/0

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, BI-OVEN, BI-REFR, DISHWAS, DISPOSL, FS-RANG, GRANITE, ISLAND, PANTRY, SSAPPL  
**Interior:** BI-VACM, GAR-OPN, GRANITE, HI-CEIL, HISPEED, SPRNKLR, TILE-FL, VAULTED, WW-CARP  
**Exterior:** COVDECK, COVPATI, PORCH, RV-HKUP, TL-SHED, YARD  
**Accessibility:** 1LEVEL  
**Cool:** HT-PUMP **Heat:** HT-PUMP, RADIANT  
**Water:** WELL **Sewer:** SEPTIC **Hot Water:** GAS **Fuel:** ELECT, GAS

**FINANCIAL**

**PTax/Yr:** \$7,478.93 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:N** **Dues:** **Other Dues:**  
**HOA Incl:**  
**List Date** 8/28/2015

**COMPARABLE INFORMATION**

**Pend:** 2/22/2016 **DOM:** 178 **Sold:** **Terms:** **O/Price:** \$1,199,000 **Sold:**

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