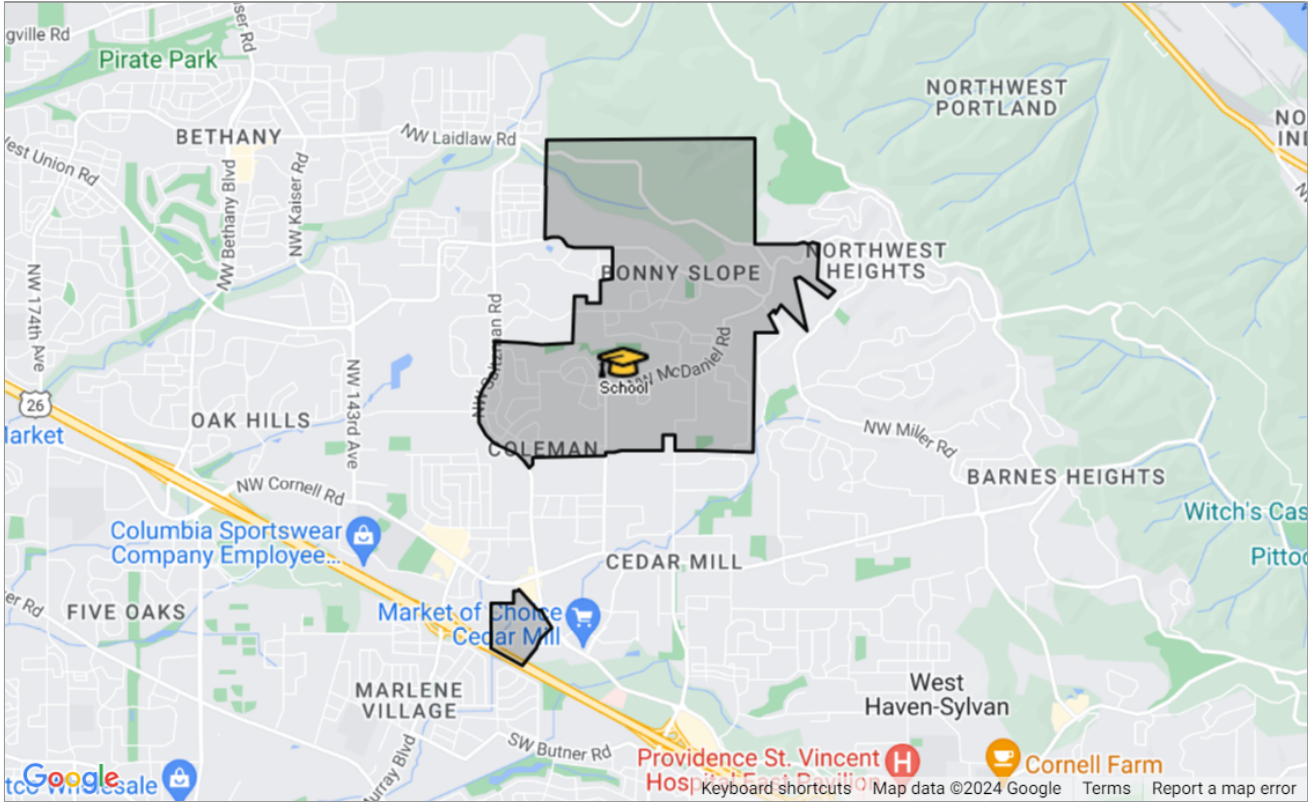




SCHOOL REPORT

# Bonny Slope Elementary School Portland, Oregon



Presented by

**Shawn Yu** | Principal Real Estate Broker Licensed in Oregon

Oregon Real Estate License: 200801215



Mobile: (503) 515-4499

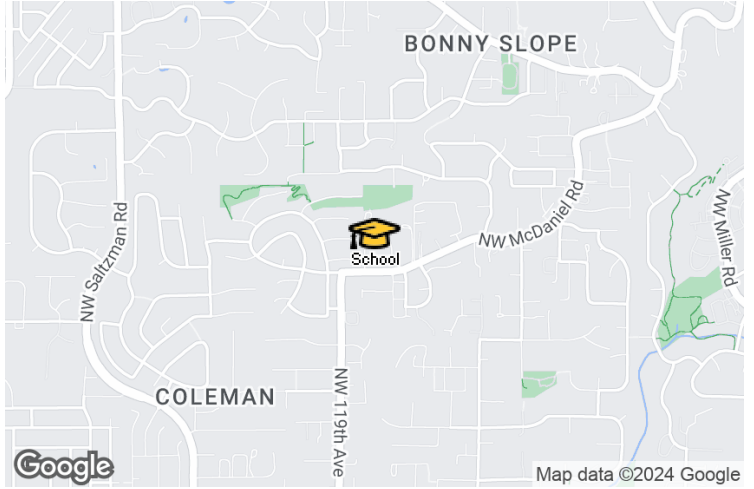
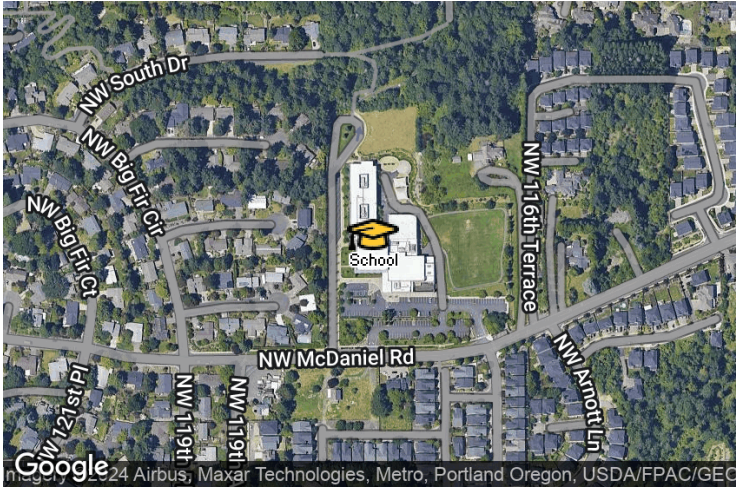
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**Shawn Realty**

12829 NW Avignon Lane  
Portland, OR 97229

## School: Bonny Slope Elementary School



### School Details

**Name**  
Bonny Slope Elementary School

**Level**  
Elementary

**Type**  
Public

**Grades Served**  
PK, K-5

**School District**  
Beaverton School District

**Address**  
11775 Nw Mcdaniel Rd,  
Portland, OR 97229

**Phone**  
(503) 356-2040

### School Facts

	Bonny Slope Elementary School	Beaverton School District
<b>Overall Grade</b>	<b>A</b>	<b>A</b>
Total Enrollment	608	39,253
Students per Teacher	20:1	18:1
Students in Free Lunch Program	8%	37%
<b>Academic Grade</b>	<b>A</b>	<b>A-</b>
Average GPA	-	3.54 (out of 8319 responses)
Math Proficiency	82%	68%
Reading Proficiency	87%	76%
Gifted Students	15%	-
AP Enrollments	-	-
Graduation Rate	-	89%
Average ACT Score	-	28 (out of 1835 responses)
Average SAT Score	-	1,320 (out of 1785 responses)
<b>Teacher Grade</b>	<b>A</b>	<b>A</b>
Average Teacher Salary	\$69,922	\$75,985
Teachers in 1st or 2nd Year	9%	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.*

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*Department of Education, Private School Universe Survey, Common Core Data and others.*  
*Source: Niche Update Frequency: Quarterly*

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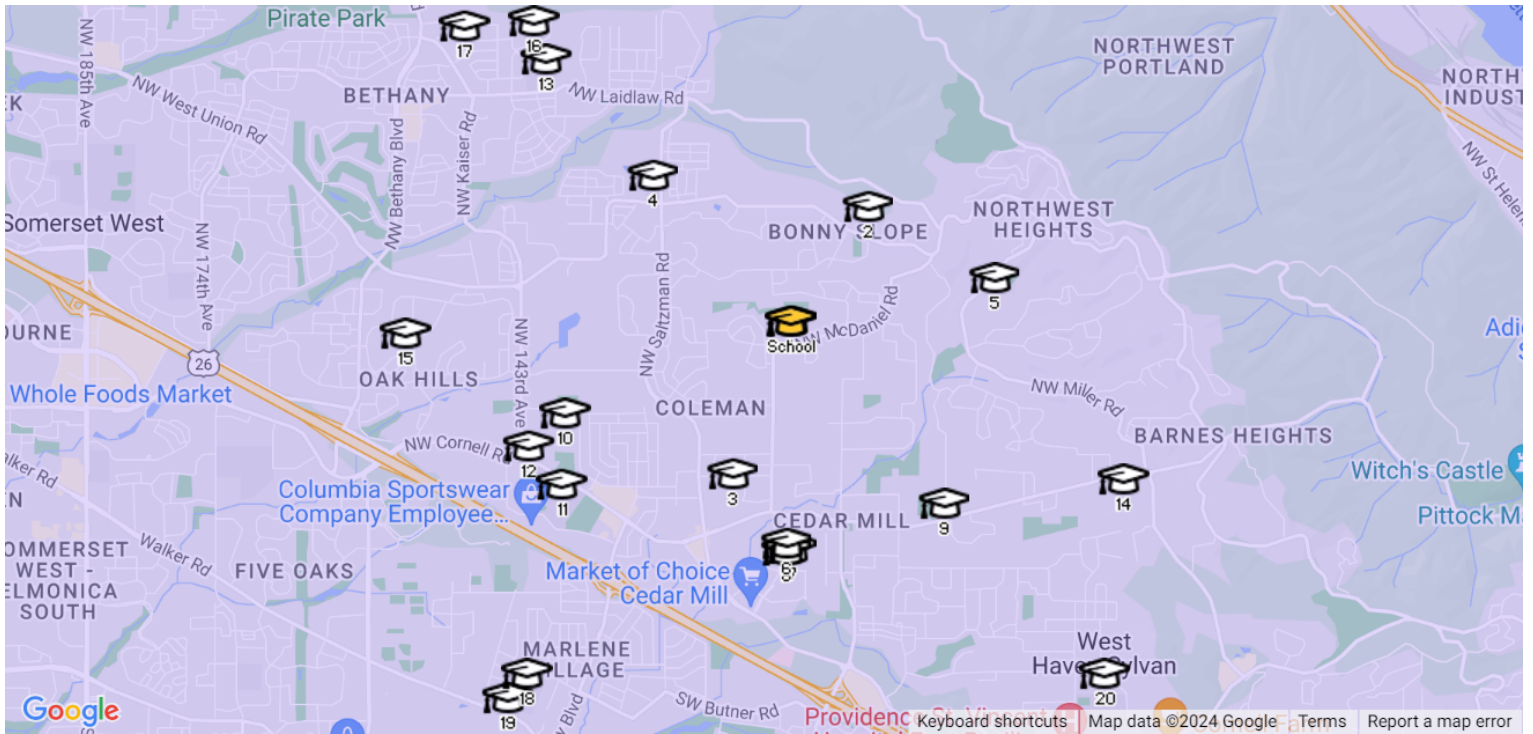
# Community Reviews for this School

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Posted: 12/6/2019 by Middle School Student

I loved Bonny Slope because when I was a student there, I was treated with kindness and learned a lot. The teachers are very friendly and when we have assemblies or class presentations from some of them, they teach us to be kind and respect each other as we are growing. In 5th grade, I was taught how to get ready for Middle School. At Bonny Slope, we were indefinitely set up for success, which is ultimately the most important thing that we could learn at a school.

## Nearby Schools (within 5 miles)

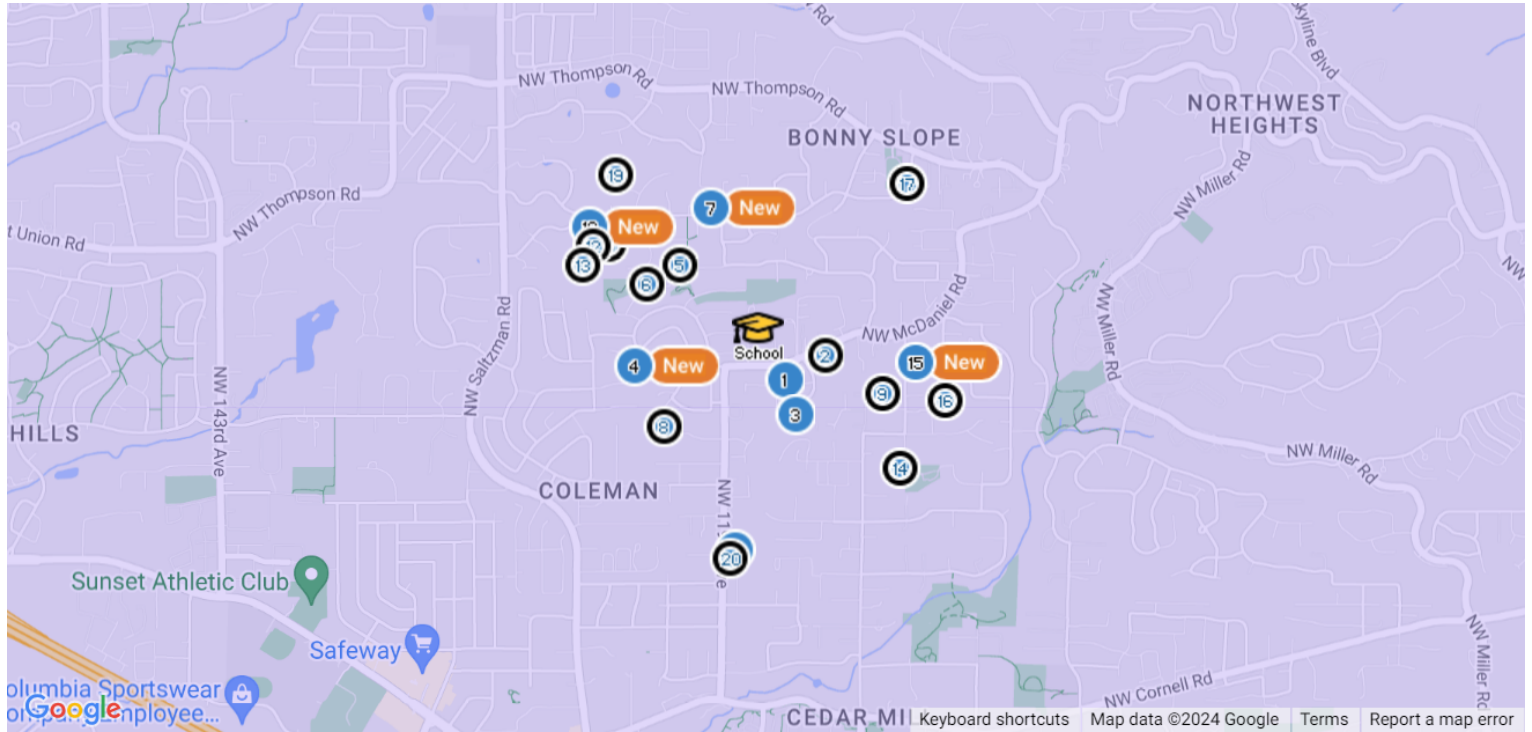


This School    Other Schools



	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	<b>Bonny Slope Elementary School</b>	–	Public	PK, K-5	20	608	<b>A</b>	<b>Beaverton School District</b>
	<b>Montessori School of Beaverton</b>	–	Private	PK, K-6	25	172		<b>Beaverton School District</b>
	<b>St. Pius X. School</b>	–	Private	PK, K-8	13	541	<b>B</b>	<b>Beaverton School District</b>
	<b>Findley Elementary School</b>	–	Public	K-5	20	476	<b>A</b>	<b>Beaverton School District</b>
	<b>Forest Park Elementary School</b>	–	Public	K-5	18	333	<b>A-</b>	<b>Portland Public Schools</b>
	<b>Tumwater Middle School</b>	–	Public	6-8	23	874		<b>Beaverton School District</b>
	<b>William Walker Elementary School</b>	–	Public	PK, K-5	14	489	<b>B-</b>	<b>Beaverton School District</b>
	<b>Flex Online School</b>	–	Public	K-12	29	1,653	<b>A-</b>	<b>Beaverton School District</b>
	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District

	<b>Cedar Mill Elementary School</b>	–	Public	K-5	20	375		<b>Beaverton School District</b>
	<b>Terra Linda Elementary School</b>	–	Public	K-5	15	288		<b>Beaverton School District</b>
	<b>Sunset High School</b>	–	Public	9-12	24	2,003		<b>Beaverton School District</b>
	<b>Prince of Peace School</b>	–	Private	PK, K	65	162		<b>Beaverton School District</b>
	<b>Stoller Middle School</b>	–	Public	6-8	24	1,039		<b>Beaverton School District</b>
	<b>French International School of Oregon</b>	–	Private	PK, K-8	9	492		<b>Beaverton School District</b>
	<b>Oak Hills Elementary School</b>	–	Public	K-5	19	519		<b>Beaverton School District</b>
	<b>Jacob Wismer Elementary School</b>	–	Public	K-5	18	571		<b>Beaverton School District</b>
	<b>Portland Chinese School</b>	–	Private	PK, K-12	13	66		<b>Beaverton School District</b>
	<b>Meadow Park Middle School</b>	–	Public	6-8	18	693		<b>Beaverton School District</b>
	<b>Agia Sophia Academy</b>	–	Private	PK, K-5	6	42		<b>Beaverton School District</b>
	<b>West Tualatin View Elementary School</b>	–	Public	K-5	17	300		<b>Beaverton School District</b>

## Nearby Properties For Sale (within 5 miles)



### 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.
 <p><b>1</b> <span style="color: blue;">●</span> <b>Active</b> • Active: 5/2/2024 <i>MLS ID: 24328938</i></p> <p><b>2549 NW Parnell Ter</b></p> <p>Welcome to this stunning three-bedroom, 2 1/2 bath home that has been tastefully upgraded with new floors and carpet throughout, fresh paint, and luxurious quartz countertops in the open kitchen featuring a spacious island. As you step inside, you're greeted by a bright and airy great room, perfect for entertaining guests or simply relaxing with family. The kitchen is the heart of this home, boasting modern finishes and ample counter space, making meal preparation a delight. Upstairs, you'll discover a versatile bonus room that can easily serve as a cozy living area or a generously sized fourth bedroom, providing flexibility to suit your lifestyle needs. Conveniently located close to schools and with easy access to Hwy 26, this home offers the ideal blend of comfort and convenience. Whether you're commuting to work or enjoying leisure activities, everything you need is just moments away. Don't miss the opportunity to make this your new home sweet home!</p> <p><i>Listing Courtesy of RE/MAX Equity Group</i></p>	Single Family	3/3	2,172 sq ft	3,484	2004	\$679,000	N/A	\$313
 <p><b>2</b> <span style="color: blue; border: 1px solid black; border-radius: 50%; padding: 2px;">●</span> <b>Pending</b> • Pending as of 5/12/2024 <i>MLS ID: 24460087</i></p> <p><b>11441 NW Paulson Ln</b></p> <p>This Bonny Slope beauty has it all! Soaring ceilings and dramatic archways connect spacious rooms filled with luxe details. The huge eat-in kitchen would please any chef with its large island, oversized sink, stainless steel appliances, and lots of storage. TWO stone fireplaces, one in the indoor living room, and another in the HGTV-worthy OUTDOOR living room. This incredible space offers year-round entertainment featuring a TV, wind-resistant storage, and beautiful knotty pine ceiling with skylights! Four bedrooms plus a bonus, including a primary that lives like a hotel suite with soaking tub, double sinks, and walk-in closet. Quaint Bonny Slope location near top schools, shopping, Life Time Gym, parks, and more!</p> <p><i>Listing Courtesy of Living Room Realty</i></p>	Single Family	4/3	3,113 sq ft	6,098	2010	\$895,000	N/A	\$288

## 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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**3 ● Active** • Active: 4/4/2024 *MLS ID: 24021097*  
**2351 NW Byrne Ter** Single Family 4/4 2,715 sq ft 3,484 2005 \$720,000 N/A \$265

Welcome to 2351 NW Byrne Terrace, Portland, OR, where modern comfort meets timeless elegance. This meticulously crafted residence offers a seamlessly blending of contemporary aesthetics with thoughtful functionality. Step inside to discover spacious living areas flooded with natural light, an entertainer's kitchen, and luxurious finishes throughout. Outside, the meticulously landscaped yard provides a serene retreat, ideal for both relaxation and entertainment. Conveniently located near parks, shops and restaurants, residents will enjoy easy access to all the westside has to offer while still relishing in the tranquility of suburban living. Don't miss the opportunity to experience the allure of 2351 NW Byrne Terrace firsthand-schedule your showing today!

*Listing Courtesy of Works Real Estate*



**4 ● Active** • New, Active: 6/5/2024 *MLS ID: 24491778*  
**12190 NW Mcdaniel Rd** Single Family 4/3 2,512 sq ft - 1977 \$875,000 N/A \$348

Stunningly updated daylight ranch in highly desirable area. You will love the gorgeous kitchen, floors and bathrooms. All recently updated with high end quality finishes. Kitchen boasts an amazing eat at island, dual fuel gourmet range, walk in pantry and soft close cabinetry. The clear oak hardwood floors throughout the main floor are stunning and the living room fireplace and built ins are a show stopper. Primary bed/bath on main as well as a guest bedroom or den/office and half bath. Additional two bedrooms and full bath downstairs. Spacious composite deck and built in planters with stairs that take you to the backyard complete with a chiminea firepit and stylish "she-shed". This home lives even larger than it is with open floor plan, spacious downstairs family room and extensive outdoor living space. Don't miss out on this one! Schedule a showing today! OPEN SAT 6/8 & SUN 6/9 1-3pm.

*Listing Courtesy of NextHome Realty Connection*



**5 ● Pending** • Pending as of 5/10/2024 *MLS ID: 24193813*  
**12125 NW Blackhawk Dr** Single Family 4/4 5,015 sq ft 6,969 2008 \$1,495,000 N/A \$298

Stunning Custom Home in Ironwood with 4 bedrooms, den, bonus, media room and 3.5 Bathrooms. Over 5,000 sq. Ft. with high ceilings and quality construction details throughout. Expansive great room floor plan with oversized island, custom cabinetry, stainless steel appliances and Butler's Pantry. Covered deck with outdoor kitchen, built-in BBQ and private, green space views. Spacious primary suite retreat with double walk-in closets, balcony, walk-in shower and soaking tub. Huge media room with wet bar, built-in projector and sound system. Lower level features the family room with fireplace and wet bar, bedroom with adjacent full bathroom and access to the backyard with peaceful water feature. Newer High-Efficient Furnace. Washington County - Bonny Slope, Tumwater, Sunset!

*Listing Courtesy of The Agency Portland*



**6 ● Pending** • Pending as of 5/21/2024 *MLS ID: 24149394*  
**12415 NW Haskell Ct, Apt 19** Condo/Townhouse/Apt. 3/2 1,390 sq ft - 1977 \$420,000 N/A \$302

Rare find! Spacious townhome with fenced yard in The Bluffs Neighborhood of Cedar Mill. Extensive renovations (see attachment, too many to name!) including NEW Roof, Siding, Windows, Heat Pump, Electric Panel, Water Heater, more! Plus, NEW SS Kitchen appliances, updated bathrooms, fully fenced yard with pavers and turf, and spacious rooms throughout make this 3 bed 1/1 bath condo a hidden gem! The home is located on a quiet corner in a private 22 home community, backing up to a park with playground, and surrounded by trails and walking paths. Desirable Bonny Slope/Tumwater/Sunset schools and a short drive to the high-tech corridor, Nike World HQ, St Vincent's Hospital and more. Washington County Taxes and Low HOA! Welcome to the Hideaway!

*Listing Courtesy of Coldwell Banker Bain*



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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**7** ● **Active** • *New, Active: 5/25/2024* *MLS ID: 24054874*  
**3385 NW 118th Ave**      Single Family      4/2      1,881 sq ft      18,295      1924      \$725,000      N/A      \$385

**\*\*Historic Cedar Mill Cottage\*\*** Imagine your own private Oasis in the heart of 97229!! Step back in time with this enchanting piece of history! Established in the mid-1800s, this is the last Cedar Mill Cottage built during the Mill era. Imagine the love and rich history that filled these walls. Located on .42 Acres, this sprawling cottage served as a gathering place for many families. Now, you have the opportunity to continue this rich history, creating your own story within the walls of this 1882 square foot, 4 bedroom, 2 bath, 2-story home. Nestled in unincorporated Washington County, within one of the best school districts. The possibilities are endless; whether you renovate the original home and enjoy living on the largest lot in the neighborhood, surrounded by luxury homes or embarking on a unique development opportunity, this property offers immense potential all int he heart of Bethany! Open House this Saturday June 8th and Sunday June 9th at 12pm to 2pm!

*Listing Courtesy of Real Broker*



**8** ● **Pending** • *Pending as of 5/23/2024* *MLS ID: 24242611*  
**12245 NW Maple Hill Ln**      Single Family      5/3      3,258 sq ft      24,393      1969      \$1,395,000      N/A      \$428

Welcome to this classic custom home that sits on the most coveted street in Cedar Mill. Private, leveled flat half acre lot with swimming pool, and room for SportCourt, the backyard possibilities are endless. Inside and out this house is an entertainers delight! Tons of storage on every floor. Driveway has extra room for cars, parking, and basketball hoop. Primary bedroom is on the MAIN floor. Washington County taxes. Great location to Cedar Mill shopping center, Sunset HS, freeway access, St. Vincent, Intel and Nike. Don't miss this one!! Enjoy this pool and yard all summer long!!

*Listing Courtesy of Where, Inc*



**9** ● **Pending** • *Pending as of 5/28/2024* *MLS ID: 24006608*  
**11185 NW Kathleen Dr**      Single Family      4/4      3,012 sq ft      23,522      1973      \$899,000      N/A      \$298

Welcome to Kathleen Drive, a versatile daylight ranch in the coveted Bonny Slope neighborhood on over half an acre. This home has four bedrooms, including two primary suites- which offers the perfect blend of space for multigenerational living. The expansive layout features a formal living room, dining room, galley kitchen, family room, den/office, bar/sitting/game room, and laundry room. Plush carpet and warm hardwood floors provide cozy ambiance in the winter months. Updates include a new roof with warranty, fresh paint, and landscaping. Experience year-round comfort with two wood burning fire places and air conditioning. In addition, there is a large deck for outdoor entertaining, and a detached shop with a 4-car garage and half bath-providing ample space for hobbies and storage. Enjoy the lush outdoors with raised garden beds, and a sprinkler system. This home is not just a residence; it's a retreat, nestled in a quiet cul-de-sac but just minutes from amenities- LifeTime gym, Market of Choice, highway 26 and 217.

*Listing Courtesy of John L. Scott Portland Central*



**10** ● **Active** • *New, Active: 5/15/2024* *MLS ID: 24655616*  
**12409 NW Hartford St**      Single Family      5/4      5,237 sq ft      13,503      1994      \$1,600,000      N/A      \$306

Desirable Bauer Woods Estates. Extensive Recent Updates to Include Refinished Hardwoods, New Carpet, Countertops, Paint and Fixtures. Close to High Tech and St. Vincent Hospital. Tons of Natural Light! Gorgeous Sunset Views! Formal Living Room, Floor to Ceiling Windows. Large Main Level Family Room with Fireplace and Covered Deck. Main Level Office with Built in Bookcases. Upgraded Kitchen with New Hardwood Floors. Spacious Master Suite With Spa Bath. Lower Level Fully Finished, Private Bedroom and Bathroom and Large Bonus/Rec Room. 400 SF of Storage. Plus Upstairs Bonus. Putting Green and Covered Porch Perfect for Outdoor Entertaining.

*Listing Courtesy of Hoag Real Estate*

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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11 Pending \*Pending as of 5/17/2024 MLS ID: 24601317

**3204 NW 125th PI** Single Family 4/3 3,301 sq ft 18,295 1991 \$1,179,000 N/A \$357

A rare find! One level, impeccable home-tucked into a cul de sac in highly sought-after Bauer Woods Estates. Situated on a sprawling & private .42-acre lot with mature landscaping, every detail of this home exudes style, comfort and sophistication from its high ceilings to its gleaming hardwood floors. 4 bedrooms + den, 2 full & ½ baths, 3301 Sq Ft. Stately elegance with a welcoming, grand foyer~ Step through to an open floor plan with a formal living room graced with a wood burning fireplace and flanked with windows. Large formal dining room with vaulted ceiling and abundant windows provides a sophisticated setting for memorable entertaining. Find solace in the private den with elegant wainscoting. Gourmet kitchen with quartz, tile and stainless appliances, including double ovens and gas range. A walk-in pantry and plenty of cabinets provide ample storage, while the large eating area is ideal for casual dining or morning coffee. Unwind in the adjacent family room, where custom cabinetry, a gas fireplace and expansive windows overlooking the private backyard create a serene ambiance for relaxation and rejuvenation. Discover 4 spacious bedrooms, including a luxurious primary suite, secluded from the rest, boasting double walk-in closets and a spa-like bathroom with large shower, soaking tub and dual sinks atop extensive counter space. Just down the hall you'll find a convenient & spacious laundry/mud room. An oversized 3 car garage completes the package. The exterior of the home features a timeless blend of brick and cedar, complimented by a manicured lawn and meticulously landscaped backyard oasis. April 24' roof replacement ensures peace of mind for years to come. Plus there's an additional shed for all your gardening needs. Fantastic location in Washington county with close proximity to Nike, Intel, freeways, shopping, dining and parks! Taxes are approximate- Buyer to verify with county.

*Listing Courtesy of Windermere Realty Trust*



12 Pending \*Pending as of 5/24/2024 MLS ID: 24045253

**3185 NW 125th PI** Single Family 5/4 5,404 sq ft 12,196 1992 \$1,300,000 N/A \$241

Light filled spacious home...offers custom details, multiple living areas + 4 fireplaces! Located on a quiet cul-de-sac in the coveted Bauer Woods Estates. High ceilings, marble floors and a grand staircase entryway. Plenty of space for everyone with an office, 4 bedrooms, large bonus room and laundry room upstairs. Gourmet kitchen offers granite slab counters, hands-free faucet, new double wall ovens, trash compactor and pantry. Spacious (we can't say that enough in this home) Owner's suite with a gas fireplace, reading nook, and a large ensuite bathroom with double sinks. Daylight basement with bedroom, full bath, family room, game area, wet bar and access to the backyard. Great for guests or possible rental with a large bedroom. Storage, storage, storage, lots of it. An extra deep, 3-car garage with large workbench. Good size backyard, a pergola covered upper deck, lower deck, concrete basketball court and firepit area. Just 15 minutes away from Portland and Beaverton. This home is not far from walking paths, Nike and Intel. Are you ready to make this home your own?

*Listing Courtesy of Keller Williams Realty Professionals*



13 Pending \*Pending as of 5/20/2024 MLS ID: 24245581

**3096 NW 126th PI** Single Family 4/3 4,241 sq ft 15,246 1988 \$1,099,000 N/A \$259

Escape to this coveted Bauer Woods Estates Traditional offering a distinctive sanctuary set amongst greenery and natural habitats. The gorgeous property is perched above a quiet cul-de-sac on a 0.35-acre park-like setting for the ultimate in privacy. The expansive floor plan offers 4 Bedrooms + Office + Bonus and 2.5 Baths along with an oversized 3-car garage. The spacious home features high living room ceilings, big walls of windows, and a welcoming grand staircase upon entry. Designed for seamless indoor/outdoor entertaining, the formal dining room features French door access to oversized decks, pathways, pond with water feature and more. The open great room includes a spacious kitchen island with slab granite counters, eating bar, walk-in pantry, and dining nook, while the adjacent family room creates more cozy gathering spaces around the wood burning fireplace and wet bar. The lovely primary bedroom suite boasts exceptional views of the stunning backyard, double vanities, dressing table, Jacuzzi tub, walk-in shower, and walk-in closet. Anchoring the upper level is a large, versatile bonus room perfect for a second home office, media room or kids' playroom. This wonderful home offers the perfect combination of private spaciousness and the beauty of all the Pacific NW has to offer. Ideally located just minutes to Nike, Intel, downtown Portland, and Beaverton in Washington County!

*Listing Courtesy of ELEETE Real Estate*

## 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 6/1/2024 MLS ID: 24030282

**2125 NW 111th Ave** Single Family 6/5 5,293 sq ft 37,897 2012 \$2,000,000 N/A \$378

Custom built Pacific NW Craftsman on rare .87 acre level dividable lot in prime NW location. Enjoy huge yard for your recreation/sports needs OR rare opportunity to divide & develop or sell extra lot(s). Thoughtfully designed by Street of Dreams architect Mark Stewart. No detail missed; built for beauty & function. Well proportioned throughout w/wide hallways, high ceilings and generous sized rms. Incredible craftsmanship & stunning finishes. Impeccable condition, drenched in natural light. Dramatic entry opens to grand sized great rm with 20 ft vaulted ceiling, wet bar & statement fireplace flanked by built-ins. Open concept design flows into gourmet kitchen & dining - ideal for entertaining. Chef's kitchen offers newer commercial grade stove, custom cabinets & spacious work/prep surfaces. Huge eating island, pot filler, granite counters, built-in Electrolux refrigerator & a walk-in pantry a pandemic would love. 6 lrg bedrooms includes upper primary suite w/heated tile floors & walk-in closet with island; upper ensuite bedroom w/walk-in closet; add spacious bedroom/bonus room. Walk out lower level offers 2 bedrooms with walk-in closets, multi purpose art/hobby/craft room, full bath & family room off patio wired for hot tub. Slate entry vestibule & spacious mud room with built in bench/lockers to transition from outdoor activities. Handsome main floor executive office w/closet & sound barrier insulation. Custom cabinetry, natural millwork, 8 foot knotty Alder solid wood doors; expansive acacia hardwood floors & generous built-ins throughout. Two laundry rms incl sink & iron station. Surround sound, built-in vac & intercom system. Outdoor kitchen/living space includes built-in BBQ & Sport Court w/adj bball hoop. Raised beds + fenced in arena offer an "urban farm" experience! 3 car garage w/bonus storage shop. Side boat/trailer/RV prkg. Steps to Lost Park; Close St Pius school; min to dnwn/Nike/Intel. Award winning Bonny Slope school! Unincorp Wash Co taxes & no HOA!

*Listing Courtesy of Living Room Realty*



15 Active \*New, Active: 6/6/2024 MLS ID: 24579440

**2619 NW 108th Ter** Single Family 4/3 2,994 sq ft 6,098 2015 \$975,000 N/A \$326

The ultimate floor plan--4bd+Den+Bonus all on 2 levels with access to spacious and level yard from the greatroom. Main floor full bathroom and large den(w/closet could be 5th bedroom) provide flexibility for all your needs. Wood floors on main and upper level, no carpet. Sunny SW facing backyard w/no immediate backyard neighbor provide a rare combination of a newer home w/larger lot and loads of privacy. Superb schools and location in Washington County means easy access to employers/freeways. 3 car garage, newer tankless water heater, honed "leathered" granite countertops, spacious bedrooms and a quiet cul-de-sac.

*Listing Courtesy of The Agency Portland*



16 Pending \*Pending as of 5/30/2024 MLS ID: 24222566

**10858 NW Claire Ct** Single Family 5/4 3,544 sq ft 4,791 2015 \$985,000 N/A \$278

Quality built Noyes Platinum Earth Advantage home with desirable floor plan featuring semi-independent living space on lower level. Additional attributes of this plan include: main level den/office and full bath which can be used for guests or family with mobility challenges, formal dining, high ceilings, 5 bedrooms / 4 full baths and large bonus room. Expansive storage on lower level and extra storage features built into garage, generous pantry space and closets along with huge walk in closet in primary add value to this plan. This is a 2nd owner home, you may note the exceptional condition of the interior components: drywall, paint, trim, designer blinds w/ shutters, hardwood hickory flooring throughout the home, (no carpet) lighting and plumbing fixtures. The HVAC system offers 3 levels of control to maximize efficiency and is solar panel ready. The tankless water heater & 95%+ furnace efficiency rating reduces cost of ownership & improves comfort in all seasons. Location is critical when selecting the right home and this is where it really stands out! This is the last house on a cul de sac and backing to a territorial green space view, (very hard to find) and with this position in the desirable Iron Ridge Wood community, you'll have maximum privacy and reduced road noise. Best of all, the lot orientation is south facing which maximizes abundant natural light in the main living spaces. Many newer built homes lack usable yard space or they are positioned in the NW area with sloping grade but this is an exception! The main level deck has a wonderful territorial view for entertaining and features a power sunshade. The backyard is level, fully fenced, offers an in ground sprinkler system and has a nice patio. Plenty of room for gardening! NOTE: all upper end appliances and washer/dryer are included.

*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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**17 Pending** \*Pending as of 5/14/2024 *MLS ID: 24697730*  
**3505 NW Gerritz Ter** Single Family 5/4 4,067 sq ft 6,534 2002 \$975,000 N/A \$240

Step into your inviting retreat nestled in the heart of Bonny Slope! This beautiful 5-bedroom, 3.5-bathroom traditional home welcomes you with an open floorplan, soaring ceilings, and abundant natural light dancing on newly refinished gorgeous hardwood floors throughout the main level. Designed for gatherings, it boasts a formal living room and dining area, perfect for entertaining loved ones. Unwind in the family room, complete with a cozy fireplace, built-ins, and expansive windows framing picturesque views of the serene surroundings. The gourmet kitchen awaits with stainless steel appliances, granite counters, pantry, and a delightful eat-in area, ideal for casual meals and lively conversations. Step outside onto two expansive decks (one on the main, another on the lower level), where lush greenery and stunning sunsets await. Downstairs, discover a second family or bonus room, another fireplace, a bedroom, full bathroom, and a versatile office/den, all adorned with additional built-ins for your convenience. Upstairs, find four more bedrooms, including a primary suite offering a spa-like bathroom and a walk-in closet. Another full bathroom caters to the remaining bedrooms. With a brand-new roof (2024), central vacuum system, and AC for those warm summer days, comfort is assured year-round. Lots of storage throughout, including a sizable storage room/area (finished and unfinished) on the lower level, providing ample space for all your belongings. Easy access to Nike, Intel, top-rated schools, shops, restaurants, parks and so much more. NO HOA!

*Listing Courtesy of Berkshire Hathaway HomeServices NW Real Estate*



**18 Active** \*Active: 11/30/2023 *MLS ID: 23539464*  
**1735 NW Larkin Ter** Single Family 4/4 3,401 sq ft 4,791 2023 \$929,950 N/A \$273

NEW PRICE! AMAZING VALUE FOR NEW CONSTRUCTION IN BETHANY/BONNY SLOPE AREA AT ONLY \$273/PER SF!! If location and higher end finishes is what you want this is the place! April Crest is built by local builder Westwood Homes. Offering spacious living room accented with floor to ceiling tile fireplace, floating shelves and a covered deck. Gourmet kitchen includes a large kitchen island with seating and extra work space, stainless appliances, custom cabinets with floating shelves for additional storage and adjacent to the formal dining with space for any size gathering. Primary suite features dual walk-in closets, tile shower, soaking tub, and covered deck. Ground floor rooms have many uses with a bonus room including built in with beverage refrigerator, bathroom and with a separate bedroom the possibilities are endless. Open house Saturday & Sunday 2-4

*Listing Courtesy of John L. Scott*



**19 Pending** \*Pending as of 5/11/2024 *MLS ID: 24658229*  
**12465 NW Woodland Ct** Single Family 4/3 3,179 sq ft 17,424 1992 \$1,189,000 N/A \$374

Sited amidst a scenic wooded backdrop, this impeccable residence offers the perfect blend of traditional stature & modern luxury. Enter into the grand two story foyer, accented with wainscotting & sweeping staircase, flanked by the sunken living room w/ coffered ceiling & bay window. A central fireplace creates a lovely first impression + warm ambiance. A spacious formal dining room w/ French doors to the expansive deck, perfect for entertaining guests or hosting intimate dinners. And speaking of dinners, even the most discerning chef will delight in the updated kitchen with top of the line appliances, sleek countertops, and more than ample storage space. Open to a sizable eating nook, also w/ deck access & built in storage/display cabinetry. Cozy up in the family room that overlooks trees and features a stately brick fireplace & full height bookshelves w/media storage. Convenience meets comfort with a main floor bedroom and updated full bath, offering versatility and flexibility for guests or multi-generational living. The main floor is rounded out with a large laundry room and back stair case to the bonus room and upper floor. Retreat to the primary suite, where you'll find a luxurious updated bath w/ dual sinks, tiled shower & walk in closet. Upstairs, two add'l bedrooms await, each offering comfort and style, plus an updated hall bath with dual vanity. A truly versatile and amazing bonus room featuring built-in desks, numerous storage cabinets, a charming window seat, craft table and skylight--all ideal for home office, homework central, media room, or play area. Outside, the manicured lot provides a picturesque setting, with the exterior cedar siding and a tile roof adding to the home's timeless appeal. Follow the winding path through the lush greenery to discover your own private oasis, complete with raised garden beds, a paved sitting area or al fresco dining patio, a soothing water feature, and PNW plantings for seasonal appeal.

*Listing Courtesy of Keller Williams Sunset Corridor*



## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- 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

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