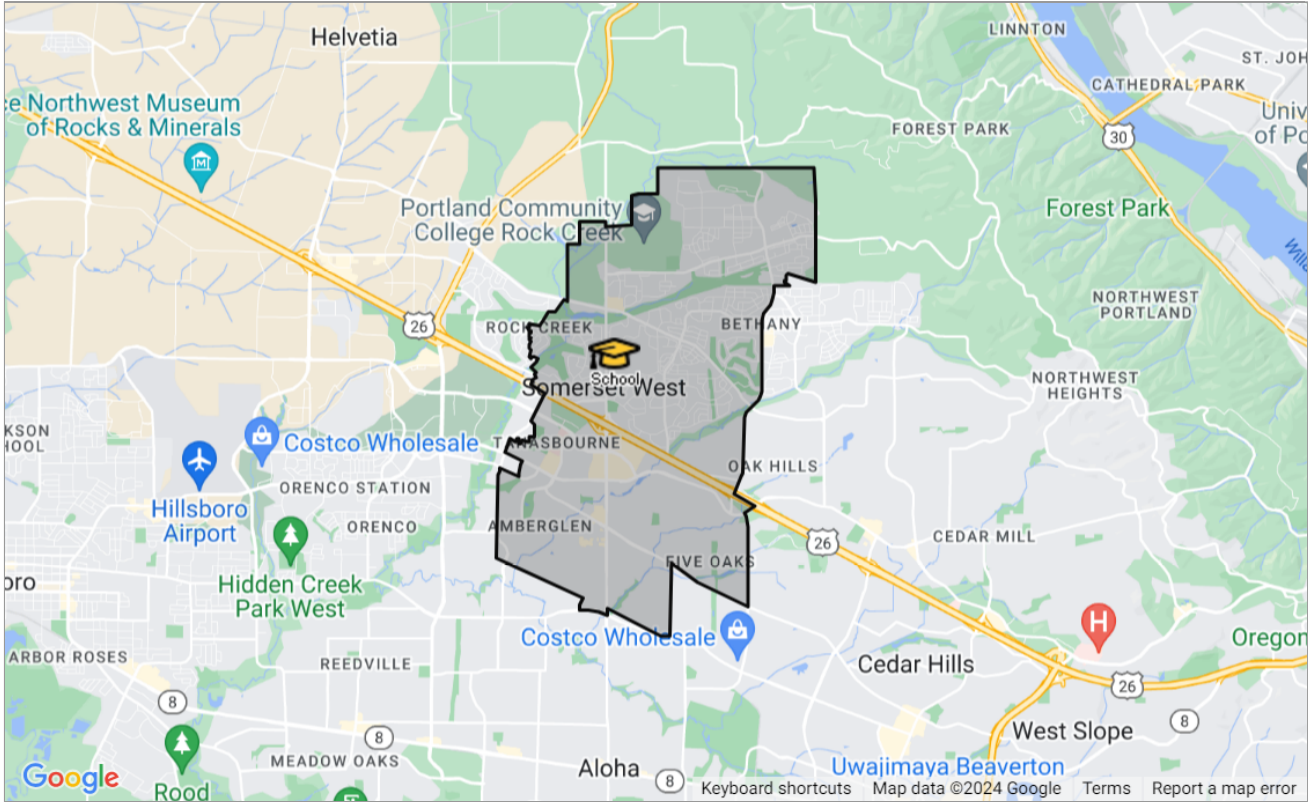




SCHOOL REPORT

Westview High School

Portland, Oregon



Presented by

Shawn Yu | Principal Real Estate Broker Licensed in Oregon

Oregon Real Estate License: 200801215



Mobile: (503) 515-4499

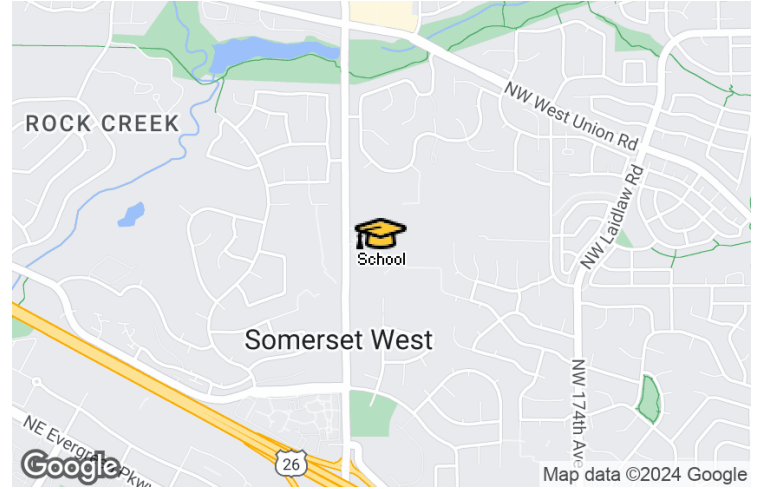
Main: shawn@shawn-realty.com

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Shawn Realty

12829 NW Avignon Lane
Portland, OR 97229

School: Westview High School



School Details

Name
Westview High School

Level
High

Type
Public

Grades Served
9-12

School District
Beaverton School District

Address
4200 Nw 185Th Ave,
Portland, OR 97229

Phone
(503) 356-3020

School Facts

	Westview High School	Beaverton School District
Overall Grade	A	A
Total Enrollment	2,360	39,253
Students per Teacher	22:1	18:1
Students in Free Lunch Program	12%	37%
Academic Grade	A-	A-
Average GPA	3.61 (out of 2000 responses)	3.54 (out of 8319 responses)
Math Proficiency	39%	68%
Reading Proficiency	73%	76%
Gifted Students	22%	-
AP Enrollments	-	-
Graduation Rate	92%	89%
Average ACT Score	29 (out of 478 responses)	28 (out of 1835 responses)
Average SAT Score	1,360 (out of 564 responses)	1,320 (out of 1785 responses)
Teacher Grade	A-	A
Average Teacher Salary	\$69,922	\$75,985
Teachers in 1st or 2nd Year	7%	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

Community Reviews for this School

Posted: 3/31/2024 by Junior

Westview High school has a very diverse student population. The best thing about our school is that every student is passionate about what they do- whether it be sports, clubs, music, academics, or even school assemblies! The one issue I'd like to address is the vaping affairs taking place in the bathroom. Anytime we enter the bathroom, there is always someone vaping there. My friends and I have wondered for a very long time- Why is it that we do not have smoke/vape detectors in our school? Although, we should be the change we wish to see, sometimes it is hard understanding and solving an important problem like this.

Posted: 3/8/2024 by Senior

good school good teachers met some of my best friends here. kinda dirty and gross but most public schools are so it's not surprising

Posted: 3/3/2024 by Senior

Westview is one of the richer schools in the area, so it has good funding for events and the arts. However, the bathrooms are terrible and the food gives people food poisoning

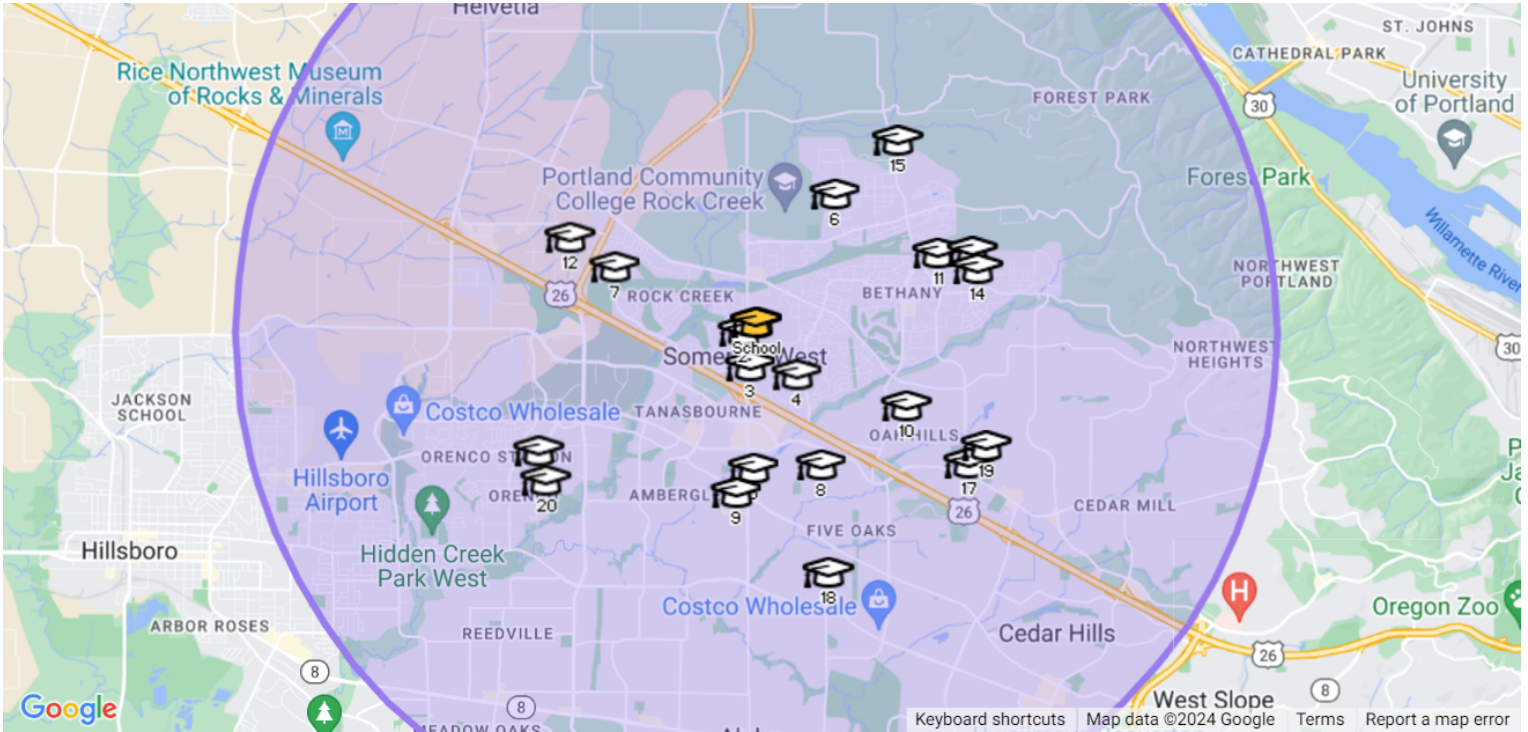
Posted: 2/23/2024 by Senior

Overall as an academic experience Westview High School provided a thorough experience. Well equipped with a variety of classes in different levels of difficulty, there was something available for every student to seek out. There was a diverse amount of elective options that allowed students to dabble in various interests. Many teachers were massively supportive though there were many who engaged in unfair grading practices and remained unchecked by administration despite countless complaints against them. The other major issue with the school was the dismal state of it's bathrooms that only declined with each passing year. The issue grew to the point that many times, despite the school's size, there would be only one open and functioning bathroom

Posted: 2/22/2024 by Senior

The best part of my high school experience is the community, especially in sports. The coaches and athletes are amazing and have helped shape my character. Too many students, however, are unmotivated to go to school and often skip classes, I would like to see the outreach to families change as well as the discipline at the school. The stakes need to be higher in order for students to realize the importance of attending school. Community is important, but so are standards. An education is a right that everyone has, but an excellent school is a privilege and should be treated as such.

Nearby Schools (within 5 miles)

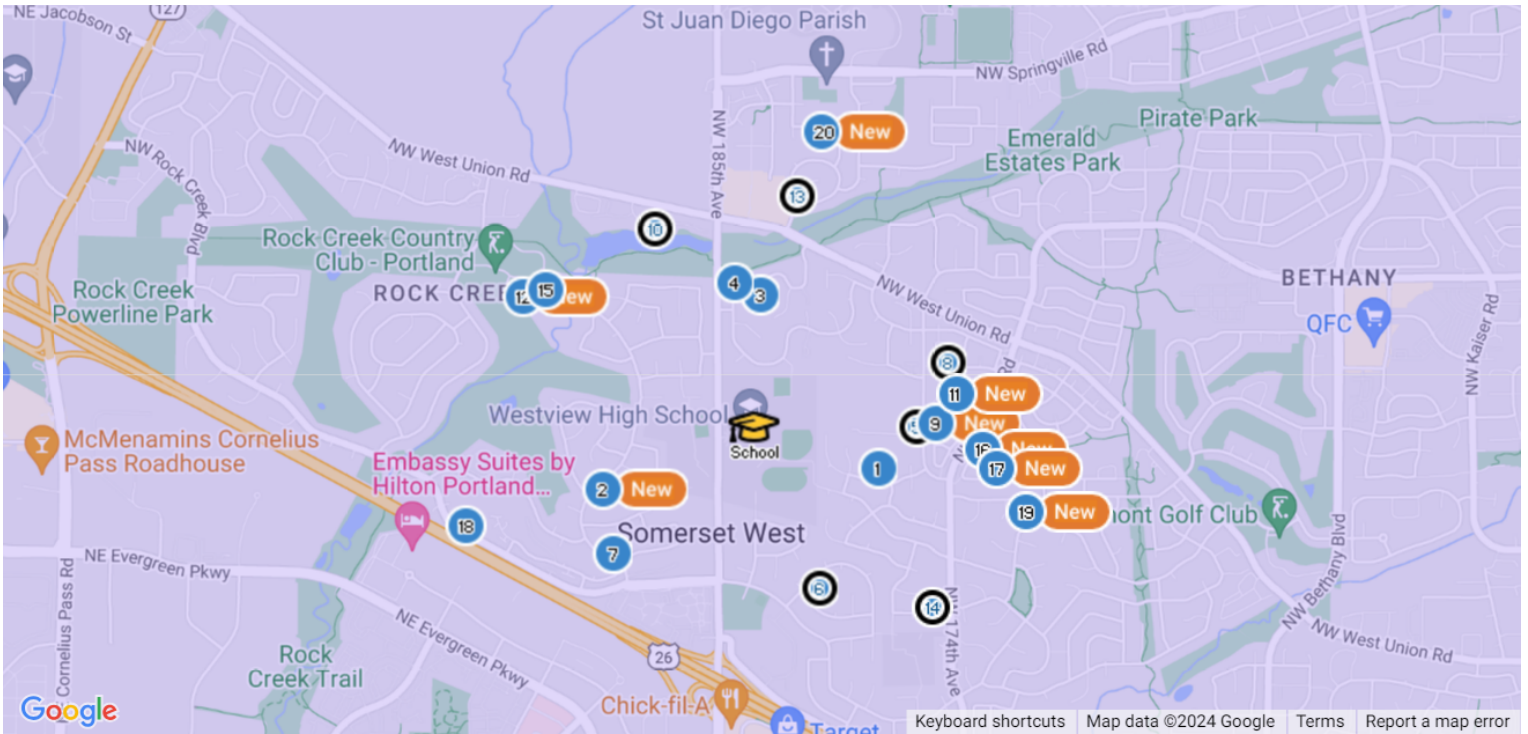


This School Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	Westview High School	-	Public	9-12	22	2,360	A	Beaverton School District
	Rock Creek Elementary School	-	Public	K-5	20	420	A	Beaverton School District
	Little Stars Montessori School	-	Private	PK, K	1	14		Beaverton School District
	Bethany Elementary School	-	Public	K-5	17	375	A	Beaverton School District
	McKinley Elementary School	-	Public	K-5	15	580	B	Beaverton School District
	Springville School	-	Public	K-8	19	666	A	Beaverton School District
	Lenox Elementary School	-	Public	K-6	16	355	B+	Hillsboro School District
	Five Oaks Middle School	-	Public	6-8	17	759	A	Beaverton School District
	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District

	Beaverton Academy of Science & Engineering	–	Public	6-12	21	828	A	Beaverton School District
	Oak Hills Elementary School	–	Public	K-5	19	519	A	Beaverton School District
	Portland Chinese School	–	Private	PK, K-12	13	66		Beaverton School District
	Liberty High School	–	Public	9-12	21	1,483	B+	Hillsboro School District
	Jacob Wismer Elementary School	–	Public	K-5	18	571	A	Beaverton School District
	Stoller Middle School	–	Public	6-8	24	1,039	A	Beaverton School District
	Sato Elementary School	–	Public	K-5	19	706	A	Beaverton School District
	Quatama Elementary School	–	Public	K-6	19	452	B	Hillsboro School District
	Prince of Peace School	–	Private	PK, K	65	162		Beaverton School District
	Elmonica Elementary School	–	Public	K-5	17	432	A	Beaverton School District
	Terra Linda Elementary School	–	Public	K-5	15	288	A	Beaverton School District
	Orengo Elementary School	–	Public	K-6	20	467	B	Hillsboro School District

Nearby Properties For Sale (within 5 miles)



Listings closest to the school



1 ● **Active** • Active: 2/22/2024 *MLS ID: 24168154*

4104 NW 178th PI Single Family 4/3 2,380 sq ft 6,098 1990 \$709,000 N/A \$298

Brand new Hardie plank siding and designer Sherwin Williams exterior paint. Amazing location on a quiet cul-de-sac in the Bethany neighborhood. Beautiful solid Oak hardwood floors throughout the main level. Full bath with a room/den on the main floor. Vaulted living room ceiling with lots of windows, allowing abundant natural light. Formal dining room and cozy Family room with a fireplace, slider that opens to the deck and the fenced backyard. Features also include wet bar, laundry room, kitchen island, stainless steel appliances and eat-in breakfast nook area. Brand new cooktop, dishwasher and newer double oven. Sale includes refrigerator & washer/dryer. Layout upstairs features a Jack-and-Jill bath shared by two bedrooms, as well as a spacious primary bedroom with large bathroom and walk-in closet. AC, central heat and Spacious 3-car garage with shelves/storage built-in. Easy access to HWY 26, the Hi-tech corridor, and Nike. Top rated schools! Seller to pay for 1 year home warranty (Home Warranty of America, Platinum \$575)

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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2 ● **Active** • *New, Active: 6/7/2024* MLS ID: 24457514

4115 NW Carlton Ct Single Family 4/3 2,134 sq ft 7,405 1968 \$675,470 N/A \$317

OPEN Sat/Sun June 8&9 12-3pm. RARE Mid-Century Tri-Level, Located on a Quiet Loop in the Heart of Rock Creek is Sure to Steal Your Heart Away! 4 BR/3 Bths w/Fantastic Floor Plan Has Not Been For Sale For 33 Years! Main Lvl Attractions Include Rustic Vintage Mica Slate Entry, Large Vaulted Entertainer's Living Room w/Original Beams, Floor-to-Ceil Brick Woodburning Fireplace & Multi-Pane Bay Window. Nearby, Lies a One-of-a-Kind Custom Vaulted Kitchen/Dining Rm Combo w/Shiny, Never-Lived-On Newly Refinished Maple Floors, Massive Amount of Maple Cabinets, Granite Countertops(w/SS Bullnose), Stainless Steel Appliances(Incl Gas Cooktop), Eating Bar, Pendant & Can Lighting, SBS Refrigerator w/ Water & Icemaker, A Kehole Circular Window & Fan-Light, Set-Apart Desk/Office Area, Multiple Cabinets for Pantry/Extra Storage, a Vaulted Open Dining Area & Hidden Coat/Utility Closet and 2nd Pantry/Storage Closet. Upstairs Features Primary BR w/Newer Ensuite Bath(w/Floor-to-Ceil, Tile Step-In Shower, Dual-Flush Toilet, Lighted Vanity); Lg Attic Storage Rm off of Primary Behind Dr; 2 Addtl Large BRs w/Ceiling Fan-Lights; Hall Bath w/ Updated Vanity & Linen Closet. The Lower Level Offers Flexible Space w/Family Room w/Sidelight Door to Backyard Entertainers Patio & Spacious Backyard; 4th Bd(sharing a Full Bath w/Fam Rm); Tile Bathroom w/New Vanity, Sink & Backsplash & Step-in Floor-to-Ceiling Tile Shower; Laundry Room w/Tile Floor. Updates Include New Architectural Composition Roof; All New Carpeting on Lower Level; Newly-Refinished Maple Flrs in Kitchen & Dining Areas; New Exterior Paint; Milgard Double-Pane Vinyl Windows; Copper Supply Plumbing; Updated Bathrooms; Newer (2021) Gas Furnace & A/C; 2022 Water Heater; Updated Light Fixtures & Vanity Mirrors. Other Features Incl Oversized Double-Car Garage w/Built-Ins, Shelves & Storage; Concrete Walkway From Front to Backyard. Fenced Bkyd w/Mature Landscape; Beaverton Schools! Welcome Home! Close to Schools, Shopping & Sunset Corridor!

Listing Courtesy of Realty One Group Prestige



3 ● **Active** • *Active: 3/21/2024* MLS ID: 24425335

4855 NW Shaniko Ct Single Family 4/3 2,018 sq ft 9,147 1976 \$639,900 N/A \$317

Nestled in the coveted Rock Creek neighborhood, this corner lot home has it all to the close proximity to highway 26, schools, stores, and parks to the expansive backyard oasis, complete with a hot tub, fire pit area, new fence in 2023, covered patio perfect for entertainment and a garden awaiting the upcoming nice weather. Inside, the beautiful interior boasts a freshly painted large high vaulted family room filled with tons of natural light and the gourmet kitchen is a chef's dream, featuring abundant cooking space, new dishwasher in 2023, an oversized granite island, and double sinks! There are four spacious bedrooms on the upper floor with a private suite in the freshly painted primary! Brand new water heater in 2022 too!

Listing Courtesy of Matin Real Estate



4 ● **Active** • *Active: 4/17/2024* MLS ID: 24063034

4865 NW Kahneeta Dr Single Family 3/2 1,310 sq ft 8,276 1975 \$575,000 N/A \$439

Turn key one level ranch in Rock Creek! This three bedroom two bath home has new carpet, new HVAC, and a new roof (2 years old)! Enter into an open living room with cozy brick fireplace. Formal dining room has slider to covered patio. The large kitchen has tons of cupboards and walk in pantry. This home is ready to relax and enjoy with a private fenced yard that backs to green space and the Rock Creek trails.

Listing Courtesy of Keller Williams Sunset Corridor



5 ● **Pending** • *Pending as of 10/2/2023* MLS ID: 23566624

4255 NW 174th Ave Lot/Land 3/2 3,746 sq ft 87,991 1945 \$1,850,000 N/A \$494

Located right in the heart of the Bethany/Rock Creek area, this family-owned level 2.02 acre (87,991 SqFt) property with 300 ft of street frontage on NW 174th Ave is on the market for the first time in over 50 years! Specially assessed as unzoned farmland-improved residential, it is in Unincorporated Washington Co. and is zoned as R6. It has a 4 bdrm, 2 ba, 3,845 SqFt house that is a major fixer or most likely a tear down. The house has a detached 2-car garage and is surrounded by an orchard with plum, apple, and pear trees. The value for this property is in the land. Developer's Packet available upon request. Ideal location just steps away from Westview High School, walking trails, and parks with convenient access to Hwy 26, Intel, Nike, Tanasbourne Shopping Mall, and an array of local restaurants.

Listing Courtesy of John L. Scott NE 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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6 ● **Pending** *Pending as of 6/2/2024 *MLS ID: 24334716*
3565 NW 180th PI Single Family 3/2 1,168 sq ft 7,405 1964 \$489,997 N/A \$420

This charming single-level home features 3 bedrooms and 2 bathrooms, embracing the simplicity of comfortable living. Nestled in a desirable NW neighborhood minutes to the Tanasbourne area offering the peace of suburban life. A nice driveway ensures ample parking, a rare find in many homes. As you approach the covered front porch, you'll feel the warmth of home. Imagine yourself by the wood-burning fireplace, adding a touch of rustic charm on chilly evenings. The kitchen has warm cabinetry overlooking the large fenced back yard. 2 level storage/outbuilding w/electricity. Enjoy the convenience of close proximity to nearby shopping, restaurants, schools, neighborhood parks and outdoor pool. More than a house, this is a place where the simplicity of life finds its true home. Welcome to comfort, convenience, and lots of charm.

Listing Courtesy of RE/MAX Equity Group



7 ● **Active** *Active: 2/24/2024 *MLS ID: 24400042*
3680 NW Columbia Ave Single Family 4/3 1,894 sq ft 9,583 1964 \$591,000 N/A \$312

Welcome to this charming property with a cozy fireplace, offering a serene natural color palette throughout. The home features additional rooms for flexible living space, ideal for a home office or hobby room. The primary bathroom boasts good under sink storage for all your essentials. Step outside to find a lovely sitting area in the backyard, perfect for enjoying the fresh air. With new flooring throughout the home, this property is ready for you. Don't miss out on this wonderful opportunity to make this house your new home! This home has been virtually staged to illustrate its potential

Listing Courtesy of Opendoor Brokerage LLC



8 ● **Pending** *Pending as of 5/27/2024 *MLS ID: 24416911*
17239 NW Oak Creek Dr Single Family 4/3 2,428 sq ft 6,098 2010 \$749,900 N/A \$309

Looking for your beautifully updated close-in Bethany refuge near Nike/Intel, schools, Tanasbourne, and handy to the pristine Oregon Coast? This lovely home tucked back on a peaceful cul-de-sac offers an open great room floor plan with spacious gourmet kitchen that includes new Samsung refrigerator, generous chef's prep island, adjoining family room with gas fireplace, and fenced patio/backyard with fire pit. Very versatile with a main floor office/fitness flex room and classic upper floor layout: primary sanctuary suite with glamorous remodeled bathroom including soaking pedestal tub and custom walk-in closet + 3 bedrooms nearby. Sellers have put a lot of love and thought into updating this immaculate home! Totally turnkey with new LG washer/dryer, bonus garage 2nd refrigerator, Nest thermostat, Ring doorbell - shines inside and out! Miles of trails for the active lifestyle, parks, and the Metro's best shopping nearby. Fall in love with where you live!





Listing Courtesy of Cascade Hasson Sotheby's International Realty



9 ● **Active** *New, Active: 5/16/2024 *MLS ID: 24185847*
4303 NW Diamondback Dr Single Family 4/3 2,039 sq ft 4,356 2002 \$714,900 N/A \$351

OVER 65K IN UPGRADES! See attached list FULLY UPGRADED, Well maintained, clean, ready to move-in home with desirable Bethany schools. Walk into beautiful tile floors, separate living & family rooms, fully upgraded kitchen with stainless steel appliances, backsplash, granite & more. NEW Roof, AC, furnace, water heater, all appliances, interior & exterior paint and much more. See full list in photos. Newer Fridge, Washer & Dryer included. Clean landscaped backyard. Walk to park across the road, easy access to trails and proximity to Hwy, shopping, Intel & Nike. ***MUST SEE***

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.
	10 ● Pending <i>*Pending as of 5/10/2024</i> <i>MLS ID: 24329774</i>	Single Family	3/3	2,403 sq ft	7,840	2001	\$825,000	N/A	\$343
<p>5239 NW Shoreline Way</p> <p>Unique and Private lake house in the city! This one-of-a-kind Bethany Lake craftsman has panoramic water views and an abundance of custom details that make it feel like a secluded retreat. Great room floor plan with primary on the main and gas fireplace, built-ins, gas fireplace and wall of windows framing unobstructed view of Bethany Lake. Kitchen features a large amount of cabinet space, quartz counters, gas range, stainless steal appliances, and eating bar. Dining nook off kitchen with built-in bench seat. Primary ensuite with high ceilings, built-ins, walk-in closet, views and private patio. Primary bath with dual sinks, walk-in shower and heated floor. New roof 2024. Wildlife sightings will be your evening entertainment as you relax on the patio and take in unobstructed sunsets on the lake. This rare find offers relaxation and privacy minutes from the city.</p> <p><i>Listing Courtesy of Keller Williams Sunset Corridor</i></p>									
	11 ● Active <i>*New, Active: 6/8/2024</i> <i>MLS ID: 24031677</i>	Single Family	5/3	2,421 sq ft	5,227	2000	\$699,000	N/A	\$289
<p>17127 NW Gold Canyon Ln</p> <p>Welcome to your dream home in the coveted Arbor Ridge neighborhood! This spacious corner lot features a beautifully landscaped flower garden, a large garden area, and a fenced-in yard with a patio, perfect for outdoor living. Step inside to find five comfortable bedrooms and three full baths, all adorned with fresh paint, hardwood floors, and stylish wood blinds. Natural light abounds throughout this well-designed floor plan. The kitchen is a chef's delight, boasting quartz countertops, a pantry, and an eating area that flows into the living room, creating a great room effect. Enjoy cozy evenings by the gas fireplace or embrace seamless indoor-outdoor living with sliding doors that open to a lush green space. A nice-sized bedroom with double closets and a full bath on the main floor offers ease and convenience to guests. The office/den on the main is perfect for the remote worker. Upstairs, you'll find four additional bedrooms, another full bath, laundry and the primary suite, complete with a garden tub, large vanity with double sinks, and a walk-in closet. Enjoy close proximity to West Union Village and Bethany Village for restaurants and shopping, as well as the delightful George W. Otten Park for outdoor fun. The for sale sign is being placed Monday 6/10. Open house Sunday, 6/9 from 2 to 4 PM. Don't miss out on this perfect blend of comfort and style!</p> <p><i>Listing Courtesy of Where, Inc</i></p>									
	12 ● Active <i>*New, Active: 6/1/2024</i> <i>MLS ID: 24325847</i>	Condo/Townhouse/Apt. 2/1		742 sq ft	-	1979	\$299,900	N/A	\$404
<p>5180 NW Neakahnie Ave, Apt 25</p> <p>Fully Renovated One-Level Oasis at Country Club Condominiums This stunning ground-floor condo offers serenity and unparalleled upgrades. Unwind amidst the beauty of a natural area owned by THPRD, accessible right from your back door. Step inside to a designer's dream featuring new luxury plank vinyl flooring throughout and a completely renovated kitchen with quartz countertops, custom backsplash, and brand-new Samsung appliances. Enjoy modern lighting fixtures, updated bathrooms, a custom fireplace, and so much more! This condo boasts convenience with new water heater, electric heaters, and all-new electrical finishes. Embrace resort-style living: walk or bike the trails around Bethany Lake, tee off at Rock Creek Country Club, or simply relax on your private patio. Don't miss this rare opportunity! Schedule your showing today!</p> <p><i>Listing Courtesy of Keller Williams Realty Professionals</i></p>									
	13 ● Pending <i>*Pending as of 5/26/2024</i> <i>MLS ID: 24479016</i>	Single Family	3/3	1,382 sq ft	4,356	1989	\$480,000	N/A	\$347
<p>5354 NW Deerfield Way</p> <p>This property in the desirable Rock Creek/Bethany area could be yours. This 3-bed, 2.5-bath property is ready for your personal touch. Enjoy a spacious primary bedroom with ensuite, vaulted ceilings, and cozy wood fireplace. With ample parking, storage, and a fenced backyard, this home offers convenience and potential. Sold "AS IS". Conveniently located minutes to a grocery store, shopping, schools, and Portland Community College. Schedule a viewing today!</p> <p><i>Listing Courtesy of eXp Realty, LLC</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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14 **Pending** *Pending as of 6/8/2024 *MLS ID: 24022972*

17485 NW Ashland Dr Single Family 3/2 1,566 sq ft 6,969 1986 \$546,000 N/A \$349

Welcome to your dream home in the desirable Bethany neighborhood, with NO HOA. This spacious home features 1566 sqft of meticulously updated living space with soaring ceilings, offering comfort and style at every turn. Step inside to discover three generously sized bedrooms, providing ample space for rest and relaxation. The primary suite is a true retreat, featuring an ensuite bath for added convenience and privacy. You'll love the modern touches found throughout the home, including updated flooring that perfectly complements the contemporary aesthetic. Priced to sell, this property invites you to bring your imagination and make it your own. Entertaining is a breeze in the large, well-landscaped lot, ideal for hosting gatherings, barbecues, and outdoor festivities. Enjoy the lush surroundings as you dine al fresco or unwind under the stars. Stay comfortable year-round with forced air heat and central air conditioning, ensuring a cozy atmosphere regardless of the season. Convenience is key in this prime location, with close proximity to Nike, Intel, grocery stores, shopping centers, and vibrant nightlife options. Plus, easy access to Hwy 26 means you're just a short drive away from all the excitement Portland has to offer. Don't miss your chance to call this stunning property home. Schedule a showing today and make your homeownership dreams a reality!

Listing Courtesy of Kelly Right Real Estate of Portland, LLC



15 **Active** *Active: 4/1/2024 *MLS ID: 24609341*

5170 NW Neakahnie Ave, Apt 4 Condo/Townhouse/Apt. 2/1 742 sq ft - 1979 \$259,500 N/A \$350

Amazing opportunity in Rock Creek Country Club. This 2 bedroom, 1 bathroom condo is nestled in the most serene & peaceful community. Kitchen features soft close cabinets & solid surface granite countertops. Cozy up by the fireplace in the living room, or enjoy an evening on the balcony overlooking the tennis courts. Detached 1 car garage. Lush green grounds and Bethany Lake Park Trail just beyond your doorstep. Easy access to Nike, Intel, and Sunset Corridor. Additional storage closet on balcony. All appliances stay with home, including the full sized washer & dryer. New Water Heater! Plenty of off street parking.

Listing Courtesy of eXp Realty, LLC



16 **Active** *New, Active: 6/5/2024 *MLS ID: 24643527*

17062 NW Emerald Canyon Dr Single Family 5/3 2,650 sq ft 7,840 2001 \$749,000 N/A \$283

Perfectly placed 4+ Bedroom in sought after Arbor Ridge in desired Bethany area. Across from neighborhood's George W. Otten Park, equipped with a basketball court, grassy lawn, benches, and a covered gazebo for picnics and parties. Great proximity to West Union Village for dining, groceries, day care, pubs, and iconic family-owned Mad Greek Deli. Bethany Village nearby for more dining, grocery options, banking and veterinary services. This lightly lived in, well maintained home sits just back off from street, offering a deeper drive way leading to front door, providing more of a private feel. Wood floors greet you upon your entrance. Nice formal living room with fireplace adjacent to dining room. Spacious kitchen with built-in desk, gas cooktop island, with pantry and eating nook. Kitchen with ample storage opens to family room with fireplace. Den, or what has been used as the 5th bedroom, is ADA compliant entrances to bedroom and bathroom with roll-in shower. From eating nook, step out onto the covered patio to enjoy the comfortable outdoor living space all year long and soak up the lush, colorful vegetation, and make great use of the garden shed. Upstairs laundry room with sink and additional storage. Primary offers large walk-in closet, garden tub, large vanity area with dual sinks, 3 more spacious bedrooms upstairs. 3-car attached garage. Additional pathways and the ever-so-popular 16 acre, fun and whimsy Pirate Park. Streets of Tanasbourne and EZ access to HWY 26.

Listing Courtesy of Premiere Property Group, LLC



17 **Active** *New, Active: 5/24/2024 *MLS ID: 24529816*

16976 NW Mesa View Ln Single Family 4/3 2,373 sq ft 5,662 2003 \$735,000 N/A \$310

Beautiful North facing home in the desired Arbor Ridge. New Roof, new quartz counters, new water heater, new carpets, new dishwasher and a lot more. Gourmet kitchen with quartz counters and a large pantry. 4 spacious bedrooms and a loft. Huge side yard with tool shed. Built-in wall storage in over-sized garage. Half a block from George Otten Park. Proximity to Bethany shopping, restaurants and walking trails!

Listing Courtesy of Keller Williams Sunset Corridor

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** • *Active: 2/2/2024* *MLS ID: 24545128*

3815 NW Chemult PI Multifamily/Multiplex 9/8 4,126 sq ft 16,988 1977 \$1,099,000 N/A \$266

Location is key and this one delivers. Westview HS & close to Intel. Do not disturb tenants! Fully leased units. One 3 BR, 2 bath unit and three 2 BR 1.5 bath units. Each with a FP, W/D hookups, fenced backyard, single car garage and a parking space. Buyer to verify all listing information. Seller requests OREF forms. Buyer to assume all tenants at closing. Write offers subject to inspection and provide pre-qualification letter and/or proof of funds. Large lot!!! Email all questions & access.

Listing Courtesy of RealtyNET, LLC



19 ● **Active** • *New, Active: 6/6/2024* *MLS ID: 24163806*

16830 NW Meadow Grass Ct Single Family 5/3 2,680 sq ft 6,969 1988 \$690,000 N/A \$257

This spacious home is bathed in natural light and boasts an inviting open floor plan w/ vaulted ceilings and generously sized rooms. Its light color palette creates a serene atmosphere, complemented by the solidity of bamboo flooring, granite, oak, and fir woodwork. Two sets of sliding doors seamlessly connect indoor and outdoor spaces, perfect for enjoying al fresco dining during the summer months. In the great room, built-in cabinetry caters to book enthusiasts, while the kitchen window offers a view of the yard filled with well-fed songbirds and mature trees. The main floor features a bedroom with an adjoining bathroom, complete with an easy step shower for visitors seeking single-level living convenience. Upstairs, four more bedrooms await, including a primary suite with a double vanity, dressing room, and vaulted ceiling. Double closets, well-maintained carpets, and spacious rooms characterize the upper level. This home is brimming with upgrades, from newer kitchen appliances to a gas furnace, AC, water heater, and more (see attached list for details). Laundry facilities are conveniently situated, the garage is impeccably tidy, and the property is fully fenced for your furry friends' safety. Located in highly sought-after school districts, with plenty of nearby parks to explore, this home offers both space and convenience. Don't miss the chance to make it yours - join us for an open house on Saturday and Sunday from 11 AM to 1 PM.

Listing Courtesy of Like Kind Realty



20 ● **Active** • *New, Active: 6/7/2024* *MLS ID: 24026895*

5715 NW 178th Ave Single Family 3/3 1,693 sq ft 5,662 1990 \$649,900 N/A \$384

Turn key craftsman home in the heart of Bethany conveniently located between desirable Deerfield Park & College Park! Features include central AC, excellent layout, vaulted ceilings, primary suite with walk-in closet & attached bathroom, kitchen pantry and large backyard with manicured landscaping, raised garden beds & spacious deck perfect for entertaining. Updates include new siding, interior paint, light fixtures & laminate flooring. Features also include stainless steel appliances, ceiling fans throughout, laundry room with washer & dryer, built-in microwave, eat bar & bay windows. Too many features to list in this charming Bethany home centrally located near West Union Village, Tanasbourne & the high tech corridor. Located just down the road from Westview High School, this location feeds into some of the best schools within the Beaverton School District. Come check out all the amazing things this meticulously maintained home has to offer! No HOA!

Listing Courtesy of Summa Real Estate Group

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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