











12477 Kame Terrace Court Sherwood, OR 97140

Custom private lakeside cedar home in Gated 12 Estate Community, 2.5 miles to I-5. HOA owned 5 acre stocked lake and 25+ acres of forested walking trails. Grand open rooms with view windows, two 40' stone chimneys, custom features throughout, multi-level decks with outdoor fireplace and kitchen. Gardens, water feature, 48 x 48 9 stall shop with RV 14' doors, 1/2 bath, 200 amp, storage, 12x30 Greenhouse. Wood ship, 2,200 foot drive-in basement with 1/2 bath, 7+ cars/toys/storage.

1.9 Acres - 5 Bedrooms - 3.1 Bathrooms - 4,639 SF





Welcome Home









Family Room

- 19 x 12
- French doors to private deck
- Wood burning stone fireplace with gas insert
- High vaulted cedar paneled ceilings
- Wood blinds
- Luxurious entertainment space

Dining Room

- 15 x 13
- Formal
- Built-in wet bar
- Hardwood floors
- Off entry





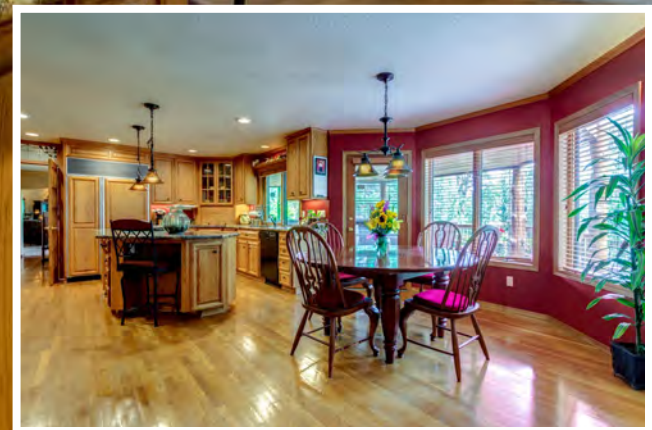




A photograph of a kitchen interior. The kitchen features light-colored wood cabinetry, granite countertops, and a central island with a granite top. A large glass vase sits on the island. The background shows a doorway leading to another room and a window with a view of the outdoors. The lighting is warm, with pendant lights hanging over the island and recessed lights in the ceiling.

Kitchen

- 22 x 13
- Gas appliances
- Appliance garage
- Pantry
- Cooking island
- Built-in microwave
- Built-in oven
- Built-in refrigerator
- Woodstove
- Dishwasher
- Eating area
- Beautiful granite countertops
- Instant hot water









Living Room

- 19 x 12
- French doors to back deck
- High ceilings

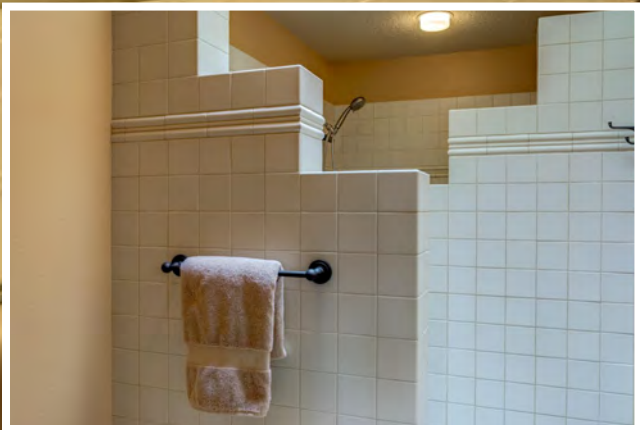




Master Suite

- 19 x 18
- Upper level
- Door to private deck
- Walk-in closet
- Jetted tub
- Walk-in shower
- Dual sink vanity
- Private









2nd Bedroom

- 13 x 12
- Double closet
- Bay window



3rd Bedroom

- 13 x 12
- Double closet
- Bay window



4th Bedroom

- 13 x 10
- Bay window
- Double closet



Den

- 17 x 15
- Upper level
- Built-ins
- 2 skylights
- High ceilings with fan
- Closet
- French doors



Laundry Room/Storage

- Sink
- Closet
- Built-ins

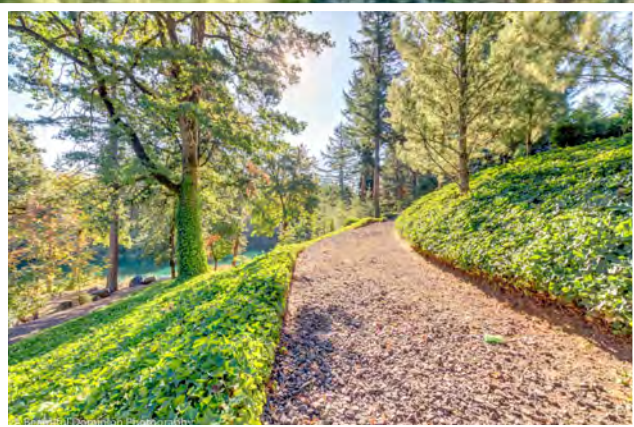
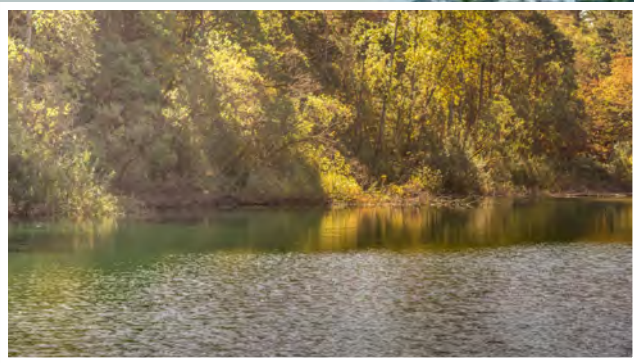




Bonus Room

- 35 x 15
- Upper level
- Built-ins
- Wainscoting
- Bay window
- Versatile space





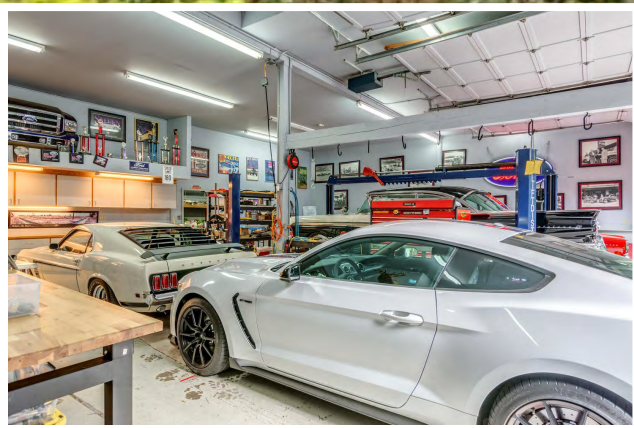


The Property

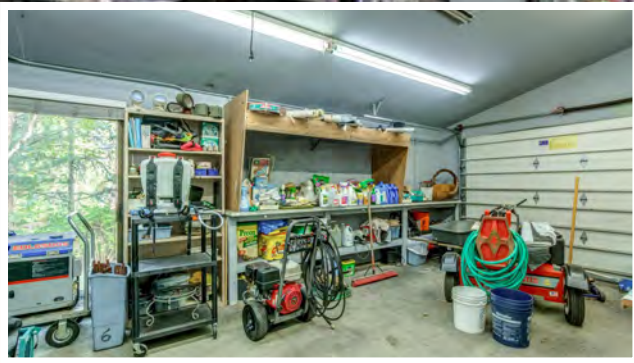
- 48' x 48' 9 stall shop with 14' RV door, 1/2 bath, 200A service and storage space
- 12' x 30' green house
- Wood shop
- 2nd garage
- 2200 foot drive-in basement with 1/2 bath
- Multi-level covered decks
- Outdoor fireplace
- Water feature
- Outdoor kitchen
- Raised garden beds
- Free standing hot tub
- 1.9 acres



















Addr: 12477 SW KAME TERRACE CT
City: Sherwood **Zip:** 97140
Zoning: RRFF5
County: Clackamas **Tax ID:** 01365212
Elem: Archer Glen
High: Sherwood
Nhood/Bldg: GLACIAL WOODS
Legal: 2791 GLACIAL WOODS LT 4
Open house: N
Supplements: 1
[Virtual Tour](#) [Video Tour](#)

Unit#:
Condo Loc:
Middle: Sherwood
Prop Type: DETACHD
CC&Rs: Y

Home Energy Score:
Wmty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 1-2.99AC
Wtmt: LAKE
Body Water:

Acres: 1.9
View: LAKE, TREES
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: GEN-SLP, LEVEL, PRIVATE, TREES

RESIDENCE INFORMATION

Upper SQFT: 1461 **SFSrc:** trio **#Bdrms:** 5 **#Bath:** 3/1 **#Lvl:** 2 **Year Built:** 1991 / RESALE
Main SQFT: 3178 **TotUp/Mn:** 4639 **Roof:** COMP **Style:** 2STORY, CUSTOM **Green Cert:** **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** 2 / GAS, INSERT, WOOD **Parking:** DRIVEWAY, RV-PARK **Exterior:** CEDAR
Total SQFT: 4639 **Addl. SQFT:** **#Gar:** 2/ATTACHD, OVRSIZE, **Bsmt/Fnd:** FULLBAS, SLAB
RV Desc: RV-PARK

REMARKS

XSt/Dir: Grahams Fry to Tooze to Kame Terr; exit 286 from I-5 to Boones Fry, L @ Day, L @ Grahams Fry
Public: Custom private lakeside cedar home in Gated 12 Estate Community, 2.5 miles to I-5, HOA owned 5 acre stocked lake & 25+ acres of forested walking trails, Grand open rooms w/view windows, two 40' stone chimneys, custom features t/out, multi-lvl decks w/outdr firepl & Kitchen, Gardens, wtrfeat, 48X48 9 stall shop w/RV 14'doors, 1/2 bath, 200 amp, storage, 12X30 Greenhouse, Wood shop, 2200 ft drivein basement w/1/2 bath, 7+cars/toys/storage

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 23 X 16 / DECK, FIREPL, VAULTED	Mstr Bd: U/ 19 X 18 / DECK, SUITE, WI-CLOS	Bths - Full/Part
Kitchen: M/ 22 X 13 / EATAREA, ISLAND, WOODSTV	2nd Bd: M/ 13 X 12 / BAYWIND, DBL-CLO, WW-CARP	Upper Lvl: 1/0
Dining: M/ 15 X 13 / FORMAL, WET-BAR, WOODFLR	3rd Bd: M/ 13 X 12 / BAYWIND, DBL-CLO, WW-CARP	Main Lvl: 2/1
Family: M/ 19 X 12 / DECK, HI-CEIL, WW-CARP	4TH-BD: M/ 13 X 10 / BAYWIND, CLOSET, WW-CARP	Lower Lvl: 0/0
BONUS: U/ 35 X 15 / BAYWIND, BLT-INS, WAINSCO	DEN/OFF: U/ 17 X 15 / FNCH-DR, HI-CEIL, SKYLITE	Total Bth: 3/1

FEATURES AND UTILITIES

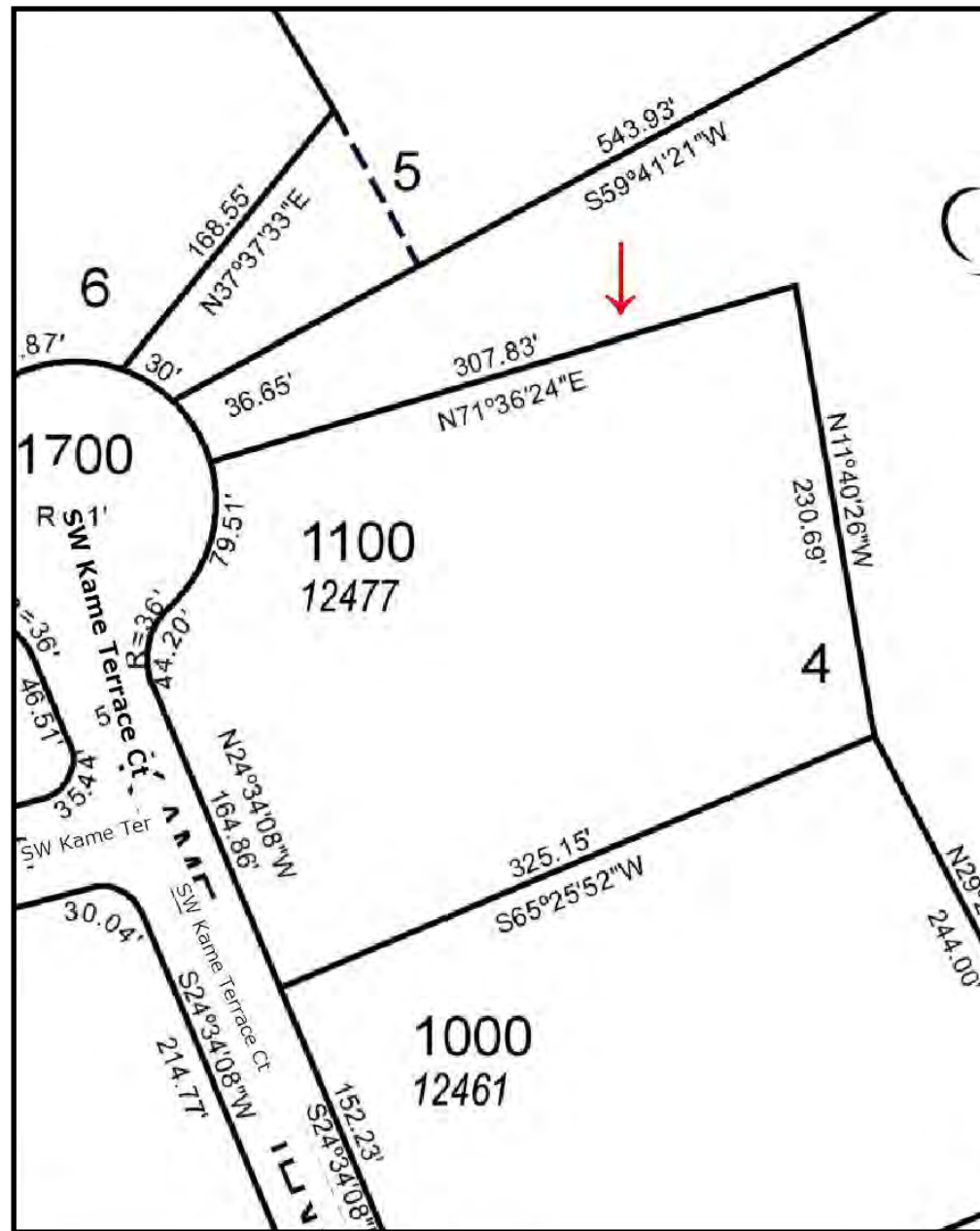
Kitchen: APP-GAR, BI-MICO, BI-OVEN, BI-REFR, COOK-IS, DISHWAS, GASAPPL, GRANITE, INST-HW, PANTRY
Interior: BI-VACM, GAR-OPN, GRANITE, HI-CEIL, HISPEED, JET-TUB, OWSECUR, SOUNSYS, WAINSCO, WOODFLR
Exterior: 2ND-GAR, COVDECK, FS-HTUB, GASHKUP, GRN-HSE, OUT-FPL, RV-GAR, SHOP, SPRNKLR, WTRFEAT
Accessibility:
Cool: HT-PUMP
Water: WELL
Heat: FOR-AIR, HT-PUMP
Sewer: SEPTIC
Hot Water: GAS
Fuel: ELECT, GAS

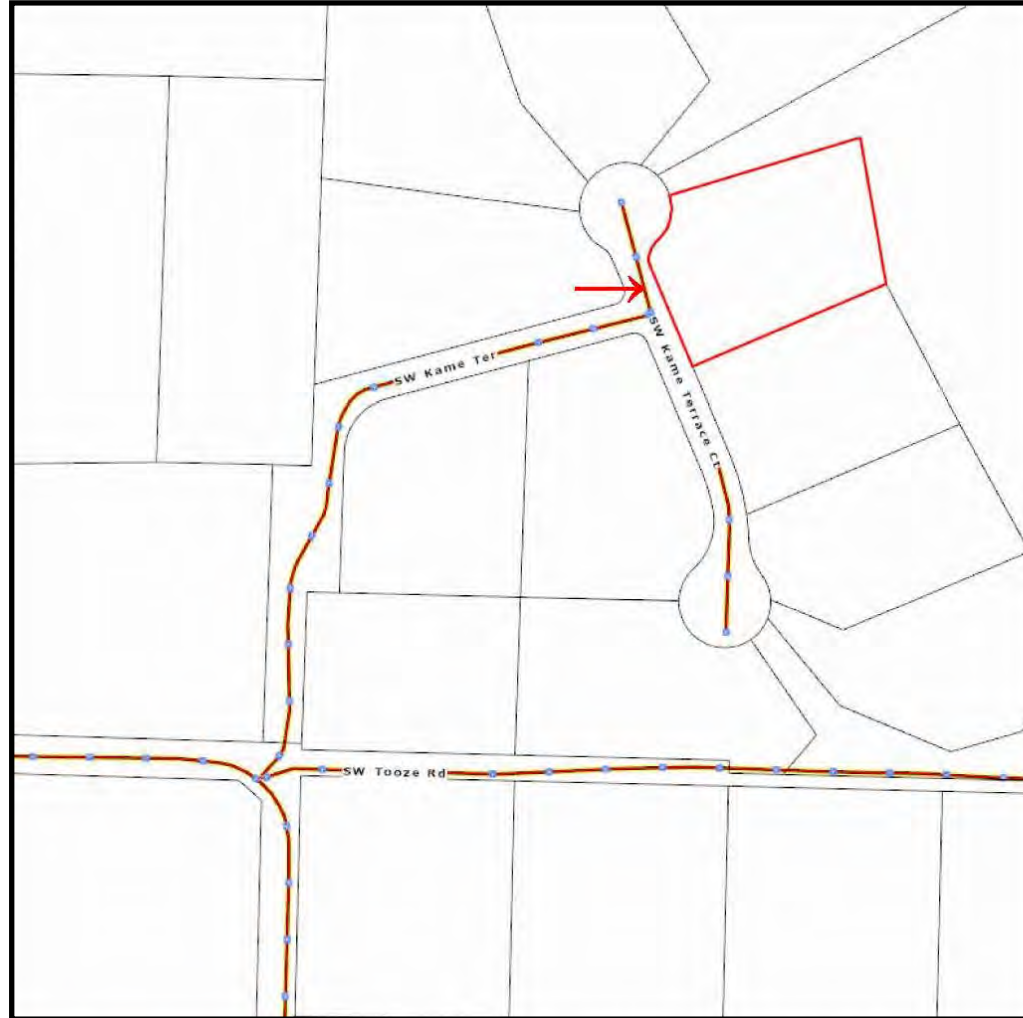
FINANCIAL

PTax/Yr: \$14,064.72
HOA: Y **Dues:** \$1,000
HOA Incl: COMMONS, GATED
Terms Considered:
List Date: 10/8/2017

Rent, If Rented: /YR
Other Dues:
Short Sale: N
Bank Owned/REO: N

COMPARABLE INFORMATION







THE
KELLY
GROUP
REAL ESTATE

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. 3.14.2018