ELEGANCE & TRANQUILITY IN THE CITY

3105 SW CASCADE DRIVE
PORTLAND, OREGON 97205

The MacNaughton Group
at Realty Trust

CONCIERGE REAL ESTATE SERVICES

SW CASCADE DRIVE

CONTEMPORARY

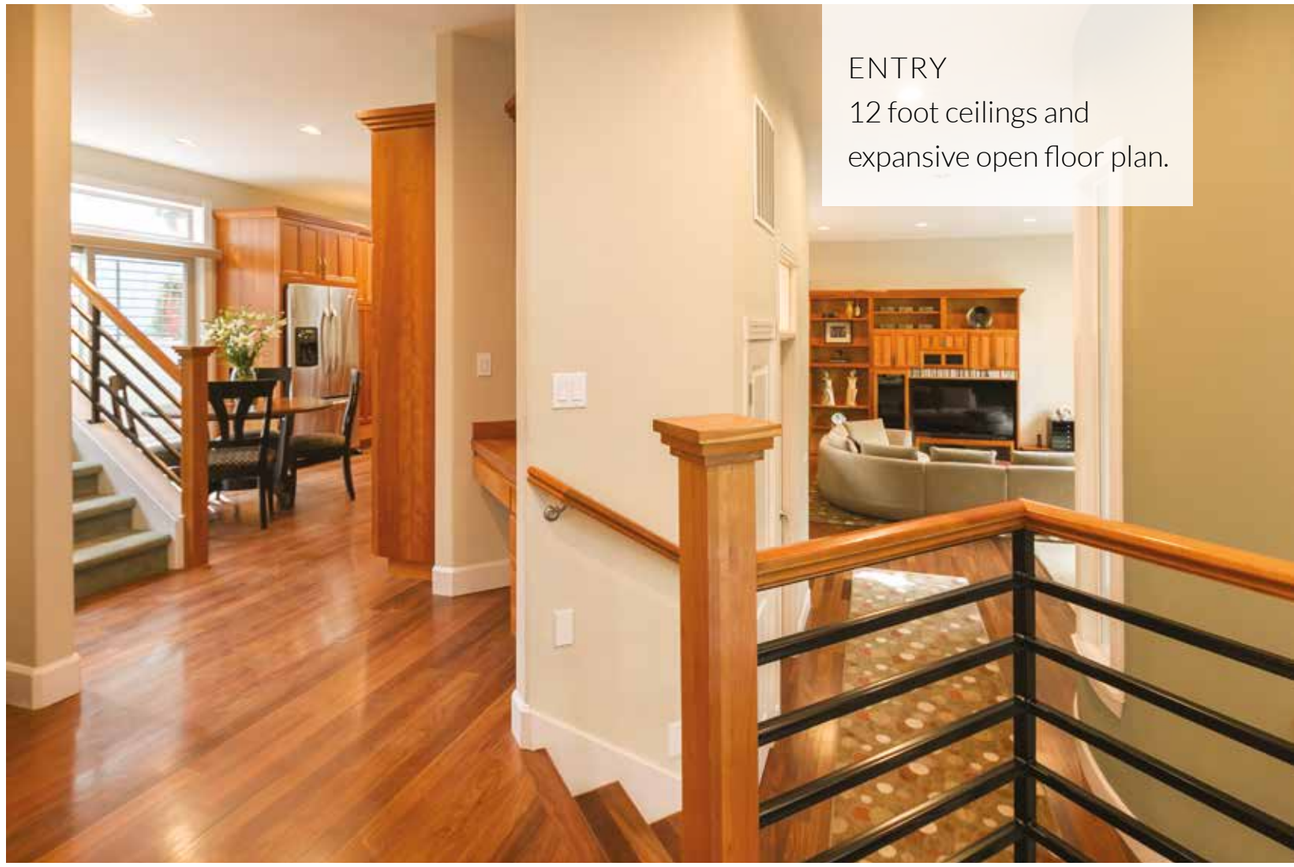
Gorgeous, custom-built contemporary located on a private, serene lot located above Portland's famous Rose Gardens and just a 5 minute drive to downtown. Cross the front entry and be captivated by the home's soaring ceilings and oversized windows that flood the interior with light. An impressive Great Room floor plan makes this home ideal for executive entertaining or enjoying its radiant ambiance with family and friends. Ideally located for city dwellers who love natural settings just steps from Hoyt Arboretums' 12 miles of wonderful walking trails.

Information deemed reliable but is not guaranteed.

OVERVIEW

- Custom built in 2004 by builder as his own residence
- 3,254 square feet of living space
- 850 square foot 3-car garage
- Over 1200 square feet of outdoor living space
- 4 Bedrooms, 3.5 Bathrooms
- Lot size-7,405 square feet
- Gorgeous Brazilian chestnut hardwood floors
- Extensive custom built-in cabinetry
- Kitchen is appointed with high end appliances and features a Wolf stove with grill. The large island features prep sink and bar seating. Cabinets are cherry and counters are slab granite. Adjacent is an informal eating area, a built-in desk and abundant storage.
- Living Room with high ceilings, floor to ceiling windows and gas fireplace
- Dining Room has crown molding, ambient lighting and French doors that open to a private patio
- Media/Family Room with open beamed ceiling and built in cabinets
- Private office with curved wall
- Master Suite has fireplace, large walk in closet with a window, jetted tub, 2 sinks, and separate water closet

- Large upstairs landing with built in desks for the perfect homework/study area
- 2 gas fireplaces
- Wine cellar with temperature control
- Comprehensive outdoor low voltage lighting, gas hook up, custom metal work

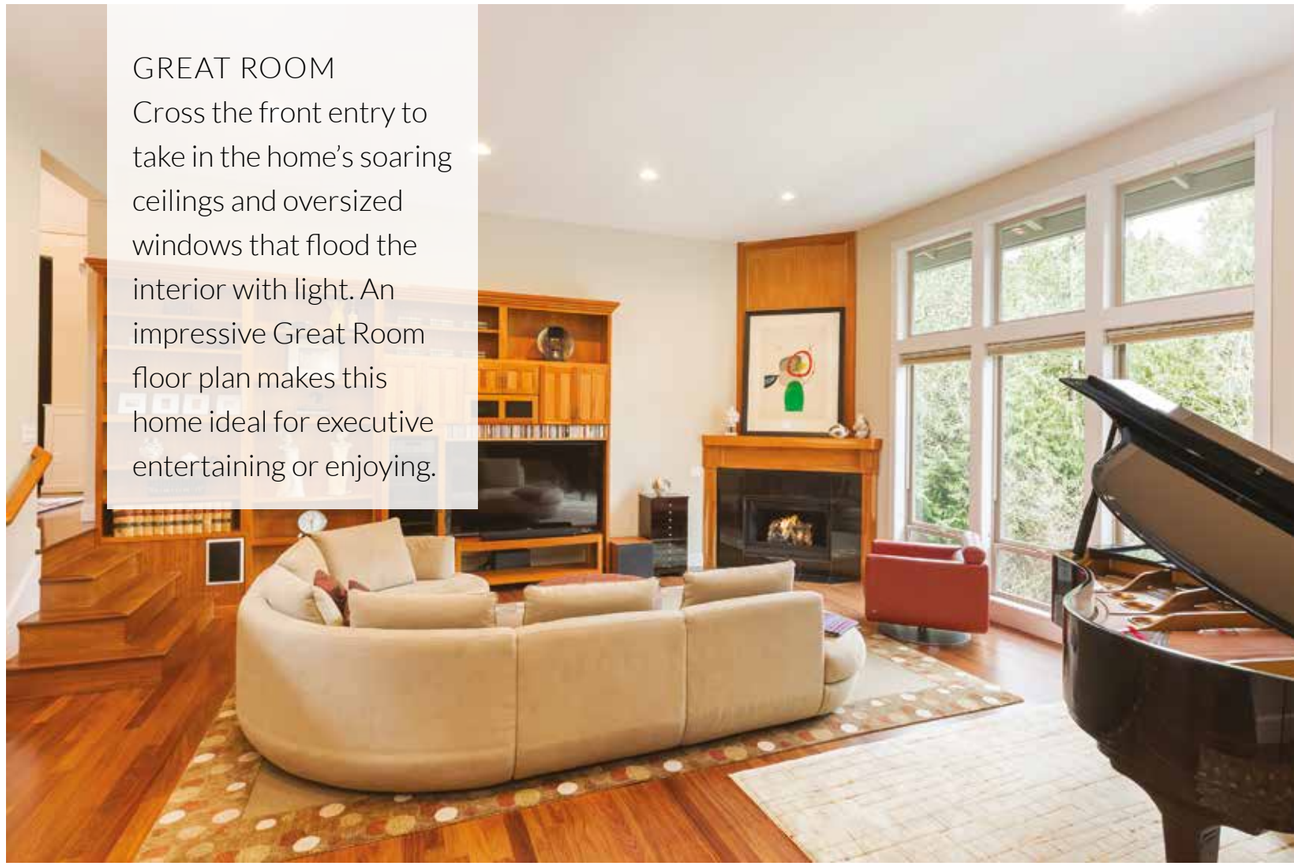


ENTRY
12 foot ceilings and expansive open floor plan.

HOME DETAILS
Beds: 4
Baths: 3 full, 2 half
Floor size: 3,270 sqft
Lot size: 7,405 sqft
Single Family Residence
Built in 2004
2016/17 Property Taxes: $13,529.20
RMLS #: 17432617
Price: $1,075,000

UTILITIES
Heating: Forced air gas furnace
Cooling: Central Air
Water: Public
Sewer: Public

SCHOOLS
Ainsworth Elementary
West Sylvan Middle School
Lincoln High School



GREAT ROOM

Cross the front entry to take in the home's soaring ceilings and oversized windows that flood the interior with light. An impressive Great Room floor plan makes this home ideal for executive entertaining or enjoying.

KITCHEN + DINING ROOM

Gourmet kitchen loaded with amenities and overlooking the Great Room.

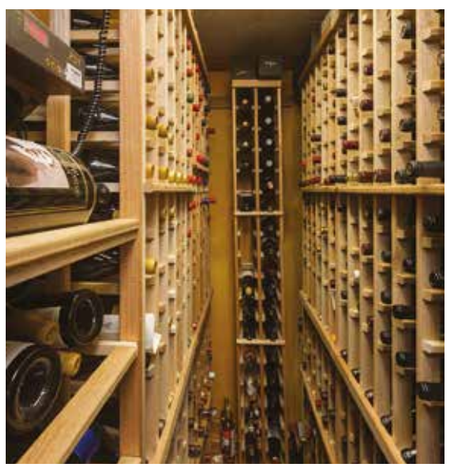
Formal dining room with double doors leading to outdoor terrace.

OFFICE

Private office with curved wall.

WINE CELLAR

Phenomenal workshop and wine cellar in the 3-car garage.

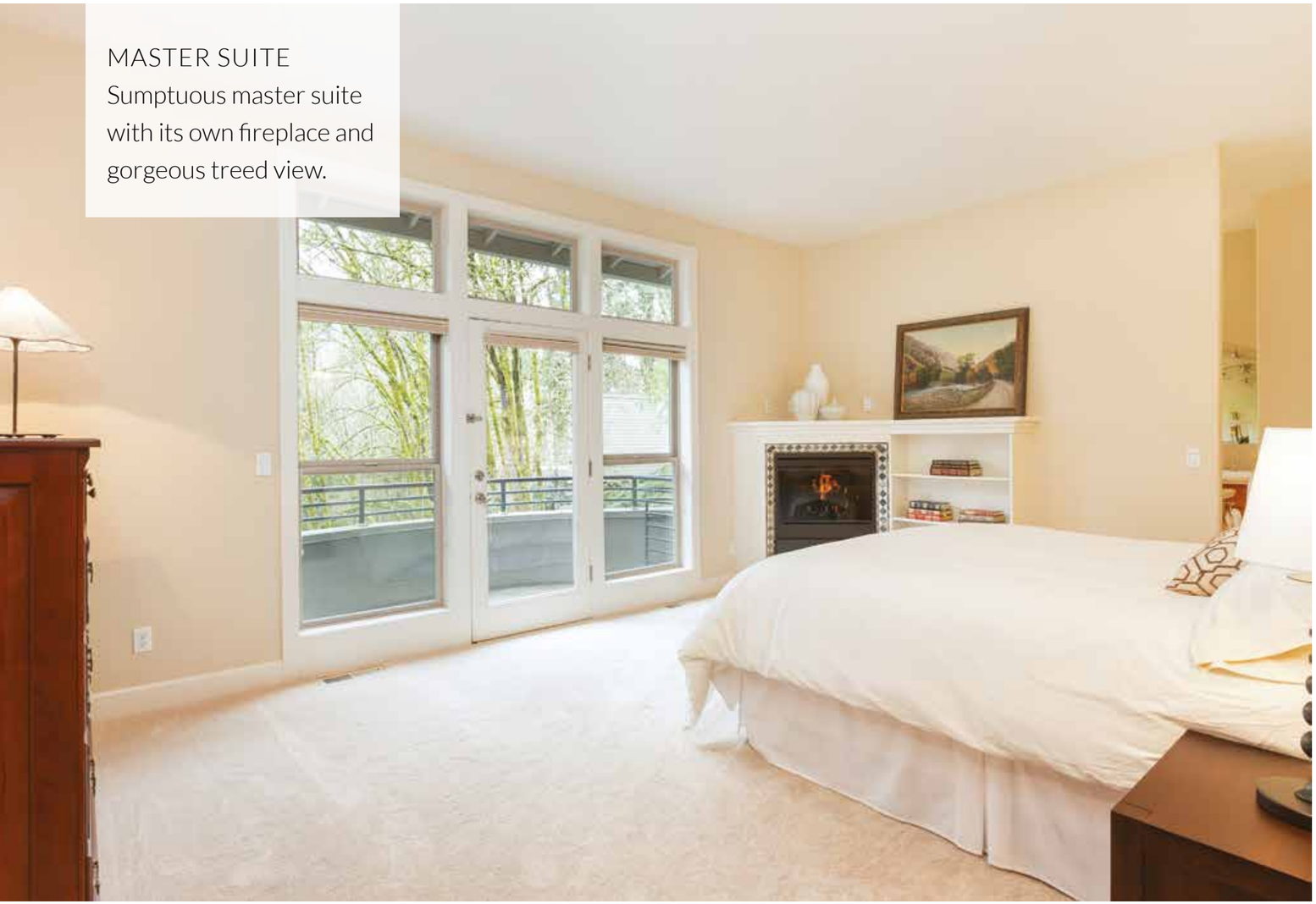


FAMILY ROOM

Family room/game room featuring extensive built-ins.

MASTER SUITE

Sumptuous master suite with its own fireplace and gorgeous treed view.

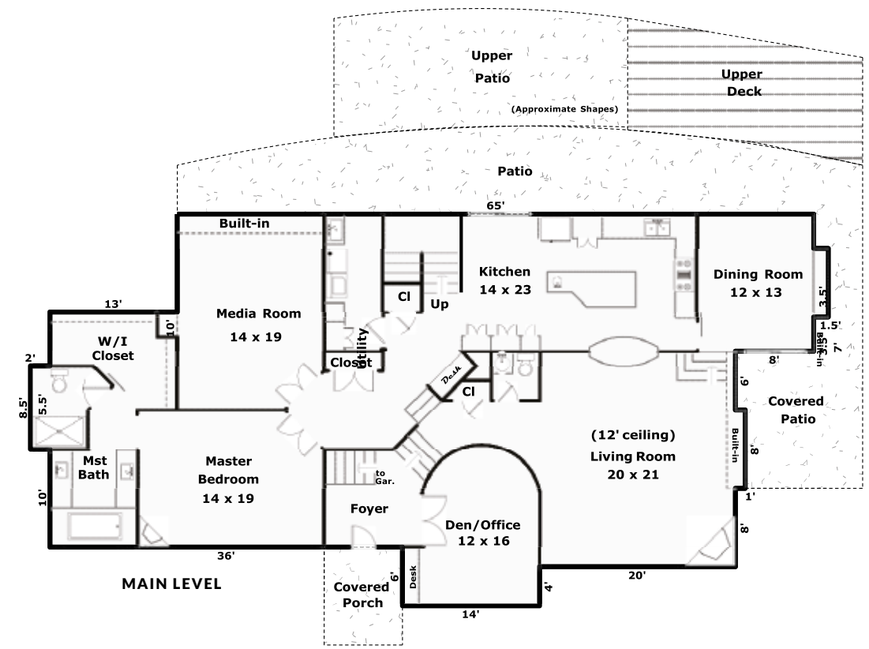


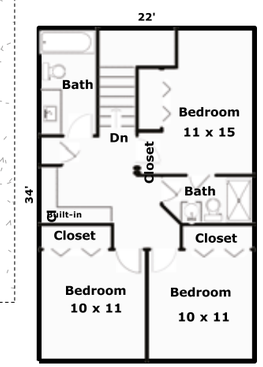
PATIO

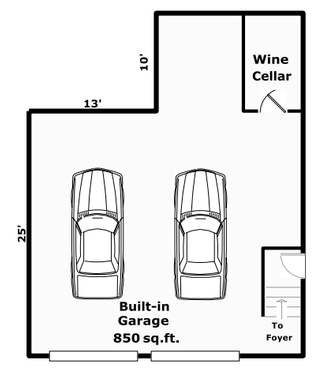
Extensive new back patio terrace ideal for dining alfresco, enjoying the evening by an outdoor fire pit or just enjoying the afternoon sun.

FLOOR PLAN

MAIN LEVEL: 2,522 sqft
SECOND LEVEL: 748 sqft
TOTAL: 3,270 sqft







FLOOR PLAN BY: Michael Teach, SRA, Teach Appraising • TeachAppraising@comcast.net

Comments: Measured to industry standards. As a result of rounding and the difficulty in measuring to the outside walls of 2nd floor and basement areas, the calculations should be considered reliable but not guaranteed to be exact.

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CONCIERGE REAL ESTATE SERVICES

Kathy MacNaughton
Principal Broker & Owner
(503) 416-4158
kathym@macgroup.net

1220 NW Lovejoy, Suite 130
Portland, Oregon 97209

www.macgroup.net

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