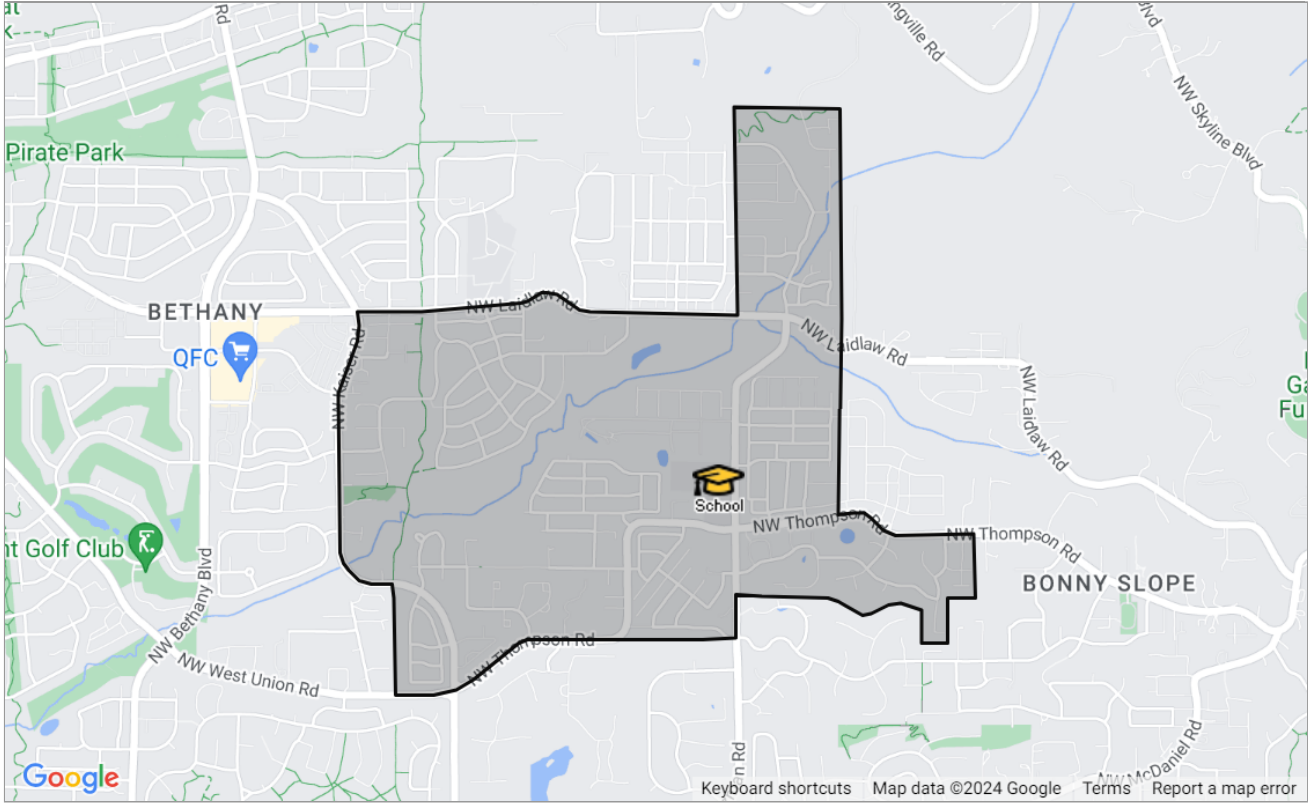




SCHOOL REPORT

# Findley Elementary School

Portland, 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](mailto:shawn@shawn-realty.com)

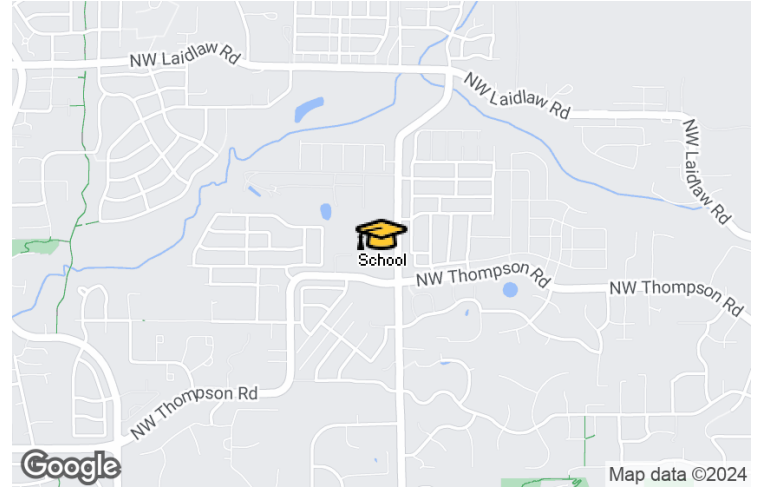
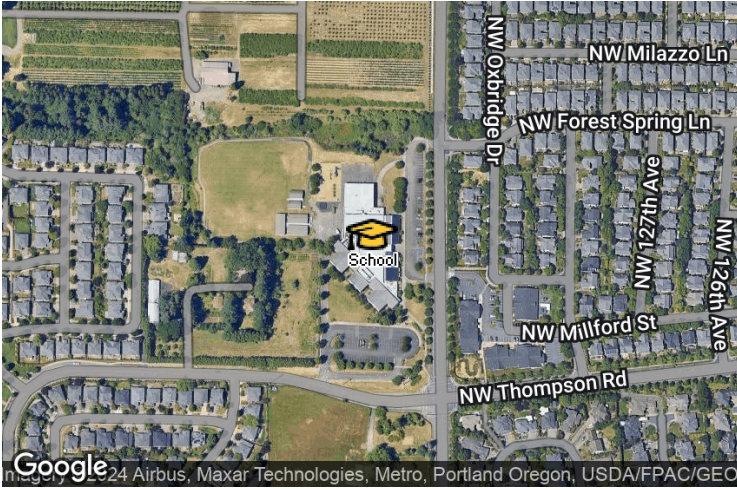
Broker: [Shawn-Realty.com](http://Shawn-Realty.com)

**Shawn Realty**

12829 NW Avignon Lane  
Portland, OR 97229



## School: Findley Elementary School



### School Details

**Name**  
Findley Elementary School

**Level**  
Elementary

**Type**  
Public

**Grades Served**  
K-5

**School District**  
Beaverton School District

**Address**  
4155 Nw Saltzman Rd,  
Portland, OR 97229

**Phone**  
(503) 356-2100

### School Facts

#### Overall Grade

Total Enrollment **476**

Students per Teacher **20:1**

Students in Free Lunch Program **1%**

#### Academic Grade

Average GPA **-**

Math Proficiency **87%**

Reading Proficiency **92%**

Gifted Students **24%**

AP Enrollments **-**

Graduation Rate **-**

Average ACT Score **-**

Average SAT Score **-**

#### Teacher Grade

Average Teacher Salary **\$69,922**

Teachers in 1st or 2nd Year **5%**

### Findley Elementary School

**A**

**476**

**20:1**

**1%**

**A**

**-**

**87%**

**92%**

**24%**

**-**

**-**

**-**

**-**

**A**

**\$69,922**

**5%**

### Beaverton School District

**A**

**39,253**

**18:1**

**37%**

**A-**

**3.54 (out of 8319 responses)**

**68%**

**76%**

**-**

**-**

**89%**

**28 (out of 1835 responses)**

**1,320 (out of 1785 responses)**

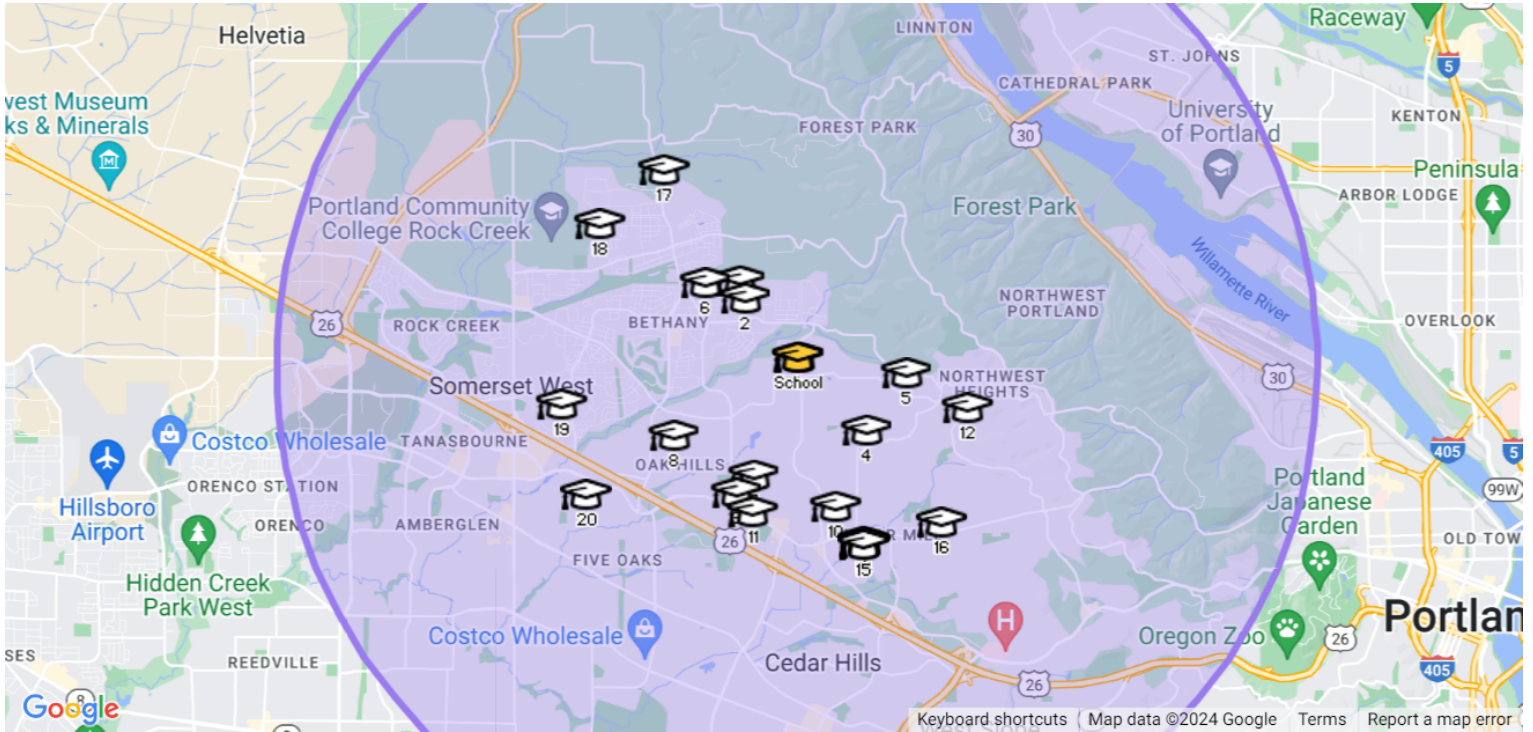
**A**

**\$75,985**

**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*

## Nearby Schools (within 5 miles)

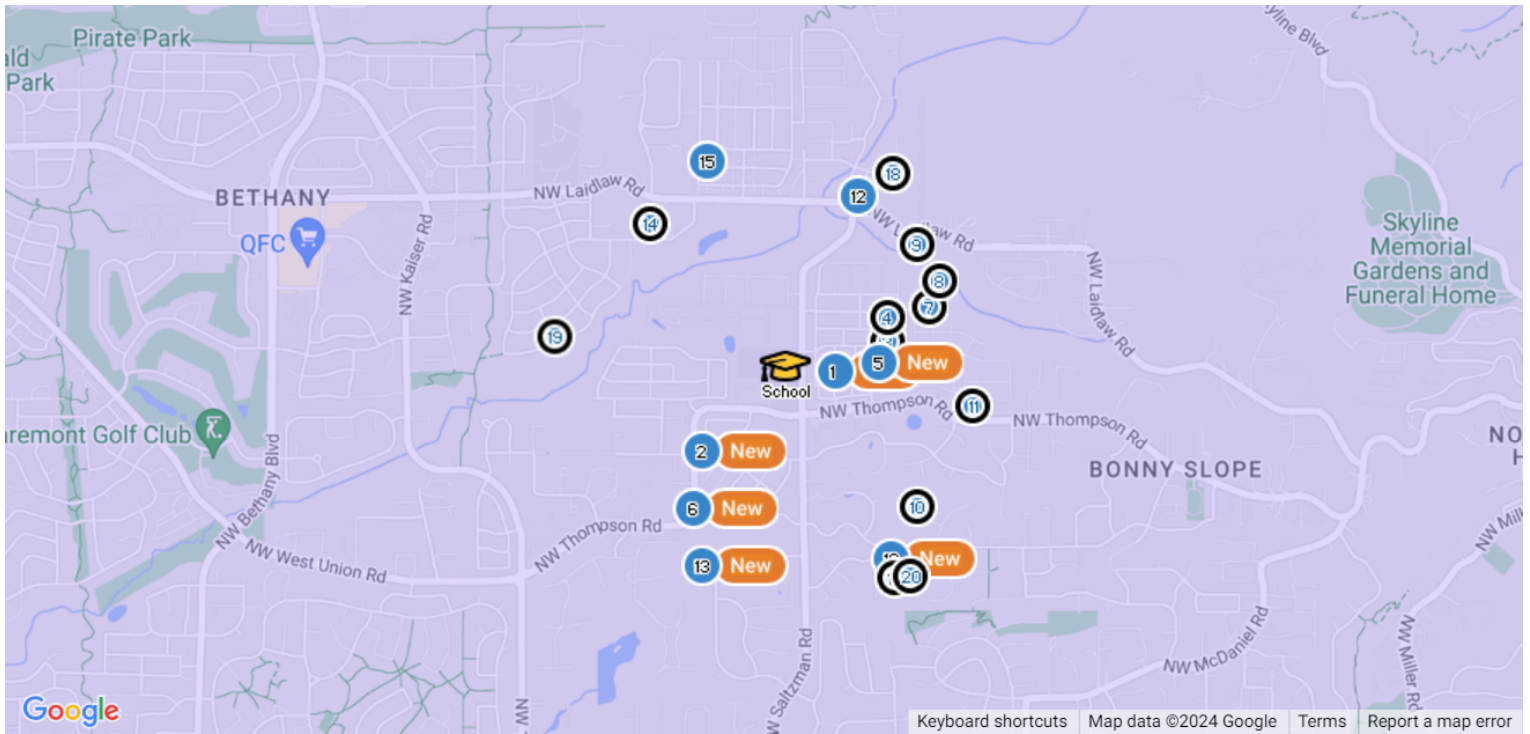


This School    Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	<b>Findley Elementary School</b>	–	Public	K-5	20	476	<b>A</b>	<b>Beaverton School District</b>
	<b>Stoller Middle School</b>	–	Public	6-8	24	1,039	<b>A</b>	<b>Beaverton School District</b>
	<b>Jacob Wismer Elementary School</b>	–	Public	K-5	18	571	<b>A</b>	<b>Beaverton School District</b>
	<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>Portland Chinese School</b>	–	Private	PK, K-12	13	66		<b>Beaverton School District</b>
	<b>Terra Linda Elementary School</b>	–	Public	K-5	15	288	<b>A</b>	<b>Beaverton School District</b>
	<b>Oak Hills Elementary School</b>	–	Public	K-5	19	519	<b>A</b>	<b>Beaverton School District</b>
	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District



	Prince of Peace School	–	Private	PK, K	65	162		Beaverton School District
	St. Pius X. School	–	Private	PK, K-8	13	541	<b>B</b>	Beaverton School District
	Sunset High School	–	Public	9-12	24	2,003	<b>A</b>	Beaverton School District
	Forest Park Elementary School	–	Public	K-5	18	333	<b>A-</b>	Portland Public Schools
	Tumwater Middle School	–	Public	6-8	23	874		Beaverton School District
	William Walker Elementary School	–	Public	PK, K-5	14	489	<b>B-</b>	Beaverton School District
	Flex Online School	–	Public	K-12	29	1,653	<b>A-</b>	Beaverton School District
	Cedar Mill Elementary School	–	Public	K-5	20	375	<b>A</b>	Beaverton School District
	Sato Elementary School	–	Public	K-5	19	706	<b>A</b>	Beaverton School District
	Springville School	–	Public	K-8	19	666	<b>A</b>	Beaverton School District
	Bethany Elementary School	–	Public	K-5	17	375	<b>A</b>	Beaverton School District
	Five Oaks Middle School	–	Public	6-8	17	759	<b>A</b>	Beaverton 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.
 <b>1 ● Active</b> • New, Active: 5/16/2024 <i>MLS ID: 24127929</i> <b>4197 NW 126th Ave</b>	Single Family	5/3	2,488 sq ft	5,227	1999	\$739,500	N/A	\$297
Charming front porch welcomes you to this well cared for traditional home. Two story entry way features hardwood floors that continue through hallway, kitchen and eating area. Formal living room with fireplace and adjacent formal dining room with wainscotting, both with plantation shutter covered windows. Open gourmet island kitchen features new quartz counters, new stainless-steel appliances, pantry and eating area. Spacious family room with large windows and fireplace. Sliding door to deck and fully fenced backyard with mature landscaping, sprinklers and garden boxes. Primary bedroom includes covered ceilings, ceiling fan, walk in closet, double sinks and soaking tub. Flexible floor plan with main floor bedroom which could be used as a den, and large upstairs bedroom that could double as a bonus room. Upstairs laundry. New carpet and interior paint throughout. Close to top rated schools, shopping, restaurants and parks. <i>Listing Courtesy of Keller Williams Sunset Corridor</i>								
 <b>2 ● Active</b> • New, Active: 5/16/2024 <i>MLS ID: 24077655</i> <b>3816 NW Tustin Ranch Dr</b>	Single Family	4/3	2,595 sq ft	4,791	2002	\$799,000	N/A	\$308
Open House Saturday June 8th from 2:00-4:00 PM. Bethany craftsman in amazing location near the best schools in the area! Formal living and dining with high ceilings. Spacious kitchen with island, chef's desk and butler pantry. Sunny eating nook opens to patio and yard. Great room with gas fireplace and wall of windows to backyard. Primary suite with walk-in closet, soaking tub & double sink. Fully fenced yard with patio, fire pit, blueberry and Pear tree. Easy access to Nike/Columbia/Intel/Downtown. Close to restaurants, shops, trails and parks. Transferrable Home Warranty until 4/29/2025. <i>Listing Courtesy of MORE Realty</i>								

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** ● Pending *\*Pending as of 5/20/2024* *MLS ID: 24013995*  
**12543 NW Forest Spring Ln**      Single Family      3/3      2,271 sq ft      3,920      2002      \$685,000      N/A      \$302

This is your chance to call the highly desired Bethany neighborhood home. This refreshed and move-in ready home has an abundance of space for your loved ones, natural light flooding into every room, fresh paint inside and out, brand new carpets, and a renovated kitchen. You'll love the spacious kitchen with freshly painted white cabinetry, stainless appliances and stunning island. Everything about this house is clean, fresh and ready for you with great use of space. Located just 3 blocks from sought-after Findley school in the Sunset High School district this home is close to Intel (7.8 miles) and Nike (4 miles) in desirable Washington County. Don't miss the opportunity to make this charming home yours!

*Listing Courtesy of eXp Realty, LLC*



**4** ● Pending *\*Pending as of 4/30/2024* *MLS ID: 24164115*  
**12548 NW Bayonne Ln**      Single Family      4/3      2,550 sq ft      3,920      2003      \$785,000      N/A      \$308

Beautifully updated home in Bauer Highlands! This north-facing home has a ton of natural light. Gorgeous kitchen with SS appliances, large island & pantry and a great formal dining room. Living room with cozy fireplace and sliding door leading to the deck and fenced back yard. Soundproof media room with equipment included. Spacious primary suite with vaulted ceiling, double sinks, soaking tub, heated tile floors and walk-in closet. Walk to Findley Elementary! Convenient to Nike, Intel, shopping & downtown. New 25 year roof with transferable warranty.

*Listing Courtesy of Redfin*



**5** ● Active *\*New, Active: 6/6/2024* *MLS ID: 24106396*  
**4247 NW Ashbrook Dr**      Single Family      5/3      3,202 sq ft      4,356      2018      \$1,129,000      N/A      \$353

Welcome home to this better-than-new property-the stunning Wheaton by Arbor Homes in the prestigious Thompson Woods community. This exquisite property features a private main-level bedroom with an adjacent luxury full bath, a huge island with gorgeous granite counters, a built-in Samsung oven and cooktop, and a pot filler in the gourmet kitchen. The open great room boasts custom built-ins around the fireplace, while extensive hardwood floors add elegance throughout. Enjoy the convenience of a built-in drop zone at the garage entry and retreat to the luxurious master suite with a tile shower, freestanding soaking tub, and built-in closet organizer. The amazing paver patio with a privacy screen is perfect for outdoor relaxation and entertainment. Conveniently located, this home offers easy access to top-rated schools, upscale shopping, fine dining, and numerous parks and recreational areas. Commuting is a breeze with close proximity to major highways and public transportation options, ensuring that everything you need is just minutes away. Experience the perfect blend of luxury and convenience. [Home Energy Score = 7. HES Report at <https://rpt.greenbuildingregistry.com/hes/OR10229180>]

*Listing Courtesy of Oregon First*



**6** ● Active *\*New, Active: 6/5/2024* *MLS ID: 24141487*  
**3504 NW Talamore Ter**      Single Family      4/3      2,415 sq ft      5,662      2001      \$764,900      N/A      \$317

*\*OPEN SAT/SUN 6/8&9 1-3PM\** Light-filled Arbor home on corner lot in a quiet sought after neighborhood, just minutes from Findley Elem! The covered front porch welcomes you home and opens to foyer w/soaring ceilings & gleaming maple hardwood floors that extend through to the breakfast nook & kitchen. Formal living & dining room feature plush carpet and wainscoting. Gorgeous remodeled kitchen offers granite counters, maple cabs, an eat-in cooktop island SS aapcls, double oven, pantry, a built-in desk. Sunny breakfast nook opens to the backyard patio for seamless indoor/outdoor living. Family room off the kitchen has a ceiling fan and a gas fireplace. Upper lvl primary has French doors, tray ceiling, and attached ensuite bath. 2 additional bedrooms, bonus, full hall bath, and utility room complete the 2nd level. Low maintenance back patio is extensive and perfect for entertaining, complete with a flat yard with sprinkler system. Oversized 2-car garage. Minutes to top schools!

*Listing Courtesy of Keller Williams Realty Professionals*

## 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 Under Contract** • AUC as of 6/5/2024 *MLS ID: 24211430*

**4495 NW Woodgate Ave**      Single Family      5/4      3,420 sq ft      5,662      2020      \$1,155,000      N/A      \$338

Welcome to this beautifully crafted home by West Hill Homes NW, on a desirable corner lot with 5 bedrooms, 3.1 baths, plus a large bonus room. The bright, open floor plan includes 10-foot ceilings, floor-to-ceiling gas fireplace, a gourmet kitchen with oversized island, slab quartz countertops, tile backsplash, and a walk-in pantry. Engineered hardwood floors on the main. The main level bedroom with ensuite bath is perfect for multi-gen, guest suite, or home office. The primary suite features French doors, barn door, bathroom with walk-in shower, soaking tub, and large walk-in closet. A sliding door opens to the generous covered patio with fully fenced backyard and convenient tool shed providing storage for all your gardening essentials. Located in the wonderful Thompson Woods community with parks and walking trails and convenient to Bethany shopping and dining as well as excellent schools.

*Listing Courtesy of Li Lanz Properties, LLC*



**8** ● **Pending** • Pending as of 6/8/2024 *MLS ID: 24505220*

**12397 NW Ashbrook Dr**      Single Family      5/4      3,794 sq ft      5,662      2020      \$1,289,900      N/A      \$340

Incredible Thompson Woods with wonderful outdoor living spaces & surrounded by greenspace. One of the best lots in the neighborhood! 3,794 Sq Ft with 5 bedrooms + den + bonus and 3.5 bathrooms. High ceilings throughout. Stunning kitchen with slab quartz, island and oversized walk-in pantry opens to great room with gas fireplace. Wall of sliding glass doors opens to beautiful covered outdoor space with 2nd gas fireplace. Primary suite with walk-in closet + 2 linen closets & spa like bathroom. Lower-level features guest bedroom with walk-in closet and full bath. Bonus room opens to patio with 3rd gas fireplace surrounded by lush level lawn. Privacy, Storage shed, 3 Zone Hi Efficiency HVAC & top schools - Findley/Tumwater/Sunset.

*Listing Courtesy of The Agency Portland*



**9** ● **Pending** • Pending as of 4/26/2024 *MLS ID: 24036469*

**12440 NW Laidlaw Rd**      Lot/Land      -/2      2,048 sq ft      169,448      1942      \$2,150,000      N/A      \$1,050

Attention Home Buyers and Builders, Welcome to a once-in-a-lifetime opportunity in the heart of Washington County's desirable North Bethany, Bonny Slope area! This is your chance to secure a slice of paradise on one of the last parcels with coveted R6 zoning. Imagine the possibilities of having upwards of 16 lots available, offering you the chance to create a community or take advantage of the Middle Housing Zoning opportunities, addressing the region's growing demand for quality homes. Alternatively, you may envision crafting your Custom Dream Homes on two separate tax lots, perfectly tailored to your unique vision and preferences. Safety and exclusivity are paramount, please note that property access is strictly by appointment only. Secure your spot today and take the first step towards a brighter, more rewarding future, today! **\*\*Buyer to do their own Due Diligence\*\***

*Listing Courtesy of Real Broker*

## 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 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*



11 **Pending** \*Pending as of 5/19/2024 *MLS ID: 24649988*

**12170 NW Millford St** Single Family 4/4 2,970 sq ft 6,534 2018 \$1,200,000 N/A \$404

This exquisite formal model home has 4 bedrooms plus bonus room with closet & 3.5 baths, featuring an oversized patio, long driveway, charging for electric cars in the garage, floor-to-ceiling fireplace, main-floor bedroom suite, plush carpet, engineered hardwood floors. Meticulously maintained and lightly lived in, better than new with upgraded materials, wainscotting, coved ceilings, ten-foot ceiling in main level, shiplap in primary bedroom, luxurious bathrooms, immaculately landscaped yard. Primary bath has double vanity, lots of storage & counter space, soaking tub, and tiled separate shower. Ample storage throughout the home. Large windows and south-facing kitchen, dining nook, and living room invite an abundance of light. The gourmet kitchen boasts high-end appliances including upgraded refrigerator, dual fuel 6-burner range with oven, separate oven and microwave oven, and higher-grade quartz countertop, beautiful backsplash, under-cabinet lighting, walk-in pantry, and butler's pantry. Spacious laundry room with plenty of counterspace and storage, hanging rod. Central hide-a-hose vacuum, never used. Home was built in 2019 according to builder. Sellers moved into home in 2020, original owners. This residence offers the perfect blend of elegance, functionality, and tranquility for discerning homeowners, with more privacy from a wide buffer on the side of the home, and not directly looking into surrounding homes.

*Listing Courtesy of RE/MAX Equity Group*



12 **Active** \*Active: 3/30/2024 *MLS ID: 24696396*

**12726 NW Naomi Ln** Single Family 6/4 3,849 sq ft 7,840 2004 \$1,050,000 N/A \$273

Exquisite 6 Bed, 3.5 Bath Multigenerational Home with Studio in Prime Location! Discover the epitome of modern multigenerational living in this exceptional 6-bedroom, 3.5-bathroom home boasting a studio with a separate entrance. From the moment you step inside, you'll be captivated by the light-filled, open floor plan on the main level, featuring a versatile office and a spacious great room, perfect for gatherings and entertaining guests. No detail has been overlooked in this fully remodeled gem, with premium vinyl floors, an updated kitchen, stainless steel appliances, quartz countertops, and a subway tile backsplash, creating a stunning aesthetic that seamlessly blends style and functionality. The five generously sized bedrooms ensure ample space for everyone to unwind and recharge. Equipped with solar panels and an EV charger, this home embodies eco-friendly living at its finest. The in-law suite offers potential for rental income (buyer to due diligence) and includes its own kitchen, full bathroom, and washer/dryer, providing privacy and independence for extended family members or guests. Outside, the fully fenced backyard beckons with a large covered deck and additional retractable awning, providing the perfect setting for outdoor entertainment year-round. Additional highlights include a converted bonus loft in the garage, new roof, and two cozy fireplaces, adding to the charm and comfort of this remarkable home. Don't miss your chance to experience the ultimate in multigenerational living in this prime location.

*Listing Courtesy of Opt*



## 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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**13** ● **Active** \*New, Active: 6/6/2024 *MLS ID: 24599434*  
**3150 NW Bauer Woods Dr** Single Family 4/3 3,722 sq ft 15,246 1987 \$1,195,000 N/A \$321

Nestled in highly desirable Bauer Woods, this custom-built gem has been meticulously maintained and updated. Featuring 4 beds and 3 full baths, offering main level living plus a huge upper bonus room and attached workshop. Serene privacy abounds with surrounding greenbelt spaces. This perfect entertainer boasts a large, flat grassy play-yard and impeccable hardscape areas complete with pergola, drip-system and French drains. Thoughtfully updated throughout including presidential roof, new exterior paint and hardscape, primary bath skylight, epoxy garage floors, updated kitchen appliances and so much more. See attached Features + Upgrades sheet for more details. Whether entertaining in the spacious living areas, tinkering in the workshop, or relaxing in the beautifully maintained yard, this home provides the perfect backdrop for a life well-lived.

*Listing Courtesy of ELEETE Real Estate*



**14** ● **Pending** \*Pending as of 6/1/2024 *MLS ID: 24432679*  
**4855 NW Keenan Pl** Single Family 5/4 4,563 sq ft 10,454 2006 \$1,795,000 N/A \$393

Nestled in the trees at the end of a private drive, this home offers everything you need for every day life and special occasion entertaining. 5 bdrms + 3.5 baths + bonus rm + office + loft From the upscale features--gleaming walnut floors, luxurious wallpaper and window coverings, exceptional woodwork, high-end kitchen, and outdoor entertaining spaces that include an outdoor kitchen, fire pit area and putting green - to the pure function of this exquisite home, with two furnaces and AC's, three fireplaces, a three-car garage, and more, you know you've found a special place. Gourmet kitchen has a large island with prep sink, high-end appliances, double ovens, 2 dishwashers and bar area. Cozy up in the window seat in the primary next to the fireplace. The owner's suite bath is so luxurious you feel like you're in a spa. 5th bedroom is attached to the bonus room, perfect for guests. Large size mud room with built-in's, sink and slate flooring. Great for storage. Near walking trails, Bethany shopping and restaurants, Nike and Intel. This home is a must-see!

*Listing Courtesy of Keller Williams Realty Professionals*



**15** ● **Active** \*Active: 2/1/2024 *MLS ID: 23072166*  
**13471 NW Bertani St** Single Family 5/3 4,046 sq ft 5,662 2007 \$1,095,000 N/A \$271

Best Value by far in Bethany, top rated schools & located close by Nike & Intel. Exceptional Arbor Heights traditional home featuring a sought-after floor plan with a main level bedroom and adjacent full bathroom. The Dunthorpe floor-plan includes a generous family room, gas fireplaces, built-ins, soaring high ceilings, and hand-scraped hardwoods, showcasing quality finishes throughout. The spacious kitchen boasts a granite island with a gas cooktop and grill, stainless steel appliances, a butler's pantry, and a nook with a slider to the backyard. The primary bath offers luxury with a jetted tub. The third floor introduces a second bonus room with skylights. This residence also includes a 3-car tandem garage and is conveniently located by a community pool and park, situated in a highly desirable neighborhood with access to top-notch schools.

*Listing Courtesy of Move Real Estate Inc*



**16** ● **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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17 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*



18 Pending \*Pending as of 6/9/2024 MLS ID: 24121421

**12608 NW Hamel Dr** Single Family 5/4 4,351 sq ft 6,534 2004 \$950,000 N/A \$218

Discover this stunning three-level updated home tucked into the quiet neighborhood of Bannister Creek in the sought-after Cedar Mill area of Portland. This spacious residence has room for all and multiple flex spaces! The main level has a wonderful flow with a large open kitchen featuring a butler's pantry and stainless appliances, while beautiful hardwood floors extend through the living and dining room. Upstairs features a large loft with three light-filled bedrooms + tucked away office with beautiful built-ins. The generously sized primary bedroom is perfect for cozy Pacific Northwest days. Cozy up to the gas fireplace and enjoy the recently remodeled luxurious primary bath (2023) with a beautiful soaking tub. Lower level makes for a great flex space with a large family/media room, bedroom, full bath, and sliding doors to the backyard, making it possible for multi-generational living or flex space. Recent updates include a new HVAC system (2023) and two tankless water heaters (2021), as well as a low-maintenance backyard (2023). Enjoy outdoor gatherings in any weather, thanks to the covered deck off the main living level. This home offers luxury, convenience, and tranquility and is conveniently located by multiple shopping centers, including the new Portland Rock Gym. High-Tech Corridor, Nike, and Intel are all just a short drive. Findley/Tumwater/Sunset. WA County! Don't miss the opportunity to own this meticulously maintained and beautifully updated home in one of Portland's most desirable areas. Schedule your tour today and experience all this exceptional property has to offer!

*Listing Courtesy of Neighbors Realty*



19 Pending \*Pending as of 5/28/2024 MLS ID: 24537642

**14193 NW Meadowridge Dr** Single Family 4/3 3,409 sq ft 6,969 2000 \$1,039,900 N/A \$305

Oakridge Estates on beautiful corner lot. Over 3,400 Sq Ft with main level bedroom & full bathroom. Dramatic two-story entry with sweeping staircase, formal living room & dining room. Gourmet kitchen with granite countertops, island and sunny eating nook opens to great room with gas fireplace & wall of windows. Primary suite retreat features sitting room with gas fireplace, remodeled spa-like bathroom & double walk-in closets. Incredible covered outdoor living area with stamped concrete, vaulted tongue and groove cedar ceiling, skylights and lush landscaping designed by landscape architect. Neighborhood park, tennis courts and walking trails. Great Schools- Findley/Tumwater/Sunset.

*Listing Courtesy of The Agency Portland*

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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20 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*

## 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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