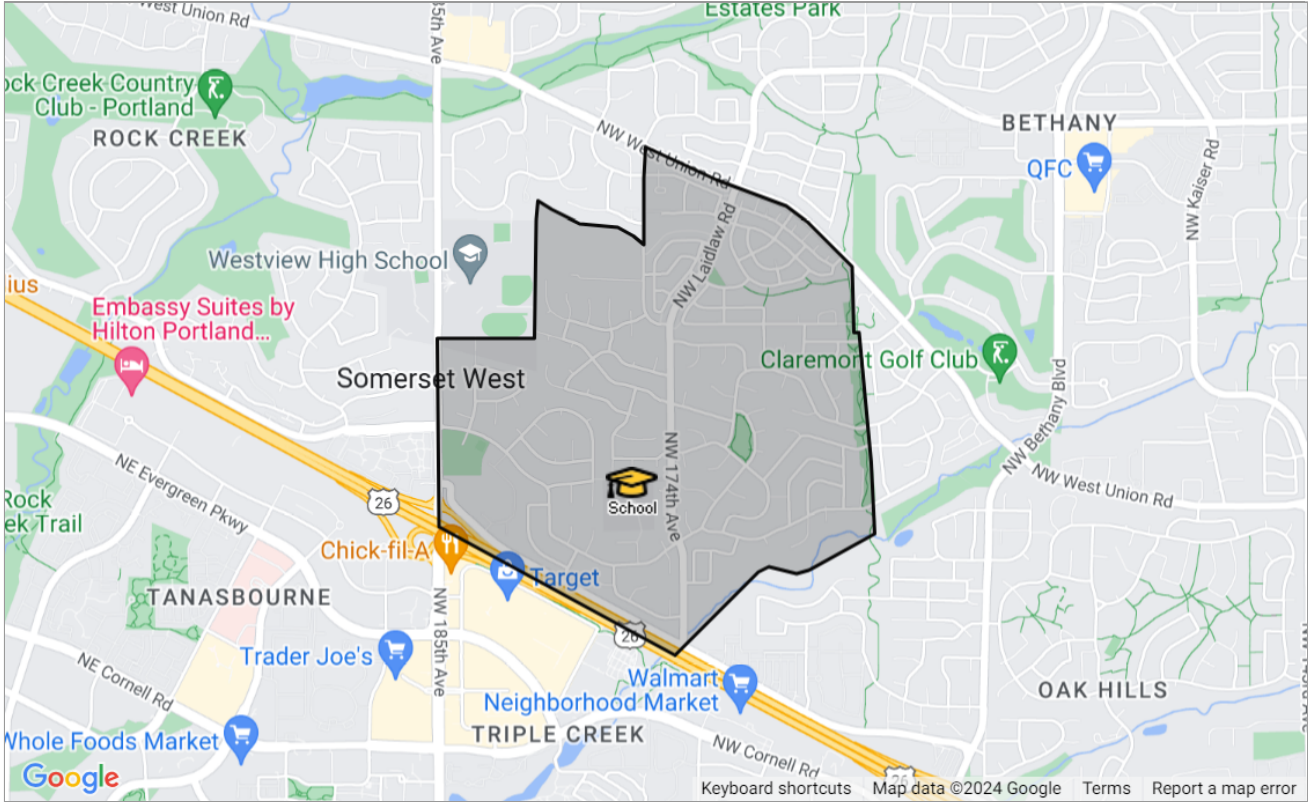




SCHOOL REPORT

Bethany Elementary School

Beaverton, Oregon



Presented by

Shawn Yu | Principal Real Estate Broker Licensed in Oregon

Oregon Real Estate License: 200801215



Mobile: (503) 515-4499

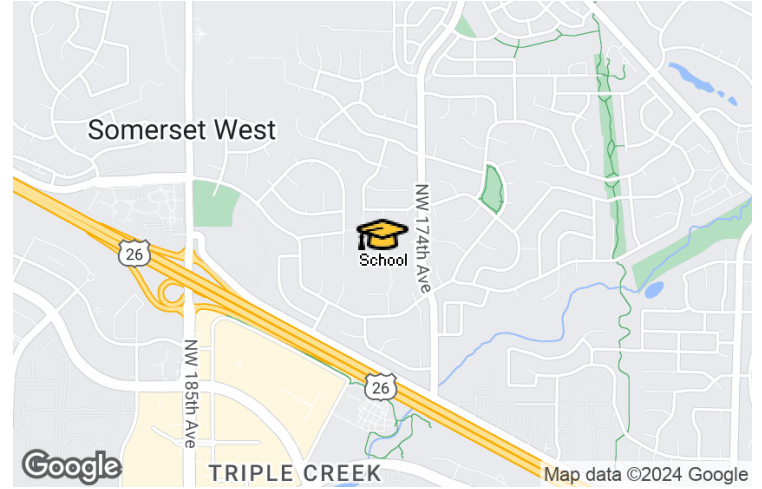
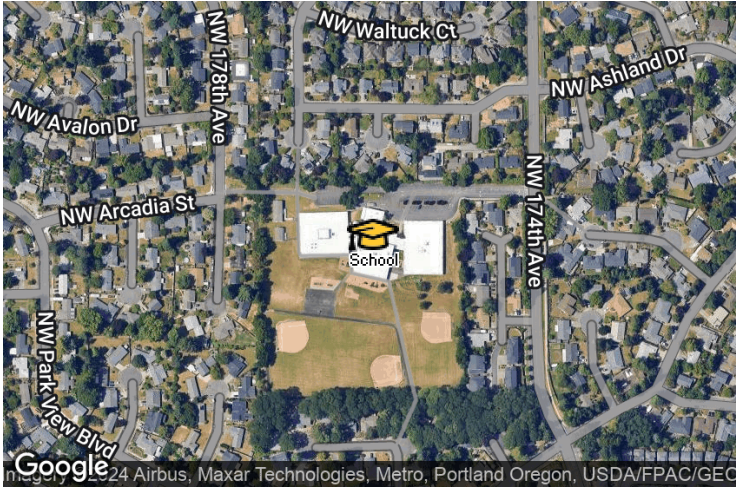
Main: shawn@shawn-realty.com

Broker: Shawn-Realty.com

Shawn Realty

12829 NW Avignon Lane
Portland, OR 97229

School: Bethany Elementary School



School Details

Name
Bethany Elementary School

Level
Elementary

Type
Public

Grades Served
K-5

School District
Beaverton School District

Address
3305 Nw 174Th Ave,
Beaverton, OR 97006

Phone
(503) 356-2030

School Facts

Bethany Elementary School

Beaverton School District

Overall Grade

A

A

Total Enrollment

375

39,253

Students per Teacher

17:1

18:1

Students in Free Lunch Program

11%

37%

Academic Grade

A

A-

Average GPA

-

3.54 (out of 8319 responses)

Math Proficiency

87%

68%

Reading Proficiency

92%

76%

Gifted Students

19%

-

AP Enrollments

-

-

Graduation Rate

-

89%

Average ACT Score

-

28 (out of 1835 responses)

Average SAT Score

-

1,320 (out of 1785 responses)

Teacher Grade

A

A

Average Teacher Salary

\$69,922

\$75,985

Teachers in 1st or 2nd Year

4%

8%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Community Reviews for this School

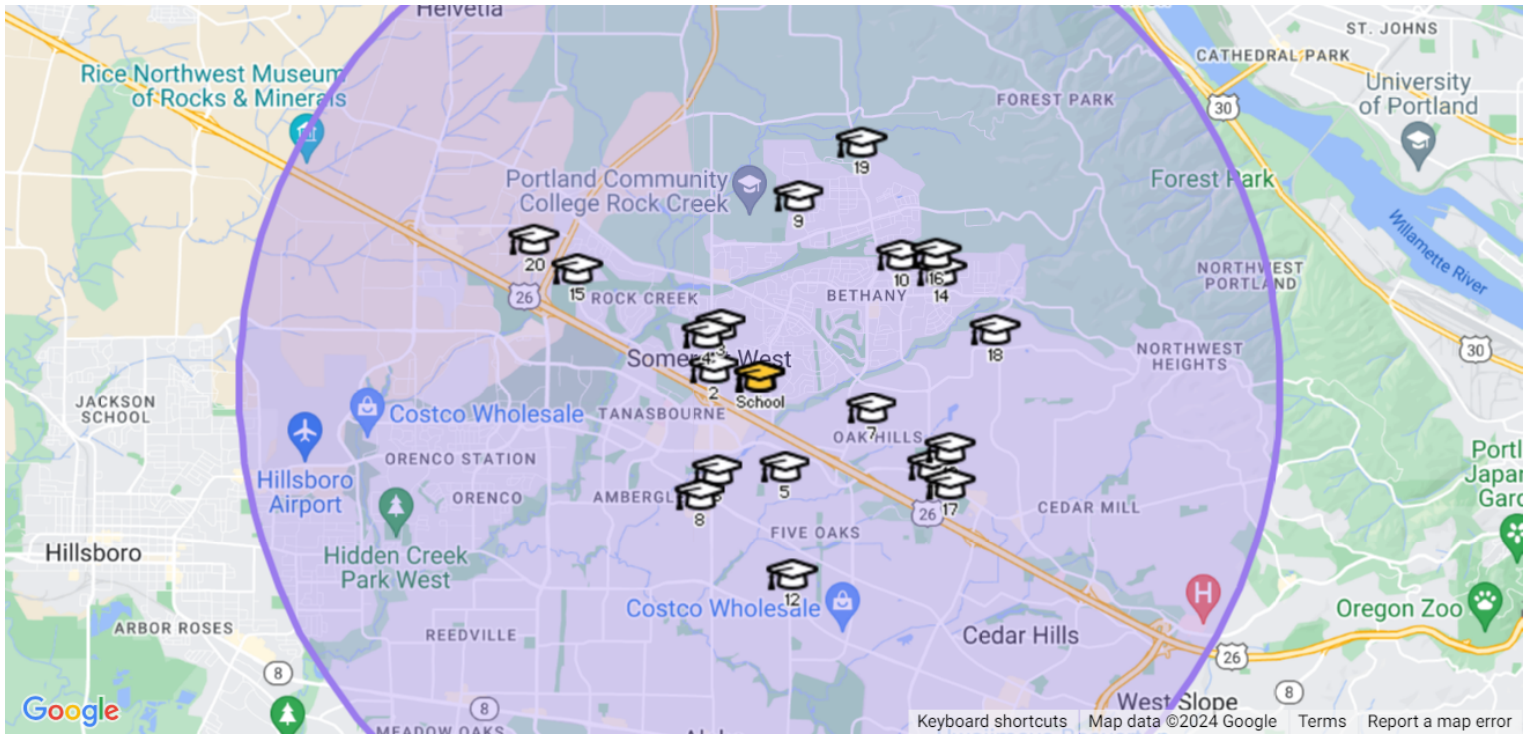
Posted: 6/11/2020 by Middle School Student

When I went there, Bethany was a great school. The staff was very kind and constructive, and it was a good experience overall.

Posted: 6/18/2019 by Alum

I attended Bethany Elementary kindergarten through fourth grade, and it was a great place to learn and grow up. The teachers were kind, fun, and taught us to be comfortable with challenges and overcome them. Bethany creates students who are strong and confident writers, and even today I credit my strong writing skills to the teachers there.

Nearby Schools (within 5 miles)

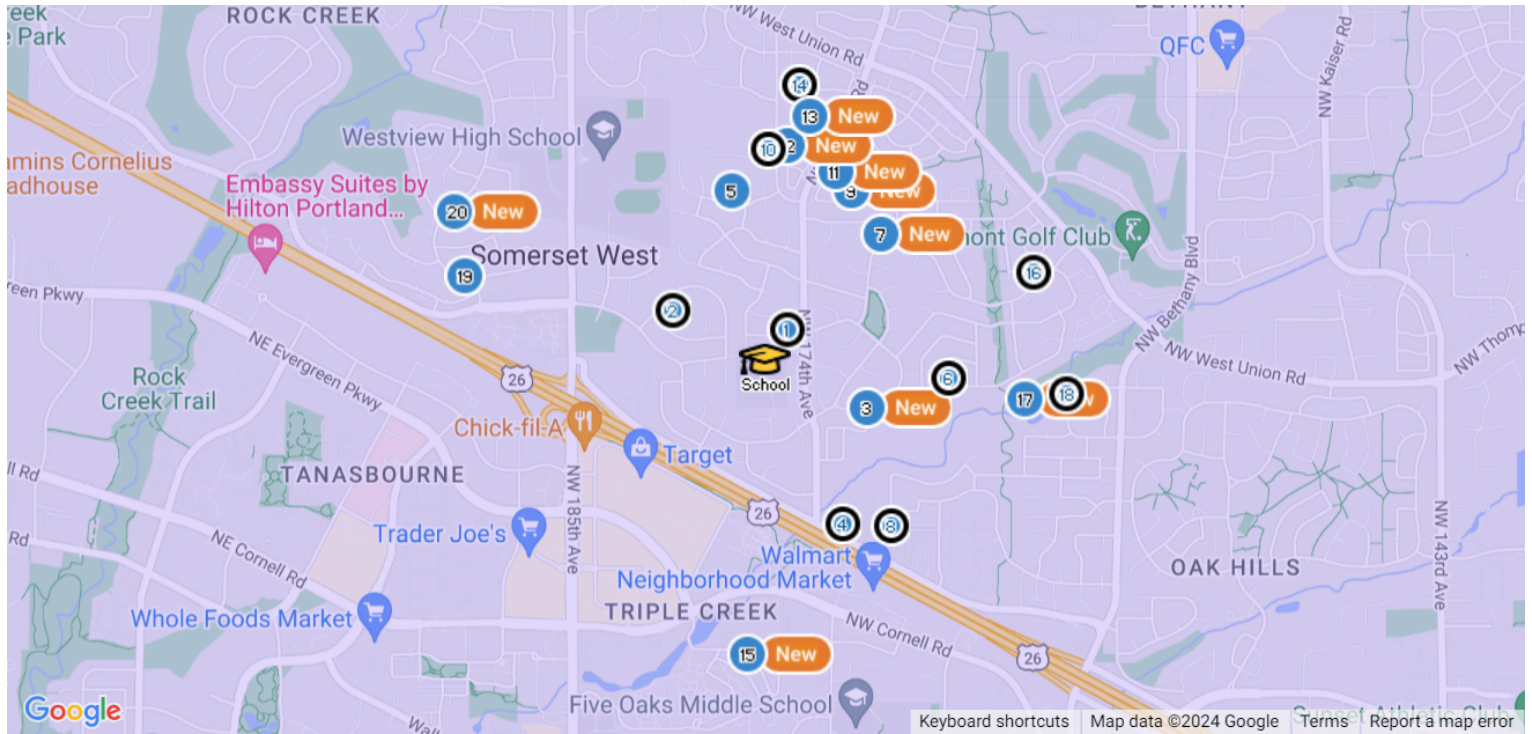


This School Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	Bethany Elementary School	-	Public	K-5	17	375	A	Beaverton School District
	Little Stars Montessori School	-	Private	PK, K	1	14		Beaverton School District
	Westview High School	-	Public	9-12	22	2,360	A	Beaverton School District
	Rock Creek Elementary School	-	Public	K-5	20	420	A	Beaverton School District
	Five Oaks Middle School	-	Public	6-8	17	759	A	Beaverton School District
	McKinley Elementary School	-	Public	K-5	15	580	B	Beaverton School District
	Oak Hills Elementary School	-	Public	K-5	19	519	A	Beaverton School District
	Beaverton Academy of Science & Engineering	-	Public	6-12	21	828	A	Beaverton School District
	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District


	Springville School	–	Public	K-8	19	666	A	Beaverton School District
	Portland Chinese School	–	Private	PK, K-12	13	66		Beaverton School District
	Prince of Peace School	–	Private	PK, K	65	162		Beaverton School District
	Elmonica Elementary School	–	Public	K-5	17	432	A	Beaverton School District
	Terra Linda Elementary School	–	Public	K-5	15	288	A	Beaverton School District
	Stoller Middle School	–	Public	6-8	24	1,039	A	Beaverton School District
	Lenox Elementary School	–	Public	K-6	16	355	B+	Hillsboro School District
	Jacob Wismer Elementary School	–	Public	K-5	18	571	A	Beaverton School District
	Sunset High School	–	Public	9-12	24	2,003	A	Beaverton School District
	Findley Elementary School	–	Public	K-5	20	476	A	Beaverton School District
	Sato Elementary School	–	Public	K-5	19	706	A	Beaverton School District
	Liberty High School	–	Public	9-12	21	1,483	B+	Hillsboro School District

Nearby Properties For Sale (within 5 miles)



● For Sale
 ● Pending
 ● Distressed For Sale
 ● Distressed Pending

Listings closest to the school

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
 1 ● Pending • Pending as of 6/8/2024 MLS ID: 24022972 17485 NW Ashland Dr	Single Family	3/2	1,566 sq ft	6,969	1986	\$546,000	N/A	\$349
<p>Welcome to your dream home in the desirable Bethany neighborhood, with NO HOA. This spacious home features 1566 sqft of meticulously updated living space with soaring ceilings, offering comfort and style at every turn. Step inside to discover three generously sized bedrooms, providing ample space for rest and relaxation. The primary suite is a true retreat, featuring an ensuite bath for added convenience and privacy. You'll love the modern touches found throughout the home, including updated flooring that perfectly complements the contemporary aesthetic. Priced to sell, this property invites you to bring your imagination and make it your own. Entertaining is a breeze in the large, well-landscaped lot, ideal for hosting gatherings, barbecues, and outdoor festivities. Enjoy the lush surroundings as you dine al fresco or unwind under the stars. Stay comfortable year-round with forced air heat and central air conditioning, ensuring a cozy atmosphere regardless of the season. Convenience is key in this prime location, with close proximity to Nike, Intel, grocery stores, shopping centers, and vibrant nightlife options. Plus, easy access to Hwy 26 means you're just a short drive away from all the excitement Portland has to offer. Don't miss your chance to call this stunning property home. Schedule a showing today and make your homeownership dreams a reality!</p> <p style="text-align: right;"><i>Listing Courtesy of Kelly Right Real Estate of Portland, LLC</i></p>								

Listings closest to the school (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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2 ● Pending **Pending as of 6/2/2024* *MLS ID: 24334716*
3565 NW 180th PI Single Family 3/2 1,168 sq ft 7,405 1964 \$489,997 N/A \$420

This charming single-level home features 3 bedrooms and 2 bathrooms, embracing the simplicity of comfortable living. Nestled in a desirable NW neighborhood minutes to the Tanasbourne area offering the peace of suburban life. A nice driveway ensures ample parking, a rare find in many homes. As you approach the covered front porch, you'll feel the warmth of home. Imagine yourself by the wood-burning fireplace, adding a touch of rustic charm on chilly evenings. The kitchen has warm cabinetry overlooking the large fenced back yard. 2 level storage/outbuilding w/electricity. Enjoy the convenience of close proximity to nearby shopping, restaurants, schools, neighborhood parks and outdoor pool. More than a house, this is a place where the simplicity of life finds its true home. Welcome to comfort, convenience, and lots of charm.

Listing Courtesy of RE/MAX Equity Group



3 ● Active **New, Active: 5/23/2024* *MLS ID: 24500797*
16935 NW Joscelyn St Single Family 4/3 2,259 sq ft 6,969 1980 \$649,900 N/A \$288

This lovely home has incredible furnishings to be sold at an Estate Sale June 21st through the 23rd. Let us know if you have any interest now. So much room in this house. Come see this Fantastic Tri-Level home with a gorgeous backyard!! There are four Bedrooms upstairs ... the Owner's suite is a great size with a view into the backyard. The Great room is very large and has a slider to the patio...a squirrel awaits you! The kitchen has an eating bar and eating area with a slider leading to the huge deck. This lovely home has a separate formal dining room and living room. Check it out! Corner windows in living room and dining room are a nice touch that bring in lots of light. Close to Crystal Creek Park, Bethany Park & Somerset Swim Center.

Listing Courtesy of Premiere Property Group, LLC



4 ● Pending **Pending as of 5/24/2024* *MLS ID: 24222182*
17275 NW Widgi Creek Ct Single Family 3/3 1,446 sq ft 1,742 2005 \$399,900 N/A \$277

This move-in ready townhome backs to green space and is located in the desirable Arbor Reserve community in the Bethany area. Enjoy the great room with laminate flooring and a cozy fireplace. The kitchen has granite counters, a gas range, an island with an eating bar, and a pantry. The dining area has a slider to the back porch that is perfect for entertaining. The primary suite has a vaulted ceiling, a walk-in closet, and a full bathroom. Upstairs, there are two more generously sized bedrooms, a full bathroom, and a nook that is perfect for office space. The laundry area comes with a washer and dryer included. Enjoy the fenced backyard with a patio that overlooks the wetlands. The home also features an attached garage with an opener, a gas furnace, air conditioning, and a new hot water heater. The home sits in a quiet cul-de-sac with extra street parking and is conveniently located near Intel, Nike, Columbia, shopping, parks, and other amenities. Easy freeway access. Excellent schools: Oak Hills Elementary, Five Oaks Middle, and Westview High School. Great value for the area!

Listing Courtesy of Premiere Property Group, LLC



5 ● Active **Active: 2/22/2024* *MLS ID: 24168154*
4104 NW 178th PI Single Family 4/3 2,380 sq ft 6,098 1990 \$709,000 N/A \$298

Brand new Hardie plank siding and designer Sherwin Williams exterior paint. Amazing location on a quiet cul-de-sac in the Bethany neighborhood. Beautiful solid Oak hardwood floors throughout the main level. Full bath with a room/den on the main floor. Vaulted living room ceiling with lots of windows, allowing abundant natural light. Formal dining room and cozy Family room with a fireplace, slider that opens to the deck and the fenced backyard. Features also include wet bar, laundry room, kitchen island, stainless steel appliances and eat-in breakfast nook area. Brand new cooktop, dishwasher and newer double oven. Sale includes refrigerator & washer/dryer. Layout upstairs features a Jack-and-Jill bath shared by two bedrooms, as well as a spacious primary bedroom with large bathroom and walk-in closet. AC, central heat and Spacious 3-car garage with shelves/storage built-in. Easy access to HWY 26, the Hi-tech corridor, and Nike. Top rated schools! Seller to pay for 1 year home warranty (Home Warranty of America, Platinum \$575)

Listing Courtesy of John L. Scott

Listings closest to the school (cont.)

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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6 ● Pending **Pending as of 5/18/2024* MLS ID: 24662071

16720 NW Norwalk Dr Single Family 4/3 2,786 sq ft 6,969 1986 \$695,000 N/A \$249

First time on the market! This home was lovingly designed and built by the owners. Fantastic location in Bethany on oversized lot. Generously sized rooms with flow in mind. The kitchen is so spacious with huge island, walk-in pantry, granite counters, and newer appliances, including a 5 burner Wolf range. Step down family room with fireplace and higher ceilings. Large office on the main level could be a bedroom as it has a closet. Laundry room with sink, built-ins, space for a fridge/freezer, and convenient laundry chute from upstairs. Upstairs features large primary suite with dual closets, jetted tub, and private balcony. Hidden room upstairs could be a work-out room, 2nd office, or playroom! The yard is just gorgeous with mature landscaping, water feature, and well maintained deck. Updates include newer windows & roof. Highly sought after schools!

Listing Courtesy of Keller Williams Sunset Corridor



7 ● Active **New, Active: 6/6/2024* MLS ID: 24163806

16830 NW Meadow Grass Ct Single Family 5/3 2,680 sq ft 6,969 1988 \$690,000 N/A \$257

This spacious home is bathed in natural light and boasts an inviting open floor plan w/ vaulted ceilings and generously sized rooms. Its light color palette creates a serene atmosphere, complemented by the solidity of bamboo flooring, granite, oak, and fir woodwork. Two sets of sliding doors seamlessly connect indoor and outdoor spaces, perfect for enjoying al fresco dining during the summer months. In the great room, built-in cabinetry caters to book enthusiasts, while the kitchen window offers a view of the yard filled with well-fed songbirds and mature trees. The main floor features a bedroom with an adjoining bathroom, complete with an easy step shower for visitors seeking single-level living convenience. Upstairs, four more bedrooms await, including a primary suite with a double vanity, dressing room, and vaulted ceiling. Double closets, well-maintained carpets, and spacious rooms characterize the upper level. This home is brimming with upgrades, from newer kitchen appliances to a gas furnace, AC, water heater, and more (see attached list for details). Laundry facilities are conveniently situated, the garage is impeccably tidy, and the property is fully fenced for your furry friends' safety. Located in highly sought-after school districts, with plenty of nearby parks to explore, this home offers both space and convenience. Don't miss the chance to make it yours - join us for an open house on Saturday and Sunday from 11 AM to 1 PM.

Listing Courtesy of Like Kind Realty



8 ● Pending **Pending as of 5/9/2024* MLS ID: 24251377

16973 NW Shadow Hills Ln Single Family 3/3 1,738 sq ft 3,484 2004 \$570,000 N/A \$328

This freshly painted home offers an inviting and vibrant living space awaiting your personal style. Cozy up to the gas fireplace on chilly evenings or relax on the covered patio at the end of your day. The primary bedroom features a walk-in closet, new shower, soaking tub and new ceiling fan. Home is pre-wired for surround sound and AC ready. New interior paint, exterior paint just a year old, newer water heater, roof certified. The convenience of included appliances-refrigerator, washer, dryer and free-standing microwave makes moving in a breeze. Easy commute to Nike, Intel, shopping, restaurants, and Hwy 26. Seller providing two-year basic home warranty for new owner. OPEN HOUSE 4/27 12-2pm.

Listing Courtesy of John L. Scott Market Center



9 ● Active **New, Active: 5/24/2024* MLS ID: 24529816

16976 NW Mesa View Ln Single Family 4/3 2,373 sq ft 5,662 2003 \$735,000 N/A \$310

Beautiful North facing home in the desired Arbor Ridge. New Roof, new quartz counters, new water heater, new carpets, new dishwasher and a lot more. Gourmet kitchen with quartz counters and a large pantry. 4 spacious bedrooms and a loft. Huge side yard with tool shed. Built-in wall storage in over-sized garage. Half a block from George Otten Park. Proximity to Bethany shopping, restaurants and walking trails!

Listing Courtesy of Keller Williams Sunset Corridor

Listings closest to the school (cont.)

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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10 **Pending** *Pending as of 10/2/2023 *MLS ID: 23566624*

4255 NW 174th Ave Lot/Land 3/2 3,746 sq ft 87,991 1945 \$1,850,000 N/A \$494

Located right in the heart of the Bethany/Rock Creek area, this family-owned level 2.02 acre (87,991 SqFt) property with 300 ft of street frontage on NW 174th Ave is on the market for the first time in over 50 years! Specially assessed as unzoned farmland-improved residential, it is in Unincorporated Washington Co. and is zoned as R6. It has a 4 bdrm, 2 ba, 3,845 SqFt house that is a major fixer or most likely a tear down. The house has a detached 2-car garage and is surrounded by an orchard with plum, apple, and pear trees. The value for this property is in the land. Developer's Packet available upon request. Ideal location just steps away from Westview High School, walking trails, and parks with convenient access to Hwy 26, Intel, Nike, Tanasbourne Shopping Mall, and an array of local restaurants.

Listing Courtesy of John L. Scott NE Portland



11 **Active** *New, Active: 6/5/2024 *MLS ID: 24643527*

17062 NW Emerald Canyon Dr Single Family 5/3 2,650 sq ft 7,840 2001 \$749,000 N/A \$283

Perfectly placed 4+ Bedroom in sought after Arbor Ridge in desired Bethany area. Across from neighborhood's George W. Otten Park, equipped with a basketball court, grassy lawn, benches, and a covered gazebo for picnics and parties. Great proximity to West Union Village for dining, groceries, day care, pubs, and iconic family-owned Mad Greek Deli. Bethany Village nearby for more dining, grocery options, banking and veterinary services. This lightly lived in, well maintained home sits just back off from street, offering a deeper drive way leading to front door, providing more of a private feel. Wood floors greet you upon your entrance. Nice formal living room with fireplace adjacent to dining room. Spacious kitchen with built-in desk, gas cooktop island, with pantry and eating nook. Kitchen with ample storage opens to family room with fireplace. Den, or what has been used as the 5th bedroom, is ADA compliant entrances to bedroom and bathroom with roll-in shower. From eating nook, step out onto the covered patio to enjoy the comfortable outdoor living space all year long and soak up the lush, colorful vegetation, and make great use of the garden shed. Upstairs laundry room with sink and additional storage. Primary offers large walk-in closet, garden tub, large vanity area with dual sinks, 3 more spacious bedrooms upstairs. 3-car attached garage. Additional pathways and the ever-so-popular 16 acre, fun and whimsy Pirate Park. Streets of Tanasbourne and EZ access to HWY 26.

Listing Courtesy of Premiere Property Group, LLC



12 **Active** *New, Active: 5/16/2024 *MLS ID: 24185847*

4303 NW Diamondback Dr Single Family 4/3 2,039 sq ft 4,356 2002 \$714,900 N/A \$351

OVER 65k IN UPGRADES! See attached list FULLY UPGRADED, Well maintained, clean, ready to move-in home with desirable Bethany schools. Walk into beautiful tile floors, separate living & family rooms, fully upgraded kitchen with stainless steel appliances, backsplash, granite & more. NEW Roof, AC, furnace, water heater, all appliances, interior & exterior paint and much more. See full list in photos. Newer Fridge, Washer & Dryer included. Clean landscaped backyard. Walk to park across the road, easy access to trails and proximity to Hwy, shopping, Intel & Nike. ***MUST SEE***

Listing Courtesy of MORE Realty



13 **Active** *New, Active: 6/8/2024 *MLS ID: 24031677*

17127 NW Gold Canyon Ln Single Family 5/3 2,421 sq ft 5,227 2000 \$699,000 N/A \$289

Welcome to your dream home in the coveted Arbor Ridge neighborhood! This spacious corner lot features a beautifully landscaped flower garden, a large garden area, and a fenced-in yard with a patio, perfect for outdoor living. Step inside to find five comfortable bedrooms and three full baths, all adorned with fresh paint, hardwood floors, and stylish wood blinds. Natural light abounds throughout this well-designed floor plan. The kitchen is a chef's delight, boasting quartz countertops, a pantry, and an eating area that flows into the living room, creating a great room effect. Enjoy cozy evenings by the gas fireplace or embrace seamless indoor-outdoor living with sliding doors that open to a lush green space. A nice-sized bedroom with double closets and a full bath on the main floor offers ease and convenience to guests. The office/den on the main is perfect for the remote worker. Upstairs, you'll find four additional bedrooms, another full bath, laundry and the primary suite, complete with a garden tub, large vanity with double sinks, and a walk-in closet. Enjoy close proximity to West Union Village and Bethany Village for restaurants and shopping, as well as the delightful George W. Otten Park for outdoor fun. The for sale sign is being placed Monday 6/10. Open house Sunday, 6/9 from 2 to 4 PM. Don't miss out on this perfect blend of comfort and style!

Listing Courtesy of Where, Inc

Listings closest to the school (cont.)	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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14 Pending *Pending as of 5/27/2024 MLS ID: 24416911

17239 NW Oak Creek Dr Single Family 4/3 2,428 sq ft 6,098 2010 \$749,900 N/A \$309

Looking for your beautifully updated close-in Bethany refuge near Nike/Intel, schools, Tanasbourne, and handy to the pristine Oregon Coast? This lovely home tucked back on a peaceful cul-de-sac offers an open great room floor plan with spacious gourmet kitchen that includes new Samsung refrigerator, generous chef's prep island, adjoining family room with gas fireplace, and fenced patio/backyard with fire pit. Very versatile with a main floor office/fitness flex room and classic upper floor layout: primary sanctuary suite with glamorous remodeled bathroom including soaking pedestal tub and custom walk-in closet + 3 bedrooms nearby. Sellers have put a lot of love and thought into updating this immaculate home! Totally turnkey with new LG washer/dryer, bonus garage 2nd refrigerator, Nest thermostat, Ring doorbell - shines inside and out! Miles of trails for the active lifestyle, parks, and the Metro's best shopping nearby. Fall in love with where you live!

Listing Courtesy of Cascade Hasson Sotheby's International Realty



15 Active *New, Active: 5/25/2024 MLS ID: 24303704

1870 NW Shorewood Ct Condo/Townhouse/Apt. 3/2 1,458 sq ft - 1978 \$390,000 N/A \$267

This townhouse offers a lifestyle of effortless living and convenience. It has an open and bright floorplan as natural light floods the spacious interior, enhanced by vaulted ceilings that create an airy ambiance. Nestled in a serene neighborhood, this home boasts a private yard and deck, perfect for soaking up the sun, enjoying dining with loved ones or letting your fur babies roam. Say goodbye to exterior maintenance woes, as the HOA takes care of everything, cool off in the refreshing pool, soothe your senses in the sauna, or engage in a friendly match on the tennis court - all within the comfort of your own community. With amenities like water, sewer, and trash included, your worries simply melt away. Inside, discover a spacious layout featuring three inviting bedrooms, with the primary suite conveniently located on the main level for added privacy and accessibility. Need a versatile space? The loft offers endless possibilities, whether it's a home office, entertainment area, or cozy reading nook. Conveniently located near Tanasbourne shopping and dining, every convenience is just moments away. RV parking available for a small fee. Enjoy the community garden. Furnace new in 2021 and newer water heater. OPEN HOUSE JUNE 9th from 1-3PM

Listing Courtesy of All Professionals Real Estate



16 Pending *Pending as of 6/4/2024 MLS ID: 24682429

3834 NW Craig Dr Single Family 3/2 1,850 sq ft 5,662 1990 \$625,000 N/A \$338

Lovely maintained one story home in Bethany with no HOA fees. Fresh interior paint, spacious living and dining areas, cozy family room with gas fireplace, and slider to the covered patio. Well equipped kitchen with stainless steel appliances, primary bedroom with two closets, two additional bedrooms, and a laundry room. Energy efficient with 14 solar panels (Paid in full), newer hot water heater, furnace, and air conditioner (Carrier). Low-maintenance yard with sprinkler system. Great location near shopping, highways, golf and walking paths.

Listing Courtesy of Redfin



17 Active *New, Active: 5/23/2024 MLS ID: 24208894

16164 NW Telshire Dr Single Family 4/3 1,817 sq ft 7,405 1990 \$650,000 N/A \$358

Seller is offering a 1.65% credit to buyers to be used for closing costs, representation, or any other lender allowable costs. Welcome to your dream home with numerous upgrades and modern features. Enjoy the cozy ambiance of the charming fireplace and tasteful neutral color scheme that creates a warm and chic atmosphere. The new flooring throughout adds a modern touch. The primary bathroom offers luxury with a separate tub and shower, double sinks, and ample space for your daily routines. The fresh exterior paint enhances curb appeal. The kitchen, a culinary enthusiast's dream, with kitchen island for meal prep or casual dining. Step outside to the deck for al fresco dining or sunbathing. This home offers a lifestyle of modern comfort and sophisticated style.

Listing Courtesy of Opendoor Brokerage LLC

Listings closest to the school (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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18 **Pending** *Pending as of 4/24/2024 *MLS ID: 24634986*

16113 NW Ridgetop Ln Single Family 4/4 2,766 sq ft 5,662 1991 \$819,900 N/A \$296

Updated, meticulously cared-for home in the Oak Hills neighborhood of Bethany, with attention to detail in every aspect. 4 bedrooms + office + 3 full baths plus one half bath. Vaulted ceilings in the living room and primary suite, and remodeled bathrooms on all floors. The showstopper of the home is the fully finished daylight basement with bedroom, living space, office, full bathroom, and a new beverage center, providing the opportunity for multi-generational living. New Trex decking allows for enjoyment of the serene green space behind the home. Very well cared for and very well maintained. A rare find!

Listing Courtesy of ELEETE Real Estate



19 **Active** *Active: 2/24/2024 *MLS ID: 24400042*

3680 NW Columbia Ave Single Family 4/3 1,894 sq ft 9,583 1964 \$591,000 N/A \$312

Welcome to this charming property with a cozy fireplace, offering a serene natural color palette throughout. The home features additional rooms for flexible living space, ideal for a home office or hobby room. The primary bathroom boasts good under sink storage for all your essentials. Step outside to find a lovely sitting area in the backyard, perfect for enjoying the fresh air. With new flooring throughout the home, this property is ready for you. Don't miss out on this wonderful opportunity to make this house your new home! This home has been virtually staged to illustrate its potential

Listing Courtesy of Opendoor Brokerage LLC



20 **Active** *New, Active: 6/7/2024 *MLS ID: 24457514*

4115 NW Carlton Ct Single Family 4/3 2,134 sq ft 7,405 1968 \$675,470 N/A \$317

OPEN Sat/Sun June 8&9 12-3pm. RARE Mid-Century Tri-Level, Located on a Quiet Loop in the Heart of Rock Creek is Sure to Steal Your Heart Away! 4 BR/3 Bths w/Fantastic Floor Plan Has Not Been For Sale For 33 Years! Main Lvl Attractions Include Rustic Vintage Mica Slate Entry, Large Vaulted Entertainer's Living Room w/Original Beams, Floor-to-Ceil Brick Woodburning Fireplace & Multi-Pane Bay Window. Nearby, Lies a One-of-a-Kind Custom Vaulted Kitchen/Dining Rm Combo w/Shiny, Never-Lived-On Newly Refinished Maple Floors, Massive Amount of Maple Cabinets, Granite Countertops(w/SS Bullnose), Stainless Steel Appliances(Incl Gas Cooktop), Eating Bar, Pendant & Can Lighting, SBS Refrigerator w/ Water & Icemaker, A Kehole Circular Window & Fan-Light, Set-Apart Desk/Office Area, Multiple Cabinets for Pantry/Extra Storage, a Vaulted Open Dining Area & Hidden Coat/Utility Closet and 2nd Pantry/Storage Closet. Upstairs Features Primary BR w/Newer Ensuite Bath(w/Floor-to-Ceil, Tile Step-In Shower, Dual-Flush Toilet, Lighted Vanity); Lg Attic Storage Rm off of Primary Behind Dr; 2 Addtl Large BRs w/Ceiling Fan-Lights; Hall Bath w/ Updated Vanity & Linen Closet. The Lower Level Offers Flexible Space w/Family Room w/Sidelight Door to Backyard Entertainer's Patio & Spacious Backyard; 4th Bd(sharing a Full Bath w/Fam Rm); Tile Bathroom w/New Vanity, Sink & Backsplash & Step-in Floor-to-Ceiling Tile Shower; Laundry Room w/Tile Floor. Updates Include New Architectural Composition Roof; All New Carpeting on Lower Level; Newly-Refinished Maple Flrs in Kitchen & Dining Areas; New Exterior Paint; Milgard Double-Pane Vinyl Windows; Copper Supply Plumbing; Updated Bathrooms; Newer (2021) Gas Furnace & A/C; 2022 Water Heater; Updated Light Fixtures & Vanity Mirrors. Other Features Incl Oversized Double-Car Garage w/Built-Ins, Shelves & Storage; Concrete Walkway From Front to Backyard. Fenced Bkyd w/Mature Landscape; Beaverton Schools! Welcome Home! Close to Schools, Shopping & Sunset Corridor!

Listing Courtesy of Realty One Group Prestige

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

