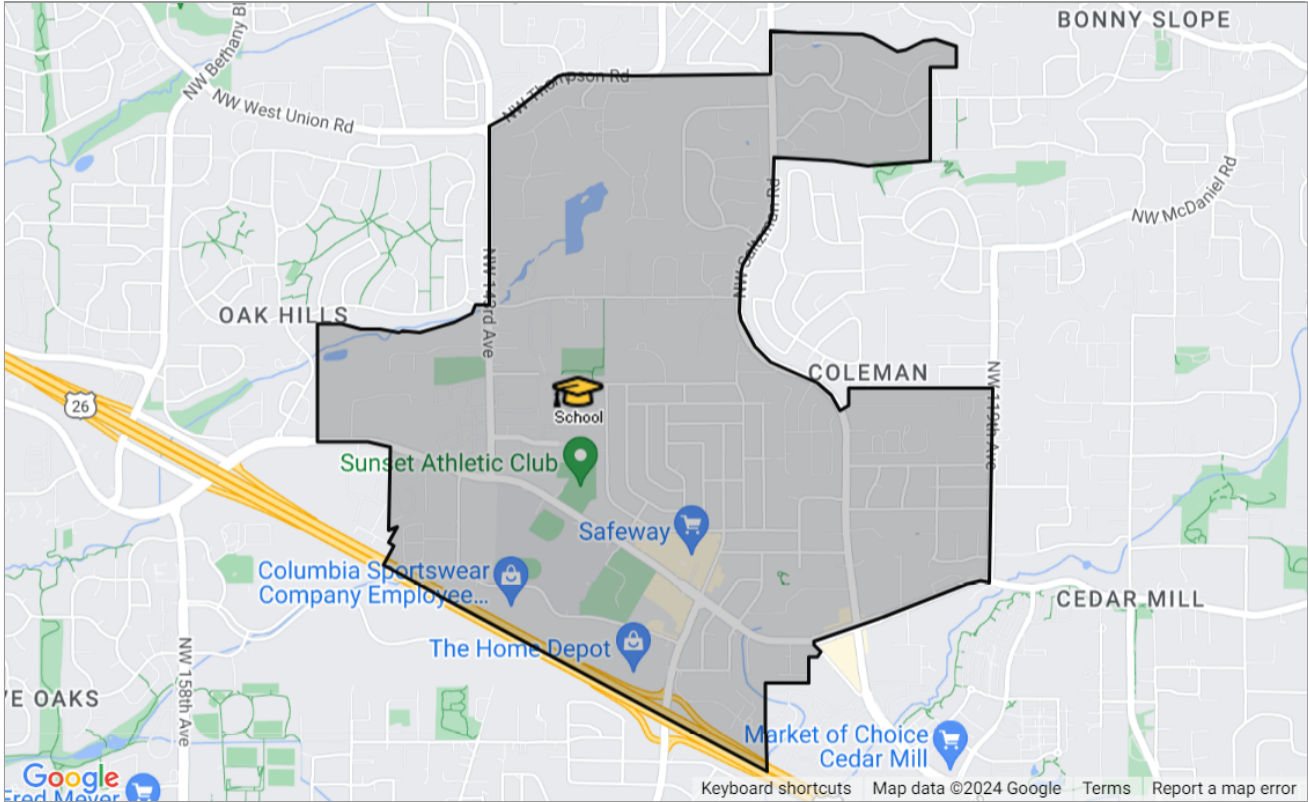




SCHOOL REPORT

# Terra Linda Elementary School

Portland, Oregon



Presented by

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

Oregon Real Estate License: 200801215



Mobile: (503) 515-4499

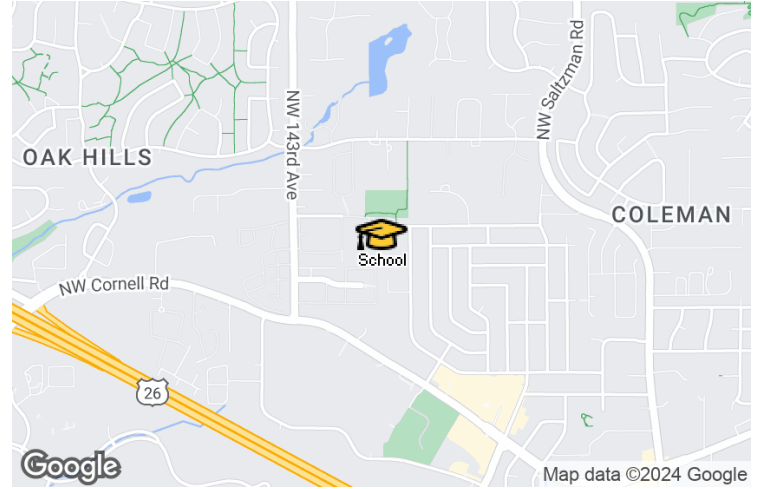
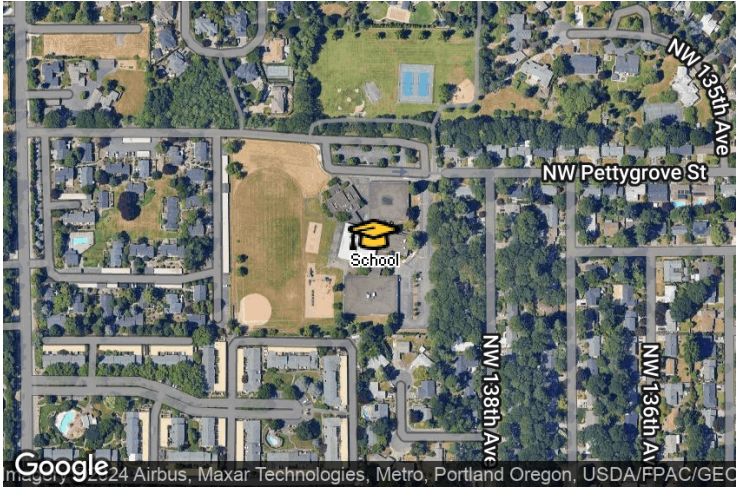
Main: [shawn@shawn-realty.com](mailto:shawn@shawn-realty.com)

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

**Shawn Realty**

12829 NW Avignon Lane  
Portland, OR 97229

## School: Terra Linda Elementary School



### School Details

**Name**  
Terra Linda Elementary School

**Level**  
Elementary

**Type**  
Public

**Grades Served**  
K-5

**School District**  
Beaverton School District

**Address**  
1998 Nw 143Rd Ave,  
Portland, OR 97229

**Phone**  
(503) 356-2520

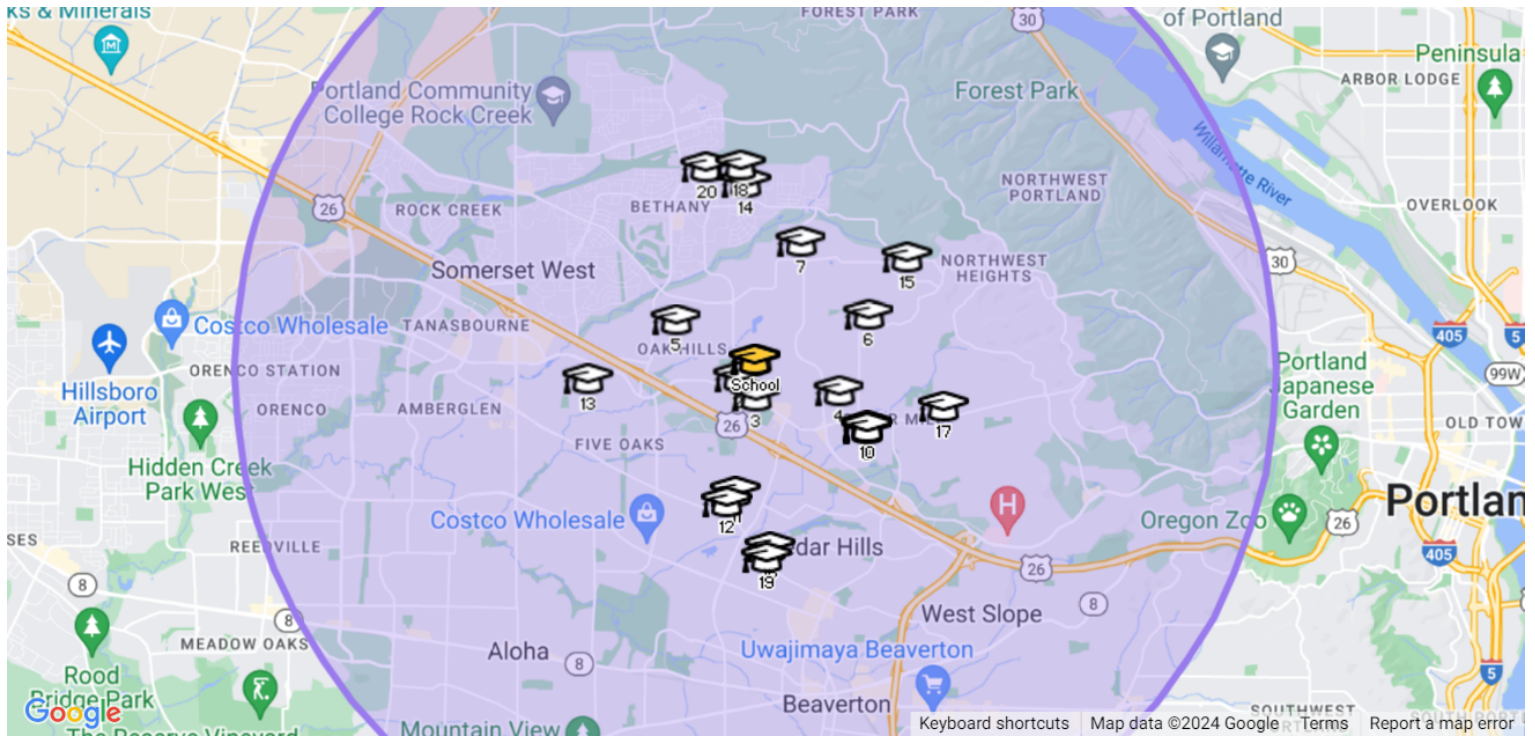
### School Facts

	Terra Linda Elementary School	Beaverton School District
<b>Overall Grade</b>	<b>A</b>	<b>A</b>
Total Enrollment	288	39,253
Students per Teacher	15:1	18:1
Students in Free Lunch Program	20%	37%
<b>Academic Grade</b>	<b>A</b>	<b>A-</b>
Average GPA	-	3.54 (out of 8319 responses)
Math Proficiency	65%	68%
Reading Proficiency	75%	76%
Gifted Students	11%	-
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>B+</b>	<b>A</b>
Average Teacher Salary	\$69,922	\$75,985
Teachers in 1st or 2nd Year	-	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*

## Nearby Schools (within 5 miles)

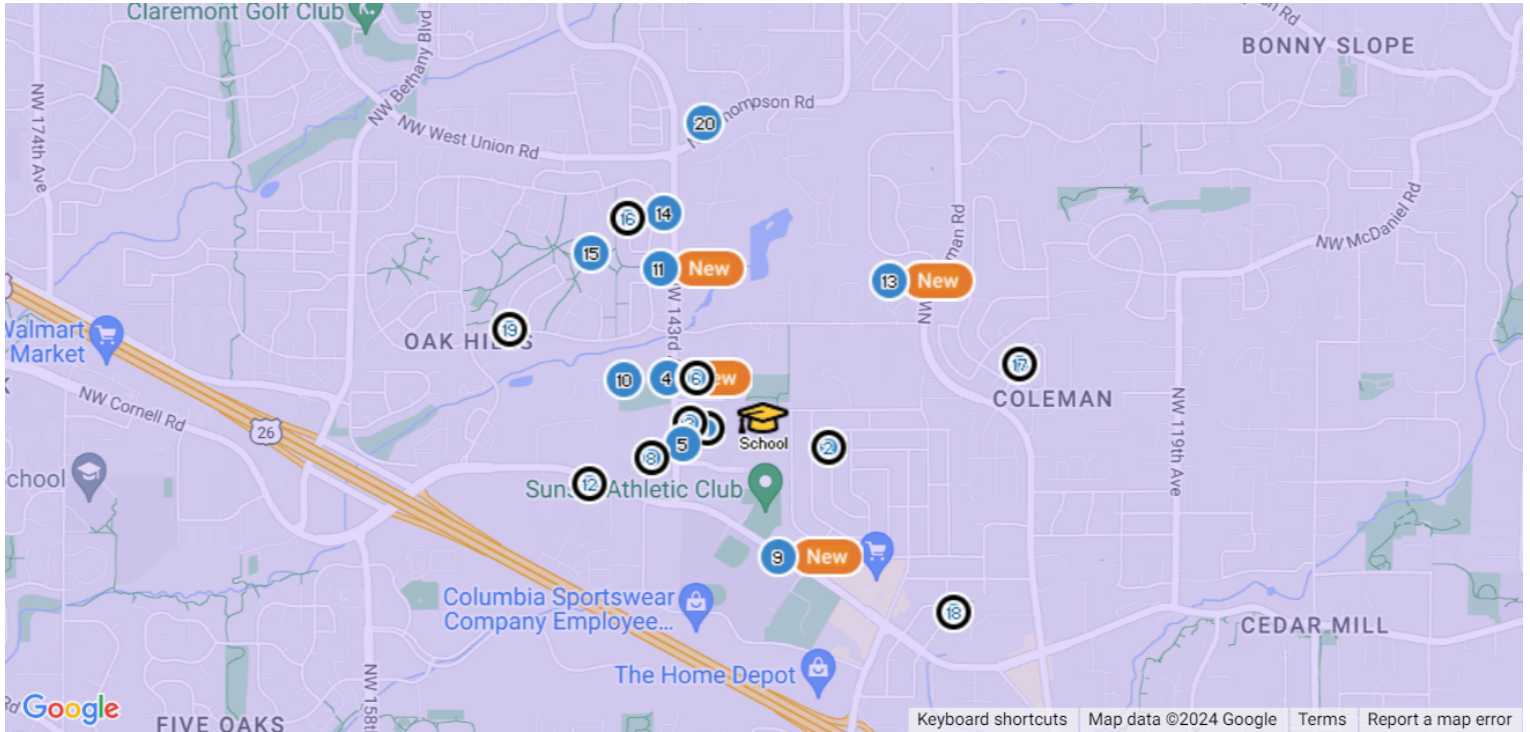


This School    Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	<b>Terra Linda Elementary School</b>	–	Public	K-5	15	288	<b>A</b>	<b>Beaverton School District</b>
	<b>Prince of Peace School</b>	–	Private	PK, K	65	162		<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>St. Pius X. School</b>	–	Private	PK, K-8	13	541	<b>B</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>Bonny Slope Elementary School</b>	–	Public	PK, K-5	20	608	<b>A</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>Tumwater Middle School</b>	–	Public	6-8	23	874		<b>Beaverton School District</b>
	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District



	<b>Flex Online School</b>	–	Public	K-12	29	1,653		<b>Beaverton School District</b>
	<b>William Walker Elementary School</b>	–	Public	PK, K-5	14	489		<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>Five Oaks Middle School</b>	–	Public	6-8	17	759		<b>Beaverton School District</b>
	<b>Stoller Middle School</b>	–	Public	6-8	24	1,039		<b>Beaverton School District</b>
	<b>Montessori School of Beaverton</b>	–	Private	PK, K-6	25	172		<b>Beaverton School District</b>
	<b>Holy Trinity Catholic School</b>	–	Private	PK, K-8	18	305		<b>Beaverton School District</b>
	<b>Cedar Mill Elementary School</b>	–	Public	K-5	20	375		<b>Beaverton School District</b>
	<b>Jacob Wismer Elementary School</b>	–	Public	K-5	18	571		<b>Beaverton School District</b>
	<b>Barnes Elementary School</b>	–	Public	PK, K-5	15	512		<b>Beaverton School District</b>
	<b>Portland Chinese School</b>	–	Private	PK, K-12	13	66		<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="color: lightblue;">●</span> Pending • Pending as of 6/9/2024 <i>MLS ID: 24225187</i></p> <p><b>1920 NW 143rd Ave, Apt 42</b>    Condo/Townhouse/Apt. 1/1    626 sq ft    -    1992    \$225,000    N/A    \$359</p> <p>Upstairs condo in desirable Terra Linda overlooking greenspace. Easy living in this one bedroom &amp; one bath space. Spacious kitchen has stainless steel stove and refrigerator with an eating bar. Plus dishwasher, tile counters and maple cabinets. Vaulted ceilings, slider to balcony and new skylights make the living room light and bright! Bedroom has large closet. Washer and dryer in the unit. New water heater- Reserved covered parking. Rare condo that HOA says can be used for Airbnb!</p> <p><i>Listing Courtesy of Lovejoy Real Estate</i></p>								
 <p>2 <span style="color: lightblue;">●</span> Pending • Pending as of 5/5/2024 <i>MLS ID: 24540975</i></p> <p><b>1765 NW 136th Ave</b>    Single Family    4/3    2,348 sq ft    -    1966    \$800,000    N/A    \$341</p> <p>Timeless well cared for traditional in sought after Terra Linda neighborhood North of sunset highway in Cedar Mill. Updated bathrooms, new interior paint, large kitchen and family room area with views of the secluded level backyard. Hardwoods throughout except family room. Private setting with oversized garage. Lots of storage too!</p> <p><i>Listing Courtesy of Keller Williams Sunset Corridor</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** ● Pending *\*Pending as of 5/17/2024* *MLS ID: 24379465*  
**1924 NW 143rd Ave, Apt 51** Condo/Townhouse/Apt. 1/1 626 sq ft – 1992 \$250,000 N/A \$399

Welcome to your charming retreat in the heart of convenience! This delightful 1-bedroom, 1-bathroom end unit condo features a rare, sunny and spacious fenced backyard, perfect for relaxing or entertaining. Enjoy the fragrant mature lavender bushes and 2 raised garden beds perfect for growing your own vegetables or flowers! Retreat under the covered patio area if the sun gets too warm or it starts to sprinkle. It's wonderful indoor/outdoor living! Natural light floods the interior, highlighting the open layout and creating a warm, inviting atmosphere. The bathroom features a beautifully refinished bathtub, adding a touch of luxury to your daily routine. Enjoy the sparkling community pool (opens Memorial Day weekend), ideal for cooling off on hot summer days or simply lounging in the sun. Set in an amazing location near Hwy 26, Nike, Columbia Sportswear, grocery stores, and restaurants, this condo offers the perfect blend of comfort and convenience. Don't miss out on this opportunity to own a piece of paradise! New roof in 2022. You won't want to miss this one!

*Listing Courtesy of Cascade Hasson Sotheby's International Realty*



**4** ● Active *\*New, Active: 6/3/2024* *MLS ID: 24381499*  
**14232 NW Archery Ln** Single Family 4/3 1,839 sq ft 2,613 2024 \$659,950 N/A \$359

This is the only North facing corner lot! Brand New Neighborhood in Bethany starting at \$649,950. Located only 1/2 mile to Sunset High School & Oak Hills Park! Willow Creek Place is built by Award winning local builder JT Smith Homes. during Early Release of Homes! Pre-sale opportunities await. Buyers will enjoy a high level of included features: Kitchens boast SS appliances, laminate hardwood floors, custom painted cabinets and coordinating stained Island with Quartz countertops and covered deck off the dining room. Primary suites offer vaulted or coved ceilings, ceiling fan, walk-in closet, and double sinks with quartz countertops. Oversized Two car garage w/ space for home gym or shop, fenced backyard and patio. Get in early and choose your interior finishes to truly make this home your own. Don't Miss out on the Builder incentive \$10,000 towards closing costs or upgrades for a limited time only!

*Listing Courtesy of John L. Scott*



**5** ● Active *\*Active: 4/5/2024* *MLS ID: 24173225*  
**1900 NW 143rd Ave, Apt 3** Condo/Townhouse/Apt. 2/1 833 sq ft – 1992 \$282,000 N/A \$339

This tastefully updated Terra Linda condo is centrally located close to Columbia, Nike, Intel, Highway 26, and more! The two-bedroom unit has an open floor plan with a kitchen, dining, and living space that flows seamlessly through the sliding doors to the covered patio overlooking a large, private, and fenced-in backyard. Enjoy cooking in the modern kitchen with a five-burner range, subway tile backsplash, quartz countertops, and a butcher block eating bar. The bathroom features on-trend flooring, dual sinks, quartz counters, and wood-surround mirrors. Admire the updated features like an A/C & heat mini-split, no carpet throughout, and an in-unit washer and dryer. Rare two-assigned parking spaces (including one covered space), plenty of guest parking spaces, a pet-friendly complex, and a 3'x3' storage locker. Perfect for the buyer who would love to host a summer party with a clubhouse, picnic tables, and a giant pool directly across the street from the unit. Terra Linda Elementary School and Terra Linda Park are only steps away from the condo, with a playground and tennis courts.

*Listing Courtesy of Cascade Hasson Sotheby's International Realty*



**6** ● Pending *\*Pending as of 5/24/2024* *MLS ID: 24302412*  
**14244 NW Archery Ln** Single Family 4/3 1,839 sq ft 2,178 2024 \$669,950 N/A \$364

Brand New Neighborhood in Bethany starting at \$649,950. Located only 1/2 mile to Sunset High School & Oak Hills Park! Willow Creek Place is built by Award winning local builder JT Smith Homes. Pre-sale opportunities await. Buyers will enjoy a high level of included features: Kitchens boast SS appliances, laminate hardwood floors, custom painted cabinets and coordinating stained Island with Quartz countertops and covered deck off the dining room. Primary suites offer vaulted or coved ceilings, ceiling fan, walk-in closet, and double sinks with quartz countertops. Oversized Two car garage w/ space for home gym or shop, fenced backyard and patio. Get in early and choose your interior finishes to truly make this home your own. Don't Miss out on this Introductory pricing!

*Listing Courtesy of John L. Scott*

Listings closest to the school (cont.)	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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7 **Pending** • Pending as of 6/1/2024 *MLS ID: 24005226*

**14248 NW Archery Ln** Single Family 3/3 1,839 sq ft 2,178 2024 \$649,950 N/A \$353

Brand New Neighborhood in Bethany starting at \$649,950. Located only 1/2 mile to Sunset High School & Oak Hills Park! Willow Creek Place is built by Award winning local builder JT Smith Homes. during Early Release of Homes! Pre-sale opportunities await. Buyers will enjoy a high level of included features: Kitchens boast SS appliances, laminate hardwood floors, custom painted cabinets and coordinating stained Island with Quartz countertops and covered deck off the dining room. Primary suites offer vaulted or coved ceilings, ceiling fan, walk-in closet, and double sinks with quartz countertops. Oversized Two car garage w/ space for home gym or shop, fenced backyard and patio. Get in early and choose your interior finishes to truly make this home your own. Don't Miss out on this Introductory pricing!

*Listing Courtesy of John L. Scott*



8 **Pending** • Pending as of 5/16/2024 *MLS ID: 24578801*

**1783 NW 143rd Ave, Unit 22** Condo/Townhouse/Apt. 2/2 1,244 sq ft - 1981 \$339,000 N/A \$273

Light, Bright with vaulted ceilings and an open floor plan make this condo live large! Enter into the spacious light filled entryway, up the wide circular stairs, and you are in your own oasis! The vaulted great room with fireplace and a slider to your private deck is wonderful. The kitchen is updated with granite countertops and tile backsplash. The sink overlooks trees for peaceful living. "Huge" is the word to describe the primary bedroom! Vaulted ceilings, huge walk in closet with upscale closet system and of course a full bathroom. All appliances are included! The HOA covers water, sewer & garbage plus all the landscaping and exterior maintenance allowing you to sit back, relax & enjoy the pool & sauna which is right across the parking lot! Plenty of guest parking, and best of all, near shopping, eateries and quick to highway 26, Nike & Hi-tech!

*Listing Courtesy of RE/MAX Equity Group*



9 **Active** • New, Active: 5/13/2024 *MLS ID: 24151697*

**1255 NW Trail Ave, Unit 6** Condo/Townhouse/Apt. 2/2 1,088 sq ft - 1966 \$325,000 N/A \$299

Gorgeous 2 bedroom townhome located in the desirable Terra Linda/Cedar Mill Neighborhood... close to shopping, dining, transit and highly sought after schools! Features a fenced front yard maintained by HOA and a fenced rear patio! The kitchen & dining area features Luxury Vinyl Tile. New Carpeting and New Interior Paint thru-out! Back patio gate and kitchen slider lock with keys for easy access from covered parking. Extra private locked storage in basement. This unit has one deeded under-cover parking space in the carport. New Refrigerator is included.

*Listing Courtesy of John L. Scott*



10 **Active** • Active: 3/15/2024 *MLS ID: 24299357*

**14582 NW Hunters Dr** Multifamily/Multiplex 6/4 2,392 sq ft 7,405 1980 \$679,000 N/A \$284

Rare find in Oak Hills area! Each unit 3 bedroom, 1.5 bathroom, updated kitchen and bathroom. Wood burning fireplaces, large living spaces, fenced backyards. W/D hook-ups. Large single car garages. Near shopping, restaurants, freeway. Beaverton school district. Great curb appeal!

*Listing Courtesy of Brokers Realty, 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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11 **Active** • *New, Active: 6/2/2024* *MLS ID: 24152456*

**14245 NW Belle Ct** Single Family 4/3 2,100 sq ft 14,374 1910 \$925,000 N/A \$440

Step inside the 1910 farmhouse where each room weaves a tale of history and charm. Nestled on a generous 1/3 acre in a serene cul-de-sac in Washington County. The interior is a harmonious blend of vintage allure and modern comfort. The living spaces are adorned with period-appropriate fixtures built-in cabinetry and hardwood floors, offering a nod to the craftsmanship of yesteryear. The kitchen and bathrooms have been thoughtfully updated to provide modern conveniences without sacrificing the home's timeless character. It's a place where every corner offers a vignette of tranquility and warmth, inviting you to create new memories while cherishing the old. The mature gardens beckon with an open invitation for leisurely afternoon teas, lively evening barbecues, or a wedding while the air is perfumed with the sweet scents of blooming roses and the fruity promises of cherry, plum, and fig trees. A short stroll away is Terra Linda Elementary School, and despite its proximity to the Lakeshore Estates and Hartung Farms, this gem offers the luxury of no HOA fees. The grandeur of the past meets the convenience of the present with a sweeping circular driveway that warmly welcomes guests into this slice of pastoral paradise. Conveniently located in 97229, close to Nike, Intel, Columbia Sportswear, St Vincent's in the history rich Cedar Mill area.

*Listing Courtesy of Windermere Realty Trust*



12 **Pending** • *Pending as of 12/5/2023* *MLS ID: 23532402*

**15788 NW Raywood Ln, #L19** Single Family 4/3 2,254 sq ft - 2023 \$799,995 N/A \$355

is now open at Hosford Farms Terra! Located on a North facing, corner site this to-be-built Warrenton main level is spacious and open, with a large kitchen with an abundance of countertop space, and patio off the great room. The upstairs offers a spacious primary suite with large walk-in closet, spacious primary bathroom and three guest bedrooms. There is still time to choose your finishes with our professional design studio.

*Listing Courtesy of Toll Brothers Real Estate Inc*



13 **Active** • *New, Active: 5/23/2024* *MLS ID: 24659856*

**13170 NW Helen Ln** Single Family 4/4 3,033 sq ft 11,325 1994 \$1,100,000 N/A \$363

Stunning custom 4+ bedroom home with 18' marble entry. Low-traffic cul-de-sac home on 1/4 acre. Main floor office is possible 5th bedroom. High ceilings & open kitchen with gas range, granite counters & updated appliances. Tasteful tile throughout. Open family room with fireplace. Includes formal living & dining rooms. Spacious & private backyard with covered deck, basketball court & yard. Roomy triple garage. Main bathroom features jetted tub & walk-in closet. Storage galore. Outdoor basketball court can be painted for pickleball.

*Listing Courtesy of Certified Realty Company*



14 **Active** • *Active: 4/10/2024* *MLS ID: 24556671*

**2890 NW 144th Ave** Single Family 5/3 3,639 sq ft 12,196 1971 \$925,000 N/A \$254

Welcome to this beautifully remodeled traditional home nestled in the prestigious Oak Hills Historical Community. Boasting extensive upgrades, modern elegance and classic charm, this exquisite residence offers a perfect blend of comfort and style. As you step inside, you'll be greeted by warm-toned hardwood flooring that flows seamlessly throughout the home. The remodeled kitchen is a chef's delight, featuring an expansive quartz island and counters, complemented by a modern full-height tile accent wall and sleek white shaker cabinets. Indulge in the lavish Owner's Suite on the main floor, boasting a spacious walk-in closet and a modern en-suite bathroom adorned with a luxurious soaking tub, a tile walk-in shower, and dual vanity sinks. Step outside to experience outdoor tranquility through the slider from the living area or Owner's Suite onto the spacious updated deck, where you can relax in the gazebo or take a dip in your private pool - all set within the oversized fenced backyard with a convenient garden shed. This amenity-rich community offers an unparalleled lifestyle with 2 pools, tennis courts, a baseball field, basketball courts, a clubhouse, playgrounds, and picturesque parks and walking/running trails. Explore the nearby beautiful community parks, dog parks, scenic hiking trails, and a pristine golf course. Conveniently located, this home provides easy access to Hwy 26, Nike headquarters, and the bustling High-Tech Corridor, making commuting a breeze. Seize the opportunity to call this charming home yours!

*Listing Courtesy of eXp Realty, LLC*

Listings closest to the school (cont.)	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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15 ● **Active** \*Active: 4/19/2024 *MLS ID: 24220863*

**14704 NW Forestel Loop**      Single Family      5/3      3,854 sq ft      10,454      1972      \$2,300,000      N/A      \$597

Introducing an exquisite family haven nestled in the prestigious Oak Hills neighborhood! This stunning residence boasts an impressive 3,854 square feet of luxurious living space, offering ample room to accommodate your every need. Step inside and discover a thoughtfully designed floor plan, featuring five bedrooms and three bathrooms, ensuring comfort and privacy for the entire family. From the elegant primary suite to the spacious guest rooms, each space is meticulously crafted with your utmost comfort in mind. Outside, enjoy the tranquility of the Oak Hills neighborhood from the comfort of your own backyard oasis. Relax on the patio as you soak in the lush greenery and serene surroundings, or gather around the fire pit for cozy evenings under the stars. With a prime location, luxurious amenities, and impeccable craftsmanship throughout, this magnificent home offers the ultimate in upscale suburban living. Don't miss your chance to make this dream home yours?schedule a showing today and experience the height of comfort and sophistication!

*Listing Courtesy of Welcome Home Realty*



16 ● **Pending** \*Pending as of 5/30/2024 *MLS ID: 23361173*

**2825 NW Eastway Ct**      Single Family      4/3      2,889 sq ft      11,325      1972      \$900,000      N/A      \$312

Stunning Remodeled Home in Oak HillsPrepare to be amazed by the breathtaking transformation of this home, one of the finest remodels you'll encounter. Every detail has been meticulously planned, resulting in a truly remarkable living space that stands out from the rest. Additional square footage has been seamlessly integrated upstairs, converting the loft into a magnificent primary suite, offering unparalleled comfort and convenience with one suite located on each floor.Step inside to discover a home where no surface has been left untouched. From the exterior to the interior, every aspect has been carefully considered and improved upon. The outdoor living space has been enhanced to perfection, allowing you to fully appreciate the serene backdrop of the greenspace. Whether you're relaxing or entertaining, this home truly shines. Inside, you'll be captivated by the abundance of interior touches that elevate this home beyond its vintage. From the elegant finishes to the modern amenities, every detail reflects a level of craftsmanship and style rarely found elsewhere. This home is not just renovated.....it's reborn! As good as new and a true unicorn in Oak Hills. Don't miss the opportunity to make this extraordinary property your own.

*Listing Courtesy of John L. Scott*



17 ● **Pending** \*Pending as of 5/15/2024 *MLS ID: 23127717*

**12822 NW Majestic Sequoia Way**      Single Family      5/7      6,116 sq ft      20,908      2005      \$2,695,000      N/A      \$441

Here it is, your own private Ritz Resort Luxury Estate! Located in 'close in' Washington County on Majestic Sequoia section of Bauer Oaks Estates. Rarely is there an opportunity to purchase in this quiet loop of 26 stunning homes, but here is your opportunity to have it all: 5 Bedrooms, 5 Baths, 2 half baths, Grand Foyer, Beautiful Living and Dining, along with a 24 x 22 Great room with two walls of windows and 18ft ceilings overlooking your picturesque water world. Three full suites, one on the main floor, and the primary upstairs enjoys serene private views over the property. Big time entertainment kitchen, wonderful multi-purpose bonus room with projector, surround and kitchenette/bar. The outdoor oasis salt water pool can be a peaceful retreat or an entertainment mecca with its light show, spouting water jets, and the waterfall from the 12 person spa. The covered living space enjoys a spacious kitchen, living area, and pool full-bath. Six fireplaces create ambiance and warmth in the following rooms: living, dining, great, primary, primary bath, and kitchen, along with the outdoor living, and fire pit in the yard. Freshly paint indoors and out and all new HVAC in 2017. Home is turnkey ready and ideally located near Nike, Intel, Providence, and downtown.

*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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18 **Pending** \*Pending as of 6/3/2024 *MLS ID: 24211033*

**1000 NW Dale Ave** Single Family 3/2 1,627 sq ft 13,503 1960 \$579,900 N/A \$356

Updated one level ranch on .31 acre level lot in the the Terra Linda/Cedar Mill area. Over 1,600 sq. ft. 3 bedrooms, 2 full bathrooms. New exterior paint and Luxury Vinyl Tile flooring in the kitchen, laundry and office. Spacious living room with hardwood floors and fireplace. Open kitchen leads to the dining room with built-ins and sliding door to the backyard. Updated hall bathroom with marble countertops and designer tile. Primary Suite with hardwood floors and updated bathroom featuring the walk-in tile shower and vanity. Huge, level backyard with lush lawns, play structure, new fence, raised garden beds and shed. Conveniently located with easy access to Beaverton, Cedar Mill Farmer's Market, Downtown Portland, Nike and Intel. Terra Linda, Tumwater, Sunset!

*Listing Courtesy of The Agency Portland*



19 **Pending** \*Pending as of 6/7/2024 *MLS ID: 24442377*

**15134 NW Oakmont Loop** Single Family 3/3 2,185 sq ft 8,712 1967 \$600,000 N/A \$275

Historic Oak Hills neighborhood daylight ranch. This charming residence has brand new hardscape completed in 2020, enhancing its curb appeal. Step into the inviting living room, featuring a large picture window that floods the space with natural light and a cozy woodburning fireplace perfect for chilly evenings. The adjacent dining area offers seamless access to the backyard through sliding doors, making indoor-outdoor entertaining a breeze. The spacious primary bedroom has its own private bath, providing a comfortable space to unwind. Two additional bedrooms and a full bathroom complete the main level, ensuring room for family and guests. Downstairs, you'll find a generous family room with sliders leading to the backyard, a convenient bathroom, and a laundry room, providing additional living space and functionality. This home has been thoughtfully updated with a new furnace in 2015, A/C installed just three years ago, and a water heater replaced in 2011. The durable 40-year roof and LeafGuard gutters, installed in 2013, offer peace of mind and low maintenance living. Enjoy the best of both worlds with a peaceful suburban setting close to all the amenities you need. You'll be minutes away from a variety of restaurants, shopping, nature parks, the Claremont Golf Club, and Portland Community College Rock Creek.

*Listing Courtesy of Keller Williams PDX Central*



20 **Active** \*Active: 4/22/2024 *MLS ID: 24443315*

**14190 NW Bordeaux Ln** Single Family 3/2 2,748 sq ft 9,147 1991 \$915,000 N/A \$333

OPEN HOUSE SUNDAY 5/19 12:00 to 2:00 PM..... This fabulous home has been completely remodeled. 2748 sq ft all on one level with a 3 car garage. Hartung Villa's is a gated 55+ community that is beautifully cared for with an affordable HOA. All new scraped pecan wood floors throughout with carpeting in the bedrooms. The entire kitchen is rebuilt with Fulgar Milano gas range, Dacor refrigerator, touch free faucet and leather texture quartzite countertops. The office has built in bookcases and french doors. All the lights are LED with dimmers. The laundry room is 100% new cabinetry and touchless faucet. The hall bath has new custom cabinets with quartz countertops, a beautiful new shower and a sink that is convertible to an ADA to accommodate a wheelchair if needed in the future. The formal dining rooms holds a table for 12. It has a new custom chandelier. The kitchen, living room, primary, and family room have motorized window shades. The family room was completely redone to open it up. Both fireplaces outfitted with gas logs. The FR has a custom walnut mantle piece. The LR fireplace was resurfaced with a marble surround. The primary bathroom was totally remodeled. The soaking tub is extra heavy to retain warmth, it has a brand new tile shower, custom cabinets, with quartz counter tops. The garage has epoxy floors and is wired for a car charger. The yard has a sprinkler system. Toto toilets with heated seats and built in bidets.

*Listing Courtesy of John L. Scott*

## 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

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

