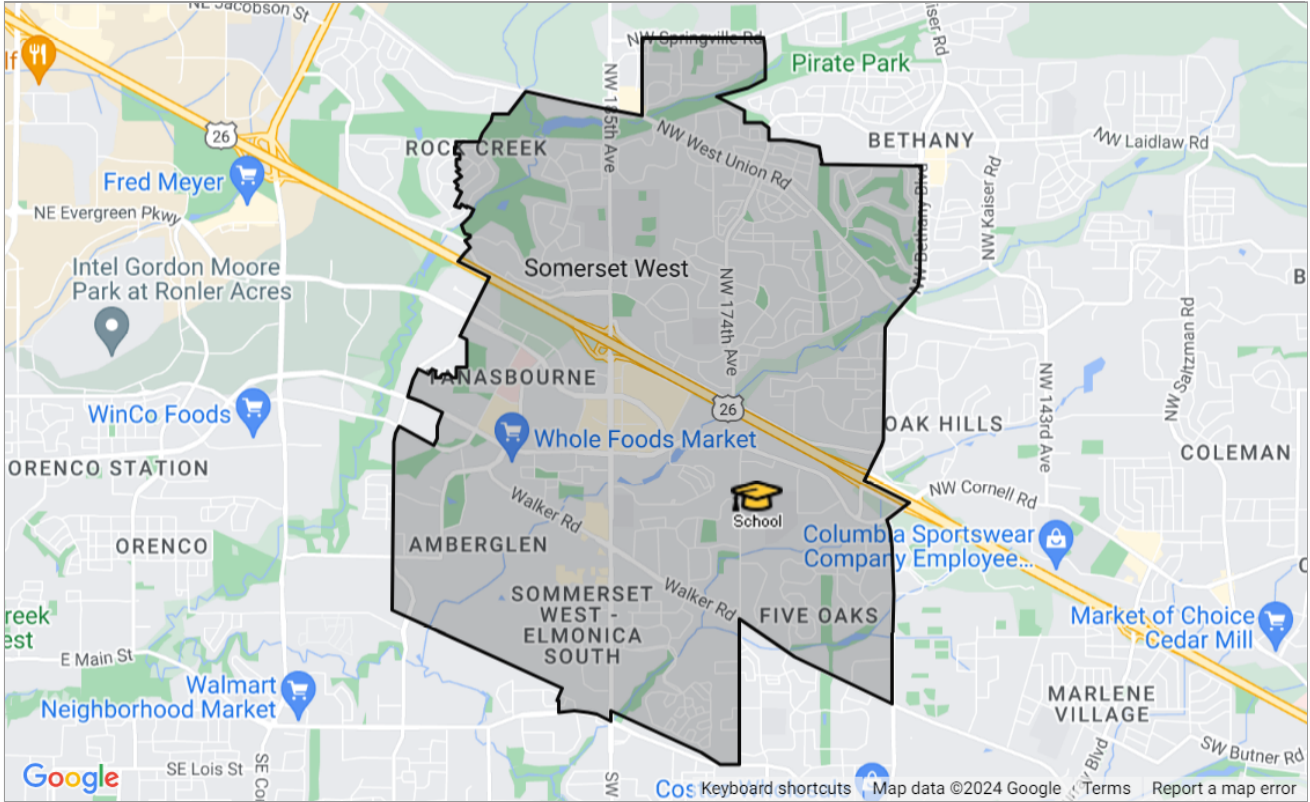




SCHOOL REPORT

# Five Oaks Middle School

Beaverton, Oregon



Presented by

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

Oregon Real Estate License: 200801215



Mobile: (503) 515-4499

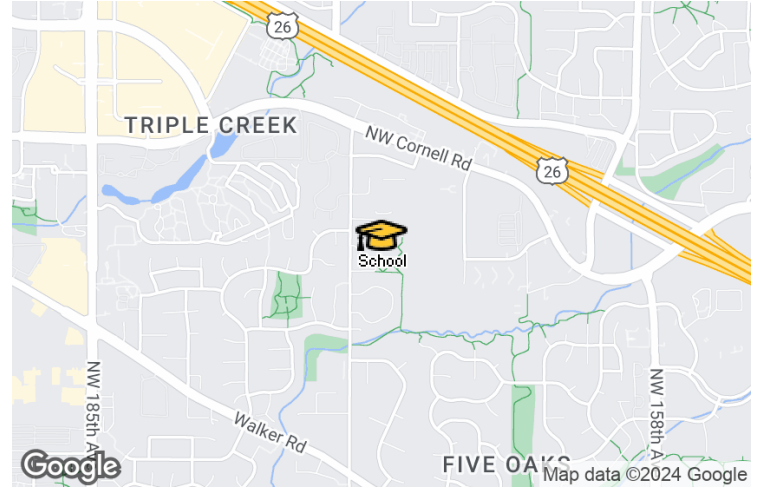
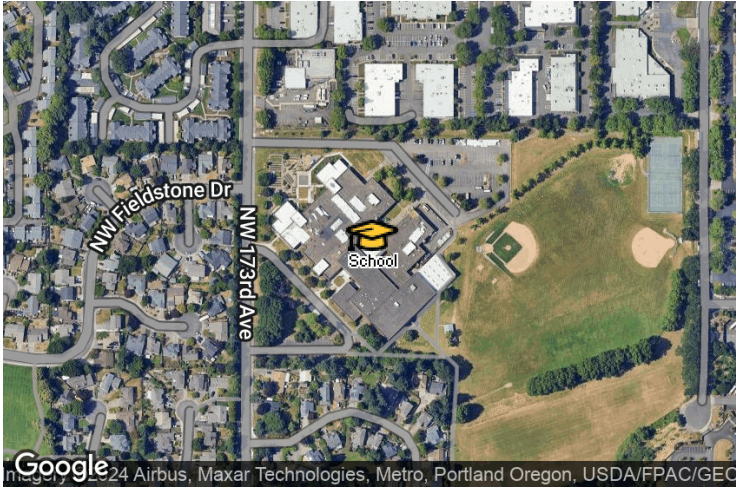
Main: [shawn@shawn-realty.com](mailto:shawn@shawn-realty.com)

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**Shawn Realty**

12829 NW Avignon Lane  
Portland, OR 97229

## School: Five Oaks Middle School



### School Details

**Name**  
Five Oaks Middle School

**Level**  
Middle

**Type**  
Public

**Grades Served**  
6-8

**School District**  
Beaverton School District

**Address**  
1600 Nw 173Rd Ave,  
Beaverton, OR 97006

**Phone**  
(503) 356-2600

### School Facts

	Five Oaks Middle School	Beaverton School District
<b>Overall Grade</b>	<b>A</b>	<b>A</b>
Total Enrollment	<b>759</b>	<b>39,253</b>
Students per Teacher	<b>17:1</b>	<b>18:1</b>
Students in Free Lunch Program	<b>26%</b>	<b>37%</b>
<b>Academic Grade</b>	<b>A-</b>	<b>A-</b>
Average GPA	<b>-</b>	<b>3.54 (out of 8319 responses)</b>
Math Proficiency	<b>45%</b>	<b>68%</b>
Reading Proficiency	<b>75%</b>	<b>76%</b>
Gifted Students	<b>10%</b>	<b>-</b>
AP Enrollments	<b>-</b>	<b>-</b>
Graduation Rate	<b>-</b>	<b>89%</b>
Average ACT Score	<b>-</b>	<b>28 (out of 1835 responses)</b>
Average SAT Score	<b>-</b>	<b>1,320 (out of 1785 responses)</b>
<b>Teacher Grade</b>	<b>A</b>	<b>A</b>
Average Teacher Salary	<b>\$69,922</b>	<b>\$75,985</b>
Teachers in 1st or 2nd Year	<b>7%</b>	<b>8%</b>

*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*

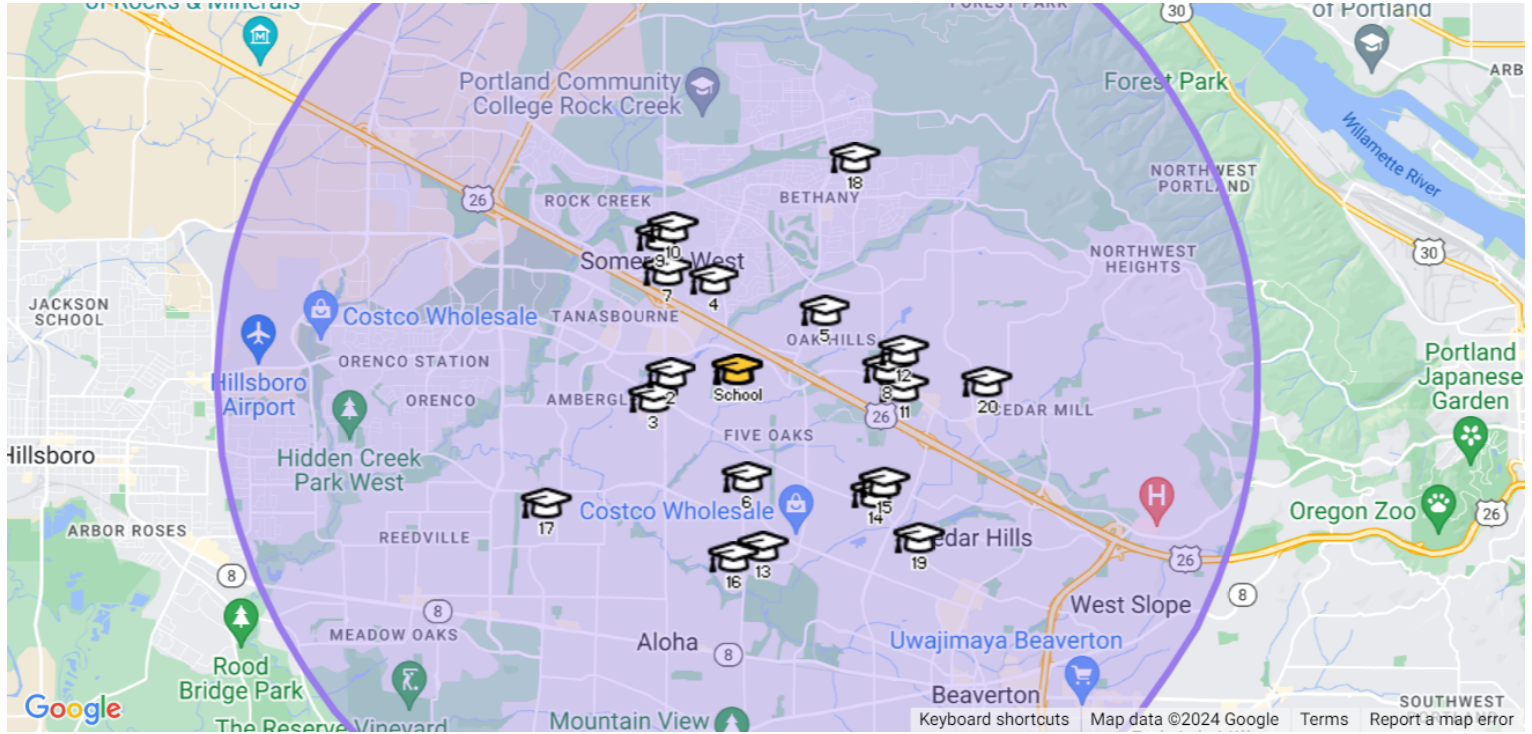
# Community Reviews for this School

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Posted: 8/30/2021 by Alum

Five Oaks gets an undeserved bad rep. May or may not have a correlation with the racial and socioeconomic makeup of the school... conveniently the whiter and richer schools with the same issues are held in higher regard. I went here awhile ago, and I really enjoyed it. Well... as much as you can enjoy middle school. Classes are known for being a little too easy, and the school is known for a student body on the wilder side. These are accurate, but no more than any other middle school. The band, art, and drama programs were phenomenal and a highlight of my experience. The teachers here are kind and know how to rein in obnoxious middle schoolers, the counselors are the best I've ever seen, and it was really nice attending such a diverse school. And they just remodeled the building!

## Nearby Schools (within 5 miles)

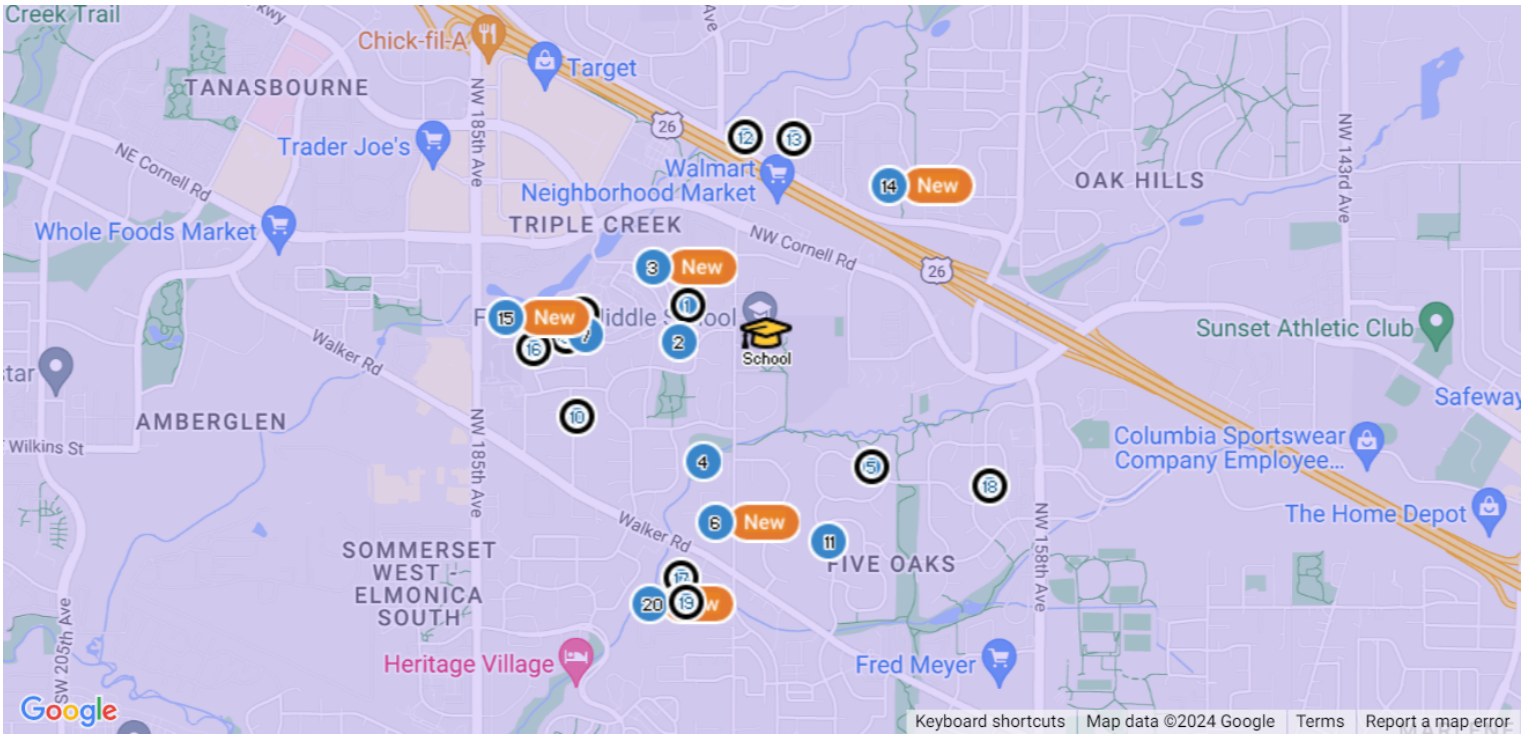


This School    Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	<b>Five Oaks Middle School</b>	–	Public	6-8	17	759	<b>A</b>	<b>Beaverton School District</b>
	<b>McKinley Elementary School</b>	–	Public	K-5	15	580	<b>B</b>	<b>Beaverton School District</b>
	<b>Beaverton Academy of Science &amp; Engineering</b>	–	Public	6-12	21	828	<b>A</b>	<b>Beaverton School District</b>
	<b>Bethany Elementary School</b>	–	Public	K-5	17	375	<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>
	<b>Elmonica Elementary School</b>	–	Public	K-5	17	432	<b>A</b>	<b>Beaverton School District</b>
	<b>Little Stars Montessori School</b>	–	Private	PK, K	1	14		<b>Beaverton School District</b>
	<b>Prince of Peace School</b>	–	Private	PK, K	65	162		<b>Beaverton School District</b>
	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District



	<b>Rock Creek Elementary School</b>	–	Public	K-5	20	420	<b>A</b>	<b>Beaverton School District</b>
	<b>Westview High School</b>	–	Public	9-12	22	2,360	<b>A</b>	<b>Beaverton School District</b>
	<b>Sunset High School</b>	–	Public	9-12	24	2,003	<b>A</b>	<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>Community School</b>	–	Public	9-12	4	87		<b>Beaverton School District</b>
	<b>Agia Sophia Academy</b>	–	Private	PK, K-5	6	42		<b>Beaverton School District</b>
	<b>Meadow Park Middle School</b>	–	Public	6-8	18	693	<b>A</b>	<b>Beaverton School District</b>
	<b>Beaver Acres Elementary School</b>	–	Public	K-5	16	698	<b>A-</b>	<b>Beaverton School District</b>
	<b>Tobias Elementary School</b>	–	Public	K-6	18	386	<b>B</b>	<b>Hillsboro School District</b>
	<b>Portland Chinese School</b>	–	Private	PK, K-12	13	66		<b>Beaverton School District</b>
	<b>Holy Trinity Catholic School</b>	–	Private	PK, K-8	18	305		<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>

## 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.
 <p>1 <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">●</span> Pending • Pending as of 5/25/2024    MLS ID: 24532087</p> <p><b>17513 NW Shorewood Dr</b>    Condo/Townhouse/Apt. 2/2    1,026 sq ft    -    1978    \$294,000    N/A    \$287</p> <p>Wonderful location in the Tanasbrook Condos, First time on the market in 45 years! Home sold "as-is". The owner is using the main level as a main level living space. Very accessible to the main floor with just a mini step. Great circular floor plan with 2 bedrooms and a full bath located upstairs. 1 car attached garage with an adjacent laundry room. Bring your ideas to make this your own. Furnace 2016 cleaned &amp; serviced 2024. Amenities at Tanasbrook include: a party room, pool, hot tub, and tennis courts. Close to shopping and restaurants, The community offers a neighborhood park, and many trails.</p> <p style="text-align: right;"><i>Listing Courtesy of Where, Inc</i></p>								
 <p>2 <span style="color: blue;">●</span> Active • Active: 4/11/2024    MLS ID: 24111758</p> <p><b>1591 NW Eastbrook Ct</b>    Condo/Townhouse/Apt. 2/2    1,026 sq ft    -    1978    \$314,900    N/A    \$307</p> <p>Tidy and well maintained condo at back of the complex. Vaulted ceilings, private deck off master bedroom. Low traffic in this desirable community. Plenty of updating. Newer carpets, floors, countertops, decks, and more. Great amenities with plenty of walking trails surrounding the home.</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Realty Portland Elite</i></p>								

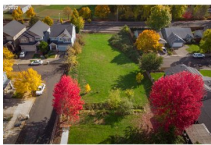
Listings closest to the school (cont.)	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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**3 ● Active** • *New, Active: 5/25/2024* *MLS ID: 24303704*  
**1870 NW Shorewood Ct** Condo/Townhouse/Apt. 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*



**4 ● Active** • *Active: 2/15/2024* *MLS ID: 24162575*  
**Waterleaf** Lot/Land –/– – – – \$359,000 N/A

PRIME Buildable land in the heart of Beaverton close to Costco, Nike, Hwy 26 & TANASBOURNE. Parcel 1 & 2 are no longer available. Parcel 3 is being sold and has lots of possibilities. Now could build 4 or more lots. One lot currently has curb, sidewalk & laterals installed. However, the city of Beaverton just changed zoning from R5 to RMB. New zoning allows for single fam homes, smaller lots & give opportunities to build townhomes, duplexes, triplex, etc.. OVER HALF AN ACRE BUILDABLE! Buyer to verify.

*Listing Courtesy of John L Scott Portland SW*



**5 ● Pending** • *Pending as of 5/31/2024* *MLS ID: 24403012*  
**16610 NW Mission Oaks Dr** Single Family 5/3 3,259 sq ft 7,405 1999 \$942,000 N/A \$289

Welcome to this beautiful custom built home nestled in a desirable Stonegate-Waterhouse neighborhood! This 3,259 square feet home meticulously maintained features 5 bedroom 2.5 baths and a spacious office/den. The open floor plan seamlessly connects the formal living room with fireplace and formal dining room, ideal for hosting and family gatherings. Step into a grand entrance with soaring vaulted ceilings and hardwood floors with an abundance of natural light streaming in from an array of windows providing a bright and airy atmosphere. Office/den on the main level has french doors that open to a beautiful built in cabinet and bookshelves. The open kitchen features under-cabinet lighting over quartz countertops, new stainless appliances with oversized sink, walk in pantry, a spacious island, and sunlit nook. Adjacent to the kitchen the family room features its own fireplace with a sliding door leading to an expansive patio area ideal for outdoor entertaining. Retreat to the luxurious primary bedroom featuring french doors opening to an ensuite bathroom adorned with new floors, jetted tub, floor to ceiling tiled shower, his and her sinks, and a grand walk-in closet. Other highlights include new interior paint, carpets replaced in the entire home, 9 foot ceilings, crown molding throughout, oversized 3-car garage with ample room for storage, and a 50 year presidential roof and gutters. Conveniently located mere minutes from High Way 26, Tualatin Hills Park and Rec, scenic walking trails, and many local amenities. This stunning home is ready for immediate move in.

*Listing Courtesy of Oregon First*

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 ● **Active** • *New, Active: 5/13/2024* MLS ID: 24526172

**17154 NW Woodmere Ct**      Single Family      4/3      2,943 sq ft      27,007      1981      \$925,000      N/A      \$314

Seller to contribute 1% towards closing costs and other prepaids. Prestigious Merewood home on a 1/2 acre lot right in the heart of the city! This 4 bedroom, 2.5 bathroom home is meticulously cared for with numerous upscale touches. It features gleaming hardwood floors, Wainscoting, bay windows/doors, and tons of storage in every closet. Each room has a view of green space in the yard. Main level has a wonderful great room, vaulted foyer, kitchen, den, dining, laundry room, and powder room. Custom-designed kitchen remodeled with many upgrades, including center island, lazy susan, full-length pantry, and pull-out shelving, hot water dispenser, garbage disposal, butler's pantry, marble and granite counter tops. Inviting living room boasts beautiful built-ins and a rock facade around the fireplace. Upstairs, you'll find the primary bedroom with a walk-in closet and bathroom with a walk-in shower and jacuzzi spa tub with a resort-like view to the backyard. There is also an open loft area upstairs, along with 2 nice-sized bedrooms and a spacious bedroom that can be used as a bonus/game/media room with a bar area and tons of storage. The backyard is a photographer and entertainer's dream! Beautifully landscaped with features including a waterfall, gazebo, fireplace, sheds with tons of storage, swing, many fruit and flower plants, sturdy trees, a concrete paved area, irrigation system. Freshly painted exterior, new gutters, recent heat pump and gas range, A/C, paid-off solar panels. Community has a very low HOA fee and all homes are 1/2 acre lots. Conveniently located minutes from trails, highway, Nike, Intel, Trimet train station, hospitals, grocery stores, gas, and top private schools. proximity to charter/private schools such as. You will not want to miss this home!

*Listing Courtesy of Oregon First*



7 ● **Active** • *Active: 5/1/2024* MLS ID: 24340555

**1554 NW Midlake Ln**      Condo/Townhouse/Apt. 3/2      1,328 sq ft      -      1974      \$333,000      N/A      \$251

This end unit townhouse style condo is bathed in natural light and features high ceilings. It offers a garage, a private front porch, and a private courtyard. The back deck provides scenic views of a park-like setting. The community amenities include tennis courts, a swimming pool, a hot tub, walking trails, a gym, and a community room. Inside, the main level hosts a bedroom and a full bath. Upstairs, you'll find two additional bedrooms, another full bath, and a laundry room. The living room boasts a cozy gas fireplace and a sliding door leading to the fully fenced deck. The living space is open to the dining room and kitchen, which features stainless-steel appliances, including a built-in dishwasher and breakfast bar. Notably, the third bedroom currently has a loft-style layout, overlooking the two-story great room below. From this vantage point, you can enjoy views of the meadow and trees through the abundant light-filled windows. Imagine waking up to that serene view each morning or as the backdrop for your home office!

*Listing Courtesy of Premiere Property Group, LLC*



8 ● **Pending** • *Pending as of 4/29/2024* MLS ID: 24546923

**1644 NW Midlake Ln**      Condo/Townhouse/Apt. 2/2      1,120 sq ft      -      1974      \$300,000      N/A      \$268

Location, location, location! This 2 bed, 1.5 bath Tanasbrook townhouse style condo offers modern amenities and community perks. Conveniently located within blocks of Tanasbourne shopping center with easy freeway access. HOA covers water, sewer, garbage, and grants access to pool, hot tub, tennis, basketball courts, and gym. Step inside to find a well-appointed main level featuring beautiful bamboo floors, creating a warm ambiance throughout. The cozy living area boasts a pellet stove for added comfort, creating the perfect spot to unwind. A slider provides easy access to your own private deck, ideal for al fresco dining or enjoying your morning coffee or evening drink. The kitchen includes the refrigerator and is equipped with new appliances, including a stove, dishwasher, and range hood. Additional features include A/C, a smart thermostat, a new furnace, vinyl windows for energy efficiency, a convenient carport, and a courtyard patio. Need extra storage space? You'll appreciate the detached shed with electricity. Entertainment is a breeze with the included TV in the spacious living room. With no rental cap, this townhouse offers excellent investment potential. Outside, explore acres of pathways, greenways, and a private pond. Don't miss out on this incredible opportunity to live the Tanasbrook lifestyle. schedule a showing today!

*Listing Courtesy of Berkshire Hathaway HomeServices NW 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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9 **Pending** \*Pending as of 5/11/2024 *MLS ID: 24467363*

**1547 NW Midlake Ln** Condo/Townhouse/Apt. 3/3 1,421 sq ft - 1974 \$354,000 N/A \$249

Step into a home that exudes modern elegance and sophistication. The highly desirable neutral color paint scheme lends itself to any decor style, giving you a blank canvas to design your dream interior. Luxuriate in the ambiance of the cozy fireplace that serves as the centerpiece of the living area. The culinary enthusiast will fall in love with the kitchen that is fitted with a stunning accent backsplash, lending a delicate touch of style. Retreat to the primary bedroom featuring double closets, offering ample space to house all your belongings. With new HVAC, cool off in the summers and stay warm in the winters with ease. The exterior of the home has received a fresh coat of paint, adding to the overall curb appeal. Experience the soft touch underfoot with new flooring throughout the home, combining comfort and aesthetics. This property is more than just a house, it's the embodiment of a tranquil lifestyle. This home could be the ultimate choice for those seeking refined tastes and comfort. This home has been virtually staged to illustrate its potential.

*Listing Courtesy of Opendoor Brokerage LLC*



10 **Pending** \*Pending as of 5/20/2024 *MLS ID: 24050926*

**17980 NW Bartley Ct** Single Family 3/2 1,470 sq ft - 1977 \$550,000 N/A \$374

Welcome to NW Bartley Court. Nestled in an established neighborhood of tree lined streets this 3 bedroom, 2 bath ranch style home sits on a large corner lot at the opening of the cul-de-sac. With fresh paint and new flooring throughout this move in ready home is waiting for you! Conveniently located to Nike, Intel, Tanasbourne, HWY 26 and so much more. 12 month First American Home Warranty included.

*Listing Courtesy of Professional Realty Services International, Inc*



11 **Active** \*Active: 4/4/2024 *MLS ID: 24463534*

**565 NW 167th Ave** Single Family 4/3 2,969 sq ft 7,840 1997 \$1,250,000 N/A \$421

Stunning custom-designed home nestled in the coveted Stonegate Waterhouse neighborhood! No detail has been left untouched. This immaculate home has mindful, high quality upgrades throughout featuring three recently updated full bathrooms, a newer 50-year presidential roof, hardwood floors, wainscoting, and shutter blinds adorning the windows. The heart of the home features an expansive kitchen, breakfast nook, and inviting living room with custom gas fireplace and beautiful built-ins. The gourmet kitchen is an entertainer's dream showcasing a gas Wolf range, marble counters, subzero refrigerator, built-in Miele espresso machine, walk-in pantry, wine fridge, large farm style sink, prep-sink, and so much more! Full bathroom, den/bedroom, and laundry room on the main level make for accessible options. Retreat to the primary bedroom, your private oasis, complete with a spa-like ensuite offering two separate vanities, a walk-in closet, large walk-in shower, and a soaking tub for unwinding after a long day. Spacious bonus room boasts high ceilings and ample storage. Step outside to the meticulously landscaped exterior, featuring a pergola, composite deck, custom paver-stamped patio and walkways, and raised beds with irrigation, providing an idyllic outdoor oasis for relaxation and entertainment. Conveniently located just minutes from stores, trails, and Hwy 26. See attached Upgrades Sheet for FULL features list!

*Listing Courtesy of Wholehearted Homes*







12 **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*

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.
	13 <b>Pending</b> *Pending as of 5/9/2024								
	MLS ID: 24251377								
	<b>16973 NW Shadow Hills Ln</b>	Single Family	3/3	1,738 sq ft	3,484	2004	\$570,000	N/A	\$328
	<p>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.</p> <p><i>Listing Courtesy of John L. Scott Market Center</i></p>								
	14 <b>Active</b> *New, Active: 6/5/2024								
	MLS ID: 24038115								
	<b>2225 NW 163rd Ter</b>	Single Family	4/3	2,501 sq ft	2,613	2015	\$699,900	N/A	\$280
	<p>Beautifully maintained light-filled Beaverton contemporary home in a quiet neighborhood, with easy access to parks, stores, freeway and a short commute to Nike and Intel. Large open great room with upgraded kitchen is perfect for entertaining in the summer or relaxing by the fire in the winter. Upstairs the primary bedroom also overlooks green space while the adjoining upgraded en suite has a bath, shower, separate toilet, large walk-in closet and double sinks. The rest of the floor is made up of two guest rooms, a guest bathroom and a laundry. Large bonus area, with a large storage closet, on the lower level could be a second living area or media room or exercise area. From this room, access the garage with additional storage and EV charger or the fenced yard via sliding doors onto the patio. If that wasn't enough, the home is on the Waterhouse trail with a 10-mile trail and multiple parks.</p> <p><i>Listing Courtesy of Windermere Realty Trust</i></p>								
	15 <b>Active</b> *New, Active: 5/29/2024								
	MLS ID: 24338319								
	<b>1649 NW Bridgeway Ln</b>	Condo/Townhouse/Apt. 2/2		1,120 sq ft	-	1974	\$300,000	N/A	\$268
	<p>Light-filled townhome located on outside edge of Tanasbrook community for extra privacy. Such a great location between Nike and Intel, blocks to Whole Foods/Streets of Tanasbourne, and Hwy 26. Main level features wood laminate floors throughout, lovely large windows and slider to private back deck with tree-lined view. Two bedrooms and one and a half bathrooms. New appliances in galley kitchen. Carport for covered parking. Fenced, front courtyard provides extra space! Fantastic condo complex amenities include pool, spa, sauna, tennis, community garden and game room.</p> <p><i>Listing Courtesy of Keller Williams Sunset Corridor</i></p>								
	16 <b>Pending</b> *Pending as of 6/4/2024								
	MLS ID: 24605190								
	<b>1495 NW Derrington Ct</b>	Single Family	4/3	2,396 sq ft	10,890	1976	\$679,000	N/A	\$283
	<p>Rarely found Large 2400sf ranch style home in a highly desirable neighborhood. Cul-de-sac. 4 beds and 3 full baths. Newly renovated. 2 master suites with walk in showers. Brand new 96% furnace and AC. Newer roof and newer water heater. Brand New interior and exterior paint. Brand new LVP flooring and new carpet throughout the entire house. 3 updated full baths with tile floor and new vanities. Granite kitchen counter top. 2 wood burning fireplaces. All new LED lights. Fully fenced backyard with a workshop. Right next to 185th and Walker rd and McKinley elementary school. Close to shopping, restaurants and high tech companies. Highly rated Westview High School.</p> <p><i>Listing Courtesy of Wooster Realty</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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17 Pending *• Pending as of 6/1/2024* MLS ID: 24566065

**17516 NW Bernard Pl** Single Family 4/3 2,166 sq ft 6,098 1990 \$650,000 N/A \$300

Open house Sat 12-3 & Sun 1-5:30 Awesome location for this charming Craftsman-style home with 4 bedrooms and 2.5 baths. Enjoy a private backyard with lush greenspace and a variety of fruit trees. The spacious living room features vaulted ceilings with a cozy wood-burning fireplace. The updated kitchen, complete with stainless steel appliances, opens to a welcoming family room with a slider to the backyard deck. The large master suite is complemented by three additional good-sized bedrooms. Located on a quiet cul-de-sac with easy access to Hwy 26, top-rated schools, Fred Meyer, and numerous dining options. Move-in ready!

*Listing Courtesy of Keller Williams Sunset Corridor*



18 Pending *• Pending as of 5/29/2024* MLS ID: 24557797

**16055 NW Elizabeth Ct** Single Family 4/3 2,467 sq ft 9,147 1985 \$749,900 N/A \$304

A Wonderful Opportunity to Live in the Picturesque Waterhouse. Unbeatable Location and Lots to Love about this Home. Large Corner Lot in Quiet Cul-de-sac just a block from trail leading to Community Park with Private Lake, Gazebo, and Picnic Area. Enjoy a Fully Fenced Yard with Newer Well Built Bamboo Composite/Trex Deck. Presidential Roof and 5 inch Gutters installed in 2022 and Anderson Fiberglass Windows in 2018. Newer Exterior Paint, Interior Paint Refreshed within last year, Brand New Carpet Throughout and New Water Heater. Solid Hardwood Floors, Traditional Plan with Formal Living and Dining. Spacious and Convenient Living with Room to Store Everything and More. Oversized 3 Car Garage with Built-ins and Work Area, Great Attic Storage, along with an 8x8 Tool Shed in the Backyard. Larger Improvements already Completed and Ready for your Final Touches to make this Home Sweet Home! Conveniently Located minutes from Tualatin Hills Park & Recreation, Nike, Intel, and Hi-Tech Corridor. Easy Access to Shopping, Dining, Entertainment, Max, on Bus Line, and right off of Hwy 26. Low Annual HOA Dues, Excellent Schools and Washington County Taxes.

*Listing Courtesy of RE/MAX Equity Group*



19 Pending *• Pending as of 6/2/2024* MLS ID: 24414286

**17688 NW Shady Fir Loop, #37** Mobile/Manufactured 3/2 1,629 sq ft 634,669 1995 \$278,000 N/A \$171

"Best Kept Secret" Is this parks Nick name>>> Springwood Estates has a beautiful WELL MAINTAINED home ready for a new owner!1995 Top of the line "Marlette" Manufacture Home. 1629 sq.ft.2 bedroom PLUS office with French doors. New ceiling fans. New ceiling lights in dining room and entry way. New Ada double flush toilets, and cabinet pulls. Bedroom closets come with installed closet Organizers. New water proof flooring. New smooth top stove cook top. New dimmer light switches in bathroom, kitchen, and hallway. New interior & exterior paint. Outside is new trex decking with medal railing & gate. Landscape concrete steps to lower yard. All new outside lights on all 3 exterior doors & garage door. Includes dog run area, side gates & low maintenance landscaping. Don't mis the dog run on the side of the home. Park rent \$1,025.

*Listing Courtesy of MORE Realty*



20 Active *• New, Active: 6/6/2024* MLS ID: 24180234

**17680 NW Shady Fir Loop, #36** Mobile/Manufactured 2/2 1,080 sq ft 634,669 1995 \$134,000 N/A \$124

Welcome to your peaceful retreat in the heart of this vibrant 55+ community. This charming 2 bed, 2 bath home offers spacious living areas and a serene atmosphere. Nestled within a private gated community, you'll enjoy tranquility and security, while still being close to amenities and activities. The spacious yard provides for many possibilities, as well as an outdoor shed for extra space. With its inviting layout and convenient location, this home is perfect for those seeking an active and peaceful lifestyle.

*Listing Courtesy of Keller Williams PDX Central*

## 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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