









## 13479 NE Worden Hill Road Newberg, OR 97132

Enjoy life and live your dream in this captivating country estate nestled in the heart of wine country. Surrounded by exquisite territorial views. Incredible workmanship and stunning finishes throughout. Main level living with bonus/family room upstairs. Open floor plan with gourmet stainless kitchen and formal dining. Master suite with walk-in shower and closet. Spacious shop, insulated and heated. Guest quarters with kitchen and bath. A true paradise!

2 Acres - 3 Bedrooms - 2/1 Bathrooms - 2,800 SF





Welcome Home









## Living Room

- Great room with high ceilings
- Natural light
- Large picture windows with exquisite views
- Exterior door to back patio
- Open to kitchen
- Tile floors
- 16' x 16'









## Dining Room

- Formal dining with high ceilings
- Beautiful wainscoting
- Beautiful territorial views
- Tile floors
- 12' x 11'













## Kitchen

- Granite island with sink and eating bar
- Walk-in pantry
- Stainless steel appliances
- Built-in microwave
- Down-draft
- Dishwasher and disposal
- Breakfast nook with gorgeous views
- Tile countertops and backsplash
- Tile floors
- 15' x 13'





## Den/Office

- High ceiling with fan
- Large window brings natural light
- Wall to wall carpet
- 10' x 10'





## Utility Room

- Built in shelving
- Tile countertops with sink
- Tile floors
- 11' x 8'





## Bonus/Family Room

- Upper level
- Vaulted ceilings
- Storage space
- Wall to wall carpet
- 27' x 16'







## Master Suite

- High ceiling with fan
- Walk-in closet with closet organizer
- Picturesque views out every window
- Wall to wall carpet
- 16' x 15'











## Master Bath

- Dual sink vanity
- Walk-in shower
- Tile floors
- 13' x 13'











## 2nd Bedroom

- Closet
- Wall to wall carpet
- 12' x 11'





## 3rd Bedroom

- Closet
- Wall to wall carpet
- 12' x 12'



## Guest Quarters

- Kitchen
- Bedroom with ceiling fan
- Full bathroom















## Exterior Features

- Covered patio
- Fenced yard
- Guest quarters
- Patio
- Spacious, insulated and heated shop
- Surrounded by exquisite territorial views
- 2 acres
- A true paradise!





















**Addr:** 13479 NE WORDEN HILL RD  
**City:** Newberg **Zip:** 97132  
**Zoning:** EF-40  
**County:** Yamhill **Tax ID:** R331700202  
**Elem:** Ewing Young **Middle:** Chehalem Valley  
**High:** Newberg **Prop Type:** DETACHD  
**Nhood/Bldg:** CC&Rs  
**Legal:** POTENTIAL ADDITIONAL TAX LIABILITY 2.00 ACRES IN SEC 17 T3S R3W  
**Open house:** N  
**Home Energy Score:** N  
**Wnty:** HOME 55+ w/Affidavit Y/N: Y

[Virtual Tour](#)

[Video Tour](#)

#### GENERAL INFORMATION

**Lot Size:** 1-2.99AC **# Acres:** 2 **Lot Dimensions:**  
**Wtfmt:** **View:** SEASONL TERRIT, TREES **Lot Desc:** PRIVATE  
**Body Water:** **Seller Disc:** DSCLOSUR

#### RESIDENCE INFORMATION

**Upper SQFT:** 0 **SFSrc:** Seller **#Bdrms:** 3 **#Bath:** 2/1 **#Lvl:** 2 **Year Built:** 2015/ RESALE  
**Main SQFT:** 2800 **TotUp/Mn:** 2800 **Roof:** COMP **Style:** TRAD **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 0 **#Fireplaces:** / **Parking:** **Exterior:** FIBRCM  
**Total SQFT:** 2800 **Addl. SQFT:** **#Gar:** 3/ATTACHD, OVRSIZE, **Bsmt/Fnd:** CRAWLSP  
**RV Desc:**

#### REMARKS

**XStDir:** Hwy 240 west, south on Worden Hill Rd 12, turn left on NE Worden Hill Rd, property at end of lane  
**Public:** Enjoy life and live your dream in this captivating country estate nestled in the heart of wine country. Surrounded by exquisite territorial views. Incredible workmanship and stunning finishes throughout. Main level living with bonus/family room upstairs. Open floor plan w/ Gourmet stnls kitchen & formal dining. Mstr suite w/walk in shower & closet. Spacious shop, insulated & heated. Guest quarters with kitchen & bath. A true paradise!

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Living:</b> M/16 X 16 / GREAT-R, HI-CEIL, TILE-FL	<b>Mstr Bd:</b> M/16 X 15 / CLO-ORG, SUITE, WI-CLOS	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/15 X 13 / GRANITE, ISLAND, PANTRY	<b>2nd Bd:</b> M/12 X 11 / CLOSET, WWW-CARP	<b>Upper Lvl:</b> 0/0
<b>Dining:</b> M/12 X 11 / HI-CEIL, TILE-FL, WAINSCO	<b>3rd Bd:</b> M/12 X 12 / CLOSET, WWW-CARP	<b>Main Lvl:</b> 2/1
<b>Family:</b> U/ 27 X 16 / STORAGE, WWW-CARP	<b>UTILITY:</b> M/11 X 8 / BLT-INS, SINK, TILE-FL	<b>Lower Lvl:</b> 0/0
<b>DEN/OFF:</b> M/10 X 10 / CEILFAN, HI-CEIL, WWW-CARP		<b>Total Bth:</b> 2/1

#### FEATURES AND UTILITIES

**Kitchen:** BI-MICO, D-DRAFT, DISHWAS, DISPOS, ISLAND, PANTRY, PLB-ICE, SSAPPL, TILE  
**Interior:** CEILFAN, GAR-OPN, HI-CEIL, SOUNSYS, TILE-FL, WWW-CARP  
**Exterior:** COVPATI, FENCED, GSTQTR, PATIO, SHOP, YARD  
**Accessibility:**  
**Cool:** HT-PUMP **Heat:** HT-PUMP  
**Water:** WELL **Sewer:** SEPTIC

**Hot Water:** ELECT

**Fuel:** ELECT

#### FINANCIAL

**PTax/Yr:** \$5,595.73 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:** N **Dues:** **Other Dues:**  
**HOA Incl:**  
**Terms Considered:** CASH, CONW  
**List Date:** 2/20/2018

#### COMPARABLE INFORMATION









THE  
KELLY  
GROUP  
REAL ESTATE

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Kelly Hagglund, Principal Broker  
Licensed in Oregon



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Home Packet Designed by The Kelly Group Real Estate. All information deemed reliable but not guaranteed. 2.27.2018