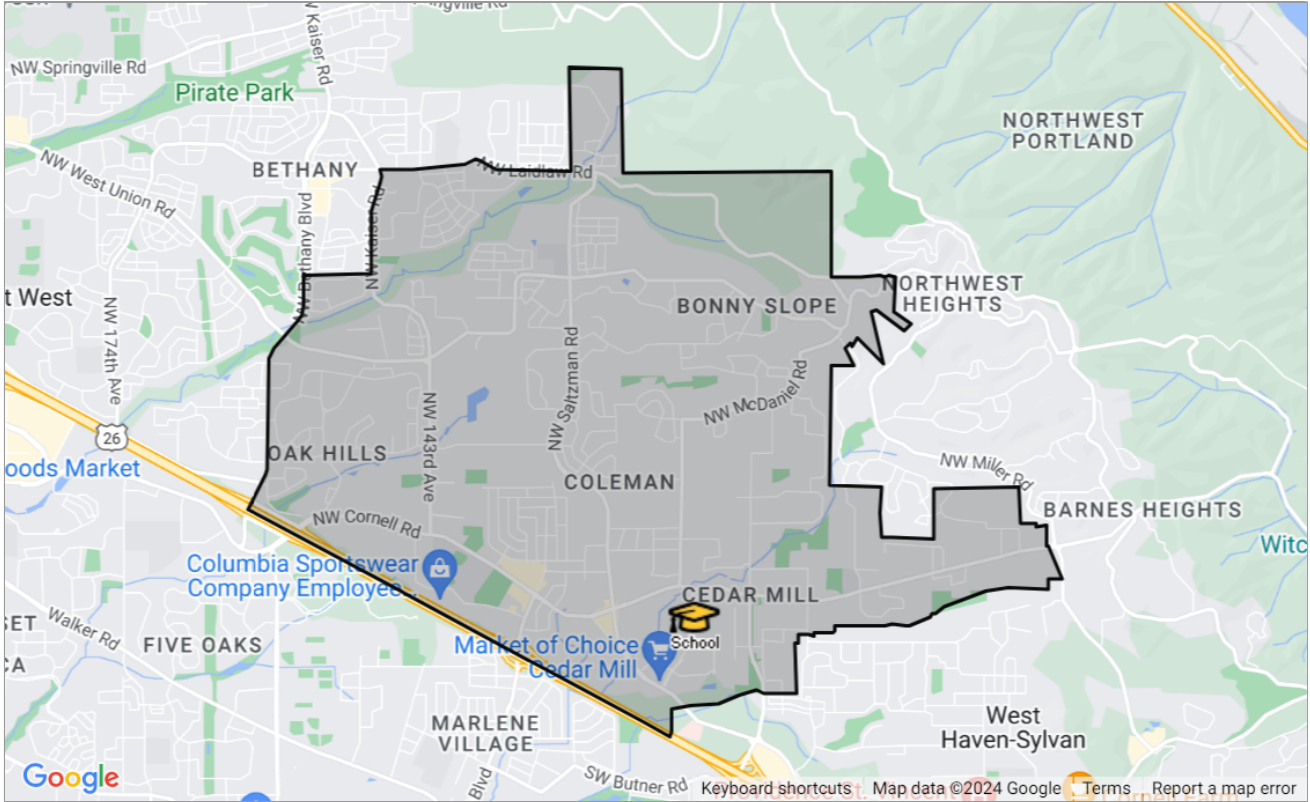




SCHOOL REPORT

Tumwater Middle School

Portland, Oregon



Presented by

Shawn Yu | Principal Real Estate Broker Licensed in Oregon

Oregon Real Estate License: 200801215



Mobile: (503) 515-4499

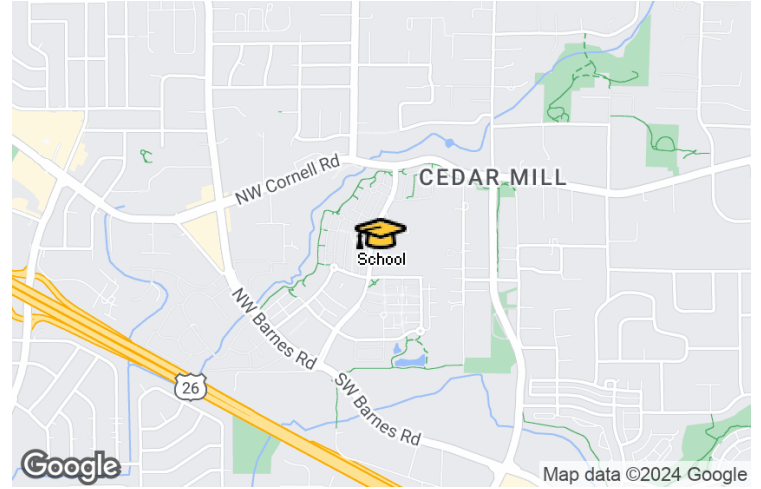
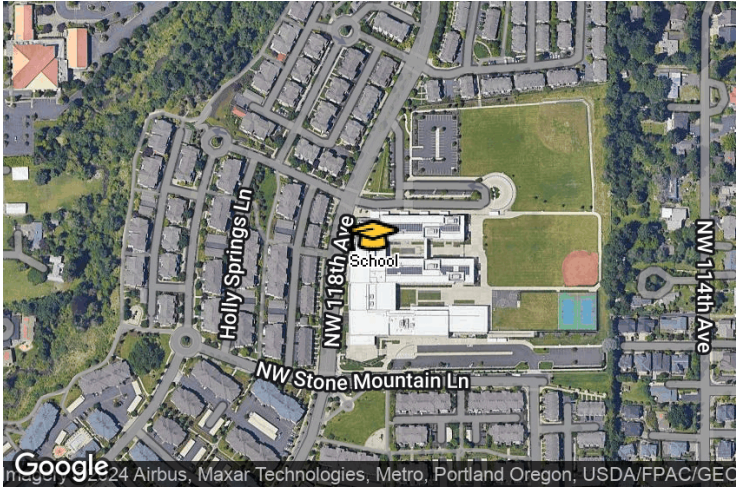
Main: shawn@shawn-realty.com

Broker: Shawn-Realty.com

Shawn Realty

12829 NW Avignon Lane
Portland, OR 97229

School: Tumwater Middle School



School Details

Name
Tumwater Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Beaverton School District

Address
650 Nw 118Th Ave,
Portland, OR 97229

Phone
(503) 356-3686

School Facts

Tumwater Middle School

Beaverton School District

Overall Grade

A

Total Enrollment **874**

Students per Teacher **23:1**

Students in Free Lunch Program **-**

39,253

18:1

37%

Academic Grade

A-

Average GPA **-**

Math Proficiency **-**

Reading Proficiency **-**

Gifted Students **-**

AP Enrollments **-**

Graduation Rate **-**

Average ACT Score **-**

Average SAT Score **-**

3.54 (out of 8319 responses)

68%

76%

-

-

89%

28 (out of 1835 responses)

1,320 (out of 1785 responses)

Teacher Grade

A

Average Teacher Salary **-**

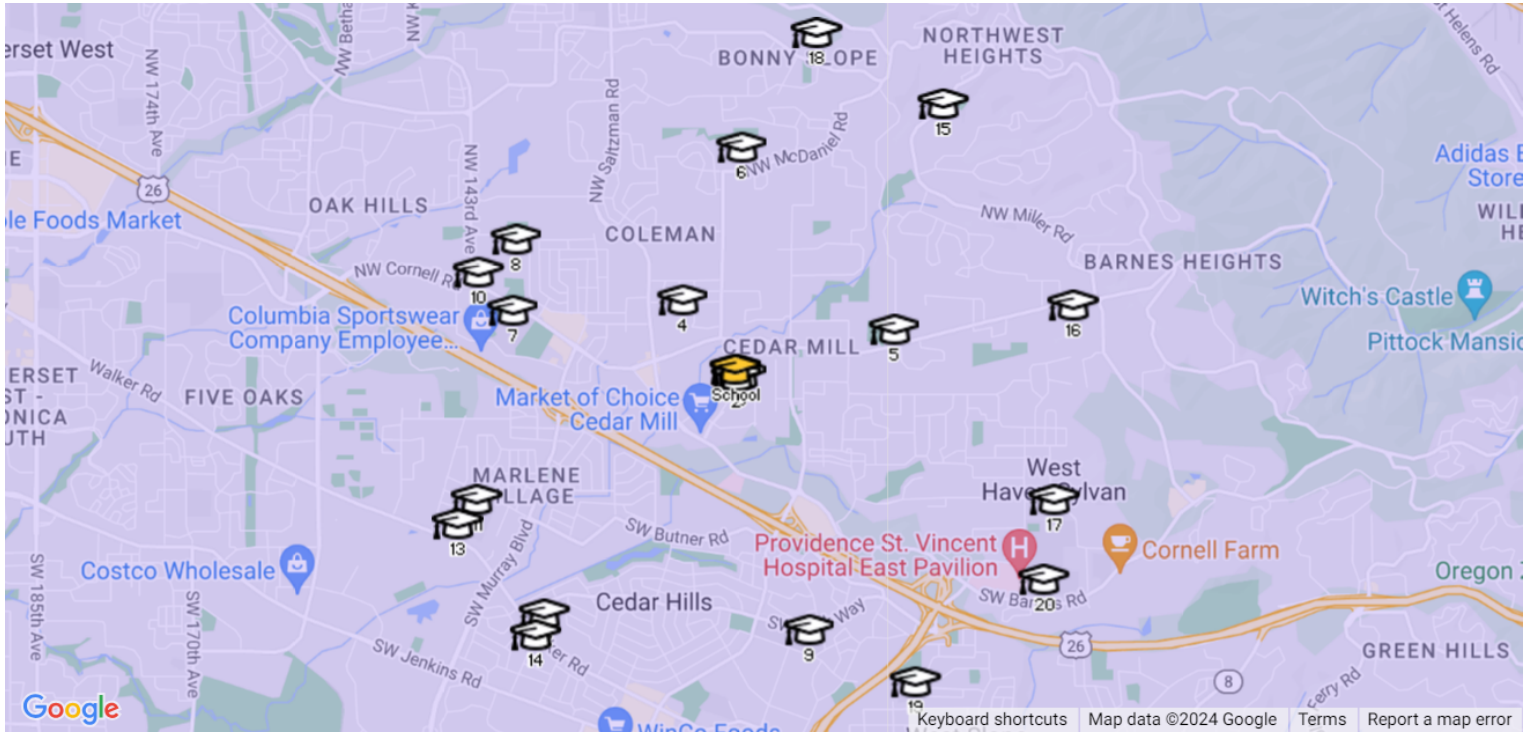
Teachers in 1st or 2nd Year **-**

\$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)

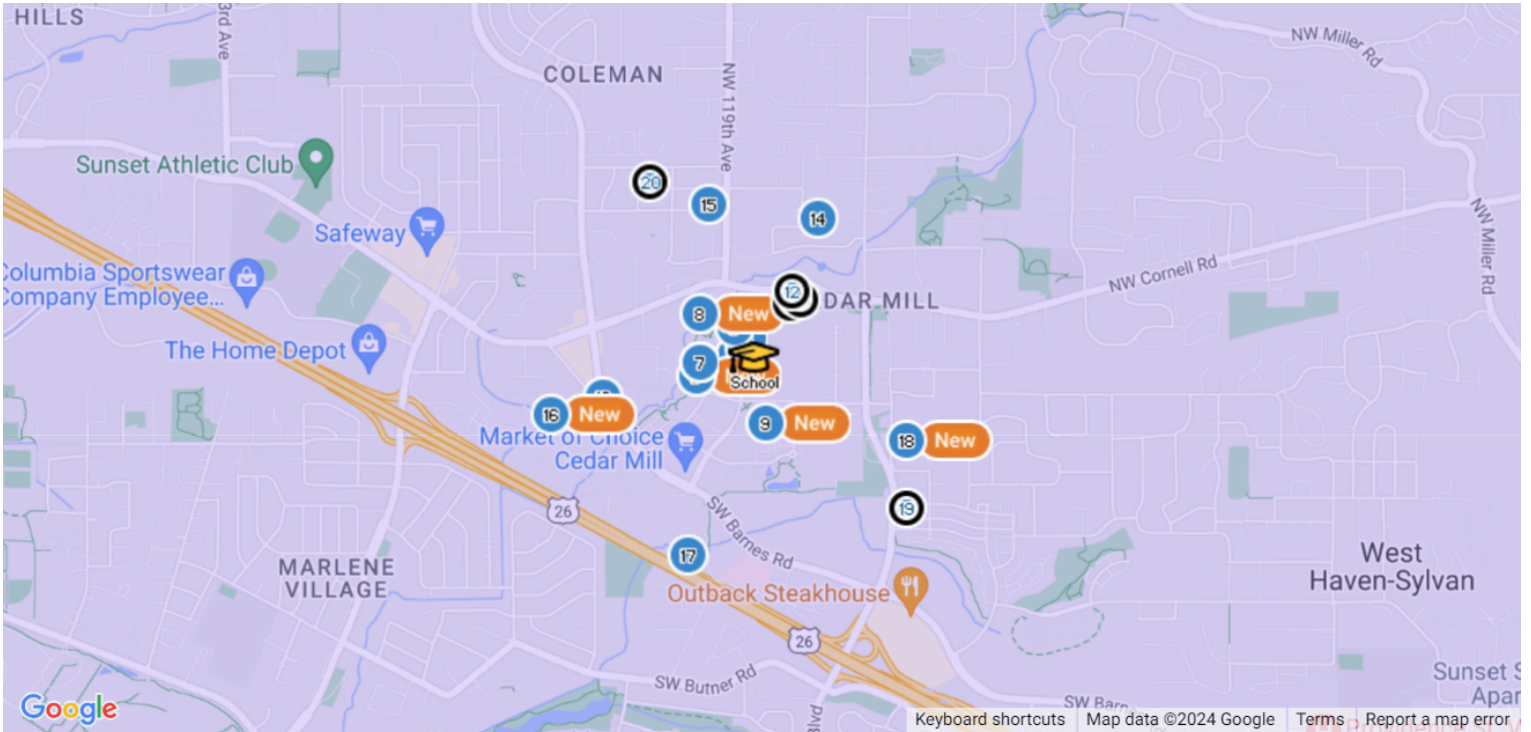


This School Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	Tumwater Middle School	–	Public	6-8	23	874		Beaverton School District
	Flex Online School	–	Public	K-12	29	1,653	A-	Beaverton School District
	William Walker Elementary School	–	Public	PK, K-5	14	489	B-	Beaverton School District
	St. Pius X. School	–	Private	PK, K-8	13	541	B	Beaverton School District
	Cedar Mill Elementary School	–	Public	K-5	20	375	A	Beaverton School District
	Bonny Slope Elementary School	–	Public	PK, K-5	20	608	A	Beaverton School District
	Sunset High School	–	Public	9-12	24	2,003	A	Beaverton School District
	Terra Linda Elementary School	–	Public	K-5	15	288	A	Beaverton School District
	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District



	Cedar Park Middle School	–	Public	6-8	18	633		Beaverton School District
	Prince of Peace School	–	Private	PK, K	65	162		Beaverton School District
	Meadow Park Middle School	–	Public	6-8	18	693		Beaverton School District
	Holy Trinity Catholic School	–	Private	PK, K-8	18	305		Beaverton School District
	Agia Sophia Academy	–	Private	PK, K-5	6	42		Beaverton School District
	Barnes Elementary School	–	Public	PK, K-5	15	512		Beaverton School District
	Forest Park Elementary School	–	Public	K-5	18	333		Portland Public Schools
	French International School of Oregon	–	Private	PK, K-8	9	492		Beaverton School District
	West Tualatin View Elementary School	–	Public	K-5	17	300		Beaverton School District
	Montessori School of Beaverton	–	Private	PK, K-6	25	172		Beaverton School District
	Ridgewood Elementary School	–	Public	K-5	18	377		Beaverton School District
	Catlin Gabel School	–	Private	PK, K-12	10	785		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.
 <p>1 ● Active • Active: 3/29/2024 MLS ID: 24514824</p> <p>11725 NW Holly Springs Ln, Unit 102</p> <p>Don't miss this beautiful Craftsman style Townhouse Condo in the incredible Timberland community and the sought after confines of Washington County! Open concept, impeccably maintained with high ceilings, hardwoods & fireplace. Stainless appliances, maple cabinets, granite countertops. Master suite w/vaulted ceilings. Laundry room includes washer/dryer w/2-car tandem garage w/private driveway parking. Peaceful south facing covered porch on corner lot. Parks, trails, shopping and all the amazing amenities the Timberland community has to offer. Don't miss this amazing gem of a home!</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams PDX Central</i></p>	Condo/Townhouse/Apt. 2/2		1,196 sq ft	–	2008	\$398,900	N/A	\$334
 <p>2 ● Active • Active: 4/25/2024 MLS ID: 24025352</p> <p>11825 NW Stone Mountain Ln, Unit 403</p> <p>Location! Location! Location! Beautiful penthouse unit with abundant natural lighting. Open floor plan, kitchen offers abundant cabinet space, new appliances, tile counters, back splash, and a granite eating bar. Living room has a fireplace & open views from balcony. Master bedroom suite contains large bath & walk-in closet. New interior paint and new carpet throughout! Laundry room with washer and dryer. Deeded extra large garage & extra parking in driveway. Walk to shops and restaurants. Only minutes from downtown & hi-tech corridor. Beautifully maintained grounds and walkways! Exceptional schools. HOA fees cover water and sewer. Move-in ready!</p> <p style="text-align: right;"><i>Listing Courtesy of MORE Realty</i></p>	Condo/Townhouse/Apt. 2/2		1,093 sq ft	–	2010	\$349,000	N/A	\$319

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: 5/21/2024 *MLS ID: 24197474*
11845 NW Stone Mountain Ln, Unit 403 Condo/Townhouse/Apt. 1/1 672 sq ft – 2009 \$279,900 N/A \$417
 Beautiful condo in the highly sought after Timberland/Cedar Mill neighborhood! Open floor plan with lots of light boasting a modern yet homey feel. Deluxe covered patio perfect for entertaining and relaxing. Detached deeded one car garage with plenty of room for storage! Recent updates in April-2024 include: New stainless steel kitchen appliances, new sinks & toilet, new paint throughout the entire home, new carpet. Open house Sunday 11pm-1pm. Stop by for a viewing before it's gone!
Listing Courtesy of Redfin



4 ● Active *Active: 5/6/2024 *MLS ID: 24075839*
655 NW 118th Ave, Unit 103 Condo/Townhouse/Apt. 3/3 1,777 sq ft – 2007 \$539,900 N/A \$304
 Open Sunday 1-3:00. One of the best floor plans and rarely available with 3 bedrooms and 2.5 baths in 1,777 sq ft. Light and bright. Large, open kitchen with dining room and fireplace in the living room. Wood floors and high ceilings on the main floor with a balcony deck perfect for barbecuing. 2 car attached garage and a family room or flex space bonus room on the lower level with half bathroom that makes for a great home office, too. Nice sized primary bedroom suite with double sink vanity and walk in closet. Laundry closet on upper floor near bedrooms. Walk out front door on the main level. Market of Choice and other great dining and shopping just blocks away. Super convenient location with close access to trails. Across the street from Tumwater Middle School and near Timberland Park.
Listing Courtesy of Windermere Pacific Crest Realty



5 ● Active *Active: 5/9/2024 *MLS ID: 24091617*
665 NW Falling Waters Ln, Unit 101 Condo/Townhouse/Apt. 2/2 1,074 sq ft – 2007 \$395,000 N/A \$368
 Timberland, a master-planned community nestled in the heart of Cedar Mill, presents a unique opportunity with this 2-bedroom, 2-bath, 2-car garage-style condominium, epitomizing the essence of 'easy living.' Positioned on a corner, this home is turnkey and move-in ready, boasting stainless steel appliances, washer and dryer, Balcony, AC, and a 2-car tandem garage equipped with garage door opener, all within the sought-after confines of this meticulously planned community! Indulge in the unparalleled convenience of Timberland Towncenter, where an array of amenities awaits, including Barre3, Mudbay, Market of Choice Grocery, Blue Olive Mediterranean, Urgent Care, Banfield Pet Hospital, and much more! Explore the 1.9-mile walking path that encircles the entire community, meandering through nature preserves at the south end and traversing a stunning architectural bridge at the north end, the crowning entry to your community. Numerous parks and dog stations are scattered throughout the community, including a refreshing splash pad for summer enjoyment, or find tranquility at the Cedar Mill Falls observation deck. Situated in Washington County yet mere minutes from downtown Portland, Nike, Intel, and St. Vincent Hospital, this residence offers the perfect blend of suburban serenity and urban accessibility. Designed and constructed by one of the region's premier local builders, this community is impeccably managed and budgeted. Additionally, revel in the turnkey features of this home, which boasts all-new interior paint and all-new carpet. Prepare to fall in love!! #Lovewhereyoulive
Listing Courtesy of Real Broker



6 ● Active *Active: 1/5/2024 *MLS ID: 24532041*
595 NW Lost Springs Ter, Unit 403 Condo/Townhouse/Apt. 2/2 1,119 sq ft – 2009 \$374,000 N/A \$334
 Meticulously cared for condo in the Timberland Community. Quiet and secure, this hard to find, top floor unit is ready for you! Enjoy the light filled open floor plan, complete with 8 ft. ceilings & 12 ft. vaults! Large, open kitchen w/SS appliances, lots of counter/storage space, and eat-up bar. Step just outside onto your private balcony and enjoy your morning coffee. Cozy fireplace and ductless heat/ac make this home very efficient. The large primary suite has an oversized walk/in closet and private on-suite. The location can't be beat! Near Market of Choice, Shopping, playgrounds, and trails! The MAX, Nike, Intel, Columbia, & Providence Hosp. are just a few blocks away as well.
Listing Courtesy of Redfin

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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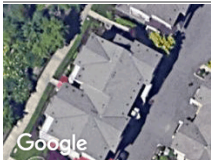


7 ● **Active** • Active: 3/28/2024 MLS ID: 24282235

595 NW Lost Springs Ter, Unit 303 Condo/Townhouse/Apt. 2/2 1,119 sq ft – 2009 \$370,000 N/A \$331

This immaculate condo offers the perfect blend of contemporary living and convenience. With 2 bedrooms, 2 bathrooms, and a single-level layout, this home promises comfort, style, and ease of living. Enjoy easy access to Market of choice, the MAX, Nike, Intel, trendy shopping/dining, and bustling entertainment options. Step into a space designed with sleek lines, neutral tones, natural light, and an open floor plan, creating an inviting ambiance for both relaxation and entertainment. The kitchen boasts stainless steel appliances, ample cabinet space, convenient breakfast bar, and a formal dining space? perfect for culinary enthusiasts and casual dining alike. The living room provides a cozy retreat, featuring large windows that flood the space with natural light and a cozy fireplace. Unwind in the serene primary suite, complete with a luxurious en-suite bathroom and generous closet space. The additional bedroom offers flexibility for guests, a home office, or a hobby room. Ductless heating and a/c to keep you comfortable year-round. Step outside to your covered balcony, ideal for sipping morning coffee. Enjoy the convenience of in-unit laundry room, dedicated parking, and secure entry, providing peace of mind and easy living. Community Well-maintained grounds with lush landscaping covered by the HOA. Pet-friendly environment for your furry companions. Hoa also covers water, sewer, annual terrace power washing, outside window gutter and vent cleaning. This meticulously maintained condo presents an unparalleled opportunity to experience the best of Portland living.

Listing Courtesy of Realty Portland



8 ● **Active** • New, Active: 6/10/2024 MLS ID: 24100642

695 NW Falling Waters Ln, Unit 401 Condo/Townhouse/Apt. 2/2 1,160 sq ft – 2007 \$359,000 N/A \$309

Priced to sell. Perfect opportunity for first time home buyer. It is a beautiful top floor condominium unit in timberland falls community. Luxury living conveniently located in the Cedar Mill district within walking distance to Market Choice. Secured building entry, excellent schools. One story living on penthouse unit of the building, great floor plan with open kitchen, stainless appliances. It has vaulted ceiling in family room with fireplace insert and cherry cabinet in kitchen, laundry room with washer and dryer. Garage parking, and close to major transportation station, and shopping area. Low hoa fees also cover Sewer and water.

Listing Courtesy of Kozy Real Estate Group



9 ● **Active** • New, Active: 6/7/2024 MLS ID: 24086151

330 NW 116th Ave, Unit 107 Condo/Townhouse/Apt. 2/3 1,300 sq ft – 2011 \$450,000 N/A \$346

Come make yourself at home in this spacious and bright townhouse that offers 2 bedrooms, 2.5 bathroom and a bonus office/nook space at the Cedars at Timberland in Washington County! A rare end-unit providing extra light and privacy. Relax on your personal porch and imagine sipping on a morning beverage to start your day. Inside, you can cozy up near the gas-burning fireplace and lounge with family or guests in the living room. The spacious kitchen is perfect for any level chef who likes to entertain with ample counter space to cook and prep, as well as an eat-up bar to easily serve and crack jokes with your company. Upstairs, you'll find the two bedrooms. The primary bedroom has its own private suite, and the second bedroom has a beautiful territorial view. Don't miss the upper level loft, a cozy flex space that could be used for a work-from-home office. Washer & Dryer conveniently located upstairs and stay with the unit. On the lower level you will find the huge tandem garage, which could easily fit multiple vehicles or make use for additional storage. In addition to the garage, there's an abundance of parking available in driveway, on street, and two visitor lots located at the top and bottom of the street behind the building. This complex is minutes away from it all: fine dining, groceries, gyms, shopping, Tumwater middle school, and numerous trails to explore around the neighborhood.

Listing Courtesy of Windermere Realty Trust

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 5/30/2024 MLS ID: 24007022

728 NW 118th Ave, Apt 102 Condo/Townhouse/Apt. 2/3 1,089 sq ft – 2007 \$374,900 N/A \$344

This stunning, move in ready, 2-bed, 2.1-bath townhouse features a modern design with abundant natural light throughout. Step inside to find a recently updated kitchen with granite counters, new cabinet doors, additional cabinets and coffee bar with walnut countertop & stainless appliances. You'll love the newer luxury vinyl plank flooring, custom blinds and central air. Cozy up next to the fireplace in the living room or step outside onto your own private balcony. Other main level features include a spacious dining area and half bath. Retreat upstairs to the primary suite with en suite bathroom and another bedroom, full bathroom and laundry. Oversized two car tandem garage allows for extra space for a home gym, office or storage area. Located in the highly sought-after Timberland Reserve community in Cedar Mill, this townhouse offers comfort and convenience to walking trails, shopping centers, restaurants, gyms, and easy highway access.

Listing Courtesy of RE/MAX Equity Group



11 Pending *Pending as of 5/25/2024 MLS ID: 24571907

772 NW 118th Ave, Unit 103 Condo/Townhouse/Apt. 2/3 1,051 sq ft – 2007 \$369,900 N/A \$352

Step into this impeccable east facing, townhome-style condo nestled in the highly sought-after Cedar Mill Neighborhood. Enjoy a spacious, open floorplan featuring tons of natural lighting & beautiful flooring throughout the main level. Prepare to be impressed by the kitchen's pristine aesthetic, starring sleek white cabinetry, stainless steel appliances, and stunning granite countertops. Indulge in moments of tranquility as you sip your morning coffee by the cozy fireplace or bask in the warmth of the sun-soaked balcony. Upstairs you will find two generously sized bedrooms with plush, new carpeting, accompanied by two full bathrooms. Attached tandem garage and private driveway. Quiet, and tucked back from the road, this home is in a prime location- convenient to schools, parks, scenic walking trails, shopping, dining options, and swift highway access. Seize the opportunity to make this move-in ready haven your new home!

Listing Courtesy of Keller Williams Sunset Corridor



12 Pending *Pending as of 6/4/2024 MLS ID: 24425614

800 NW 118th Ave, Apt 101 Single Family 3/3 1,457 sq ft – 2008 \$515,000 N/A \$353

Stunning light & bright end-unit townhouse ideally situated in NW Portland's Timberland Reserve community. Spacious floorplan features 1,457 SF, 3 Bedrooms, 2 1/2 Baths with high ceilings and desirable southern exposure. Generous-sized living room has gas fireplace and slider to balcony with pergola. Kitchen with slab granite counters and NEWER KitchenAid stainless steel appliance package: French Door refrigerator, built-in 5-burner gas range with convection oven, built-in microwave and dishwasher. Dining Room with walls of windows and slider to covered deck. The primary suite showcases the territorial views, soaking bathtub and a large walk-in closet. Third bedroom comes with built-in desk. Over-sized 800 SF 2-car garage has additional flex space / storage area (complete with LVP flooring) + additional driveway parking. Amazing location...just steps to Market of Choice & all that Timberland Town Center has to offer (dining / shopping), nearby trail system and easy access to Hi-tech corridor / Nike. St Vincent Hospital. Incredible!

Listing Courtesy of ELEETE Real Estate



13 Active *Active: 4/18/2024 MLS ID: 24076838

NW Saltzman Rd Lot/Land –/– – 87,555 – \$499,000 N/A

Rare opportunity to build custom home on private 2+ acres. Quiet, cul-de-sac location with some of Portland's most stunning estates. Building requirements were met with two site plans approved by Portland BDS. PERC tests were completed and approved. Trees on site have been mapped, identified, and evaluated. Location for well has been sited. Build your dream home here.

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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14 ● **Active** *Active: 5/2/2024 *MLS ID: 24400844*
1369 NW 114th Ave Single Family 4/4 4,006 sq ft 5,662 2008 \$998,900 N/A \$249

Nestled in the highly sought-after Cedar Mill neighborhood of Northwest Portland, this magnificent residence embodies luxury living at its finest. Boasting over 4,000 square feet of impeccably designed living space, every detail of this home exudes elegance and sophistication. Step inside to discover a stunning great room floor plan adorned with exquisite engineered hickory floors and crowned with captivating box beam ceilings on the main level. The spacious layout effortlessly flows from the inviting living area to the gourmet kitchen, creating an ideal space for both relaxation and entertaining. The chef's kitchen is a culinary masterpiece, featuring cherry cabinets, granite and tile countertops, double ovens, stainless steel appliances, and a charming breakfast nook bathed in natural light. Dual-zone heating keeps the home at the perfect temp in summer or winter! Ascending to the upper level, you'll find a sprawling primary suite that epitomizes luxury living. French doors welcome you into a sanctuary of tranquility, complete with a grand 8X11 walk-in closet and a lavish ensuite bathroom boasting a soaking tub, walk-in shower, and dual vanities. Adjacent to the upstairs laundry room, a versatile bonus room awaits, perfect for use as a home office, gym, or media room. Down the hall, two additional bedrooms offer comfort and privacy for family members or guests. The lower level of the home features yet another expansive great room, providing endless possibilities for recreation and relaxation. Outside, the meticulously landscaped yard offers a serene retreat, while a beautiful deck provides the perfect setting for outdoor gatherings and enjoying the Pacific Northwest's natural beauty. With its unrivaled combination of upscale features, prime location, and unparalleled craftsmanship, this extraordinary home presents a rare opportunity to indulge in luxurious Northwest living at its finest.

Listing Courtesy of eXp Realty, LLC



15 ● **Active** *Active: 5/7/2024 *MLS ID: 24398427*
11995 NW Kearney St Single Family 4/3 2,414 sq ft 9,147 1970 \$699,000 N/A \$290

Beautifully remodeled home in the desirable Valley Hills neighborhood. This split-level home sits on a spacious lot with territorial views to the south. Upstairs, the home has a master suite with a walk in shower, two additional bedrooms, one additional full bathroom with a deep soaking tub, kitchen and living room. The downstairs features one bedroom, one bathroom, a bonus room, office, laundry and family room. Additional amenities include R/V parking, Nest controlled A/C, and fenced yard with sprinkler system. The spa in the backyard can be controlled via your smart phone so it is at the perfect temperature when you get home to relax. New roof and updated kitchen. Great bones and move in ready.

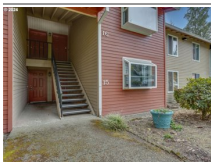
Listing Courtesy of Century 21 North Homes Realty



16 ● **Active** *New, Active: 5/23/2024 *MLS ID: 24021326*
12602 NW Barnes Rd, Apt 5 Condo/Townhouse/Apt. 2/1 812 sq ft - 1979 \$229,000 N/A \$282

Lovely 2-bedroom, 1-bath condo in excellent Cedar Mill location, close to shops and nature. Many updates in this upper-level unit. Open and spacious living, abundant natural light, wood-burning fireplace, and covered deck with storage closet. Serene community grounds with pond, trails, tennis, and pool. Exteriors of buildings and staircases recently updated. Laundry in building. Assigned parking space (#14). Easy access to transportation and Hwy 26 and 217.

Listing Courtesy of Premiere Property Group, LLC



17 ● **Active** *Active: 4/9/2024 *MLS ID: 24132538*
11990 SW Corby Dr, Apt 15 Condo/Townhouse/Apt. 2/2 1,128 sq ft - 1983 \$349,000 N/A \$309

*Seller willing to carry a contract with 10% down! * Welcome to this upgraded 2 bedroom 2 bath ground-level condo, ready for you to move in and make it your own. Step onto the cedar-lined covered balcony with tiled flooring that overlooks Johnson creek! With just over 1,100sqft of living space, this home is move-in ready. Nestled in a secluded, park-like setting, offering tranquility while still being conveniently located minutes from downtown, near the hospital, restaurants, shopping, Nike and Intel! Don't miss out on this incredible opportunity to own a home in such a desirable location and complex.

Listing Courtesy of MORE Realty

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 ● **Active** *New, Active: 6/7/2024 *MLS ID: 24237711*

10960 NW Zermatt Ct Single Family 5/3 3,254 sq ft 10,454 1995 \$1,050,000 N/A \$323

2 Story Traditional on a quiet cul-de-sac in the highly desirable Cedar Mill neighborhood! Enter through the grand front foyer, with vaulted ceilings that seamlessly flow into the formal living and dining room. The heart of the home is the gourmet kitchen featuring granite counters, double ovens, walk-in pantry, eat-in island, and abundant cabinet storage. Enjoy cooking and entertaining with serene views of the backyard over the cornered kitchen sink. Conveniently located on the main level is a versatile den and a full bathroom, perfect for a home office or a main level bedroom for guests. Retreat to the primary bedroom oasis, featuring updated flooring, a spacious walk-in closet, and a recently remodeled luxurious en-suite bathroom with a tile shower, soaking tub, and a double vanity. Other notable features include 4 additional bedrooms upstairs, hardwood flooring, tile roof, new insulation and vapor barrier in the crawlspace, a three-car garage with extra driveway parking, two fireplaces and custom built-ins, outdoor dog run, a new water heater installed in January 2023, and new Furnace and AC units in 2022. Just under a quarter acre, this property has a beautiful outdoor space perfect for entertaining. Enjoy BBQ's on the spacious, low maintenance paver patio with the privacy of the mature landscaping or even using the saltwater hot tub and built-in firepit on a beautiful Oregon evening. You can't beat this location- close to Providence St Vincent's Medical Center, HWY 26, Tech Corridor, and all that Cedar Hills Crossing has to offer including new restaurants, shops and entertainment.

Listing Courtesy of John L. Scott



19 ● **Pending** *Pending as of 5/6/2024 *MLS ID: 24036371*

11094 SW Adele Dr Single Family 3/3 2,258 sq ft 3,484 2002 \$725,000 N/A \$321

Sun-drenched and stylish in Peterkort Village! Perched among the trees on a corner lot, this 3 bed, 2.5 bath Modern Traditional is bursting with thoughtful updates, including two renovated bathrooms, a chef's kitchen, recently refurbished sun deck and a brand new roof. Open and airy, Adele's great room has a soaring vaulted ceiling, newer hardwood floors and a cozy electric fireplace. Gather at the social bar to casually nosh, or sit down to a formal dinner in the generous dining room. With a primary bedroom, spa-like bathroom and adjacent laundry room on the main level, the livin' is easy at Adele. Upstairs, a second bedroom and bath await, plus an inspiring flex space for your home office, arts-n-crafts den or as a proper third bedroom. Downstairs, the tuck-under double garage feels more like a basement. No lack of storage here. A hidden outdoor space awaits your pups and plantings. Doggie door included! On your inevitable walks around this friendly neighborhood, you're sure to discover protected watersheds, imaginative playgrounds and open fields. Drive times are short and routes are plentiful to many of the best schools, businesses and services in Portland, Beaverton and Hillsboro, including Catlin Gabel, Nike, Intel, Powell's, New Seasons, Salt & Straw, Good Coffee, REI, Market of Choice, Kizuki Ramen and the Portland Rock Gym. OPEN SUNDAY, MAY 5, 1-3PM.

Listing Courtesy of Think Real Estate



20 ● **Pending** *Pending as of 4/29/2024 *MLS ID: 23615616*

1520 NW 123rd Ave Single Family 3/2 2,230 sq ft 8,276 1976 \$725,000 N/A \$325

Check out our NEW PRICE!! Welcome to your new home nestled in the desirable Cedar Mill neighborhood of NW Portland. As you step inside, you're greeted by a spacious living area adorned with natural light cascading through the floor to ceiling windows, creating a warm and inviting ambiance. With new floors and paint throughout! The kitchen boasts stainless steel appliances, ample counter space, and plenty of storage with a large pantry. Adjacent to the kitchen is the dining/family room with a gas fireplace. You'll also find a versatile bonus room, perfect for a home office, playroom, or additional living space. The primary bedroom features an ensuite bathroom and two closets. Two additional bedrooms offer comfort and flexibility, while a second full bathroom ensures convenience for everyone. Discover the expansive backyard, providing plenty of space for outdoor activities, gardening in your mature garden, or simply relaxing. Includes new French drains and dont miss the Jasmine and Tulips in the Spring! The elevation from the street level adds a private feel to this property with the sunset and sunrise views from both the backyard and front yard, just spectacular! Conveniently located near parks, schools, shopping, dining, and entertainment options, this home offers the best of Portland living. With easy access to major highways, public transportation, and commuting to downtown.

Listing Courtesy of Realty ONE Group Prestige

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>

