







23230 SE Franquette Drive  
Amity, OR 97101

This exquisite private sanctuary sits past a wrought iron gate with 180 Coast/5 mountain views, fully fenced on dead end road at the Crest of Eola Hills. Quality construction is found throughout the home and outbuildings with total utilities at \$230/month. Other features include aggregate drive, 20x30 separate living quarters, an insulated/all steel 60x84 outbuilding/barn and 24x40 shop with wet bar and 1/2 bath, and 4 car garage. Experience indoor/outdoor entertaining with a 60' covered view deck and glass covered patio, putting green and water feature. Live 15 miles to Salem and McMinnville, and central to Portland Coast!

5 Acres - 3 Bedrooms - 3 Bathrooms - 4,293 SF





































Welcome Home





## Living Room

- Wall of windows offers natural lighting
- Wood burning heater
- Bench window seating
- Two color hand brocade vaulted ceilings with two fans
- Open floor plan leads to dining room
- Two set of fiberglass-paneled French doors leading to deck
- 29 x 19









## Dining Room

- Fiberglass-paneled French doors leading to deck
- Two color hand brocade vaulted ceilings
- Open floor plan leads to living room
- Open bar-top connecting to the kitchen
- 15 x 14













## Kitchen

- Built-in microwave
- Built-in convection oven
- Prep sink in island
- Dishwasher
- Free standing refrigerator
- Electric stove top
- Eating bar
- High ceiling
- Garden window
- Corinthian Tile floors
- Granite countertops
- Cherry kitchen cabinets
- Vaulted ceilings
- Recessed lighting
- Disposal
- 15 x 13











A wide-angle photograph of a master bedroom with a vaulted ceiling. The room features a large bed with a white floral bedspread and red and white pillows. A wooden headboard with built-in shelves and a mirror is behind the bed. A purple leather ottoman sits at the foot of the bed. To the right, a dark leather sofa and a wooden coffee table are visible. The floor is covered in a floral patterned carpet. Two ceiling fans with lights are installed. A skylight is on the vaulted ceiling. A fireplace is visible in the background.

## Master Bedroom

- Propane gas burning fireplace
- Fiberglass French doors leading to front deck
- Vaulted ceiling with 2 fans
- Walk-in closet
- Built-ins; including a built-in safe
- 23 x 20









## Master Bath

- Corinthian Tile floors
- Jacuzzi soak tub
- Oversized shower
- Dual sink vanity
- Cherry wood cabinets
- 15 x 11







## 2nd Bedroom

- Walk-in closet
- Ceiling fan
- Wall to wall carpet
- Jack & Jill bathroom with marble counters
- 16 x 12







The image shows a 3rd bedroom with a large wooden desk and a leather armchair. A ceiling fan with four wooden blades and four light bulbs is mounted on the ceiling. The wall is decorated with four framed posters of cars. A large window with horizontal blinds is on the left. A small table with a decorative bird sculpture is on the right. The floor is covered with green carpet.

## 3rd Bedroom

- Walk-in closet
- Ceiling fan
- Wal to wall carpet
- Jack & Jill Bathroom with marble counters
- 16 x 12



## Utility Room

- Built-in cherry cabinets with sink
- Tile floors
- 10 x 9













## Family Room

- Located on the lower level could be turned into separate living quarters
- Brick Hearth ready for fireplace or pellet stove
- Full bathroom with shower
- Storage room
- Sauna and tanning room
- 23 x 12











## Exterior

- Wrought iron front
- 2nd 4 tandem car garage
- Glass covered patio
- 60' covered view deck with 180° views of the Coast range and 5 mountains
- Fully fenced property
- Gardens
- 20 x 30 separate living quarters
- 60 x 84 outbuilding/barn
- 24 x 40 shop with wet bar, 1/2 bath and space for 3 cars with 2 roll up doors
- RV parking
- Water feature and putting green
- Fruit trees
- 4 acres of mature Grand Noble Christmas Trees
- Perfect for outdoor entertaining
- 10 miles to Spirit Mountain Casino
- 15 miles to Salem/McMinnville
- 35 miles to Portland
- 50 miles to Coast/Mt. Hood





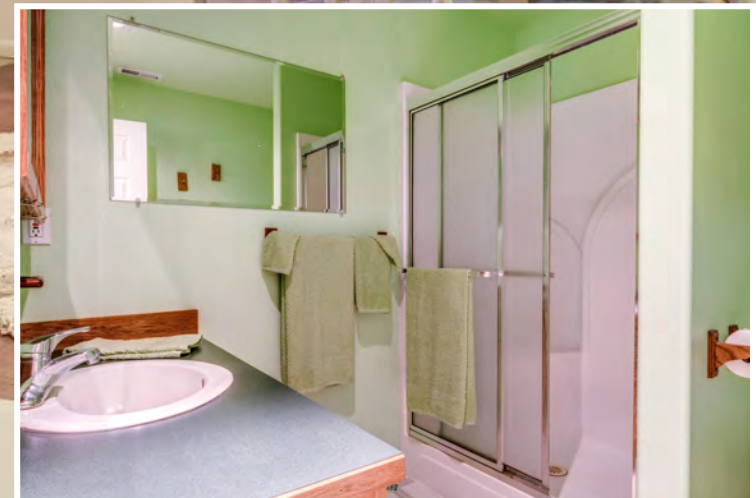






# Cottage

- Separate from home with private entry
- Opens into living area with a ceiling fan and dining space
- This space also includes a kitchen, master bedroom and full bath
- 20 x 30









## Outbuildings

- 24 x 40 shop with wet bar, 1/2 bath and 4 car tandem garage
- 20 x 30 cottage
- 60 x 84 fully insulated, all steel barn









































# Amenities

- Rear entrance, ground level, main floor
- Granite kitchen countertops
- Marble counter and tile floor in Jack and Jill 2nd bathroom
- Corinthian tile kitchen and master bath
- Master bedroom with seating area and propane fireplace
- Vaulted ceiling throughout main floor with 2 color hand brocade ceilings in the dining room, living room, & kitchen
- Quiet 1 pc joist throughout home
- Electronic air filter
- Cherry cabinets in kitchen, 3 baths and washroom
- Electrical system set-up for generator input
- Two fireplaces: 1 wood-burning heater and 1 propane gas burning
- 4' wide hallways and 36" wide doors
- Covered front deck 60' x 10' with glass insert railing and 180° view of Coast Range and 5 mountains
- Built-in vacuum system
- 3/4" rebound carpet pad
- 6" insulation in floor, ceiling and walls
- 12" additional blow-in insulation in ceiling
- Hardy Plank 8' lap siding
- 45 year architect roofing
- Trex exterior decking and stairwell
- 5 fiberglass French doors
- 3 dormers in room with windows for natural light (like a skylight, but better)
- 8' ceilings throughout, including the basement
- 4 car tandem garage
- Basement family room with brick hearth ready for fireplace or pellet stove installation
- Bathroom with a shower
- Storage room



# Amenities

## Outbuildings

- 30' x 84' Barn
  - All steel construction
  - 24' x 30' mother-in-law 1 bedroom, bonus room, full bath furnished apartment
    - i. Gas stove, refrigerator, garbage disposal, stackable washer and dryer
    - ii. Fully furnished
    - iii. Carpeted living room, dining room, master bedroom, 2nd bedroom
  - Fully insulated with two propane heaters
- 24' x 48' Garage/Shop
  - All steel construction
  - 2 roll up doors and space for 3 cars
  - 1/2 bath
  - Wet bar with area for entertaining
  - Fully insulated
  - 6" glass blocks
  - Fully finished interior with 5/8" sheet rock
- Lean-to for additional covered storage

## Property:

- 100% perimeter fenced: 3 rail vinyl fence on 3 sides; wrought iron front with 3 ornamental gates
- Exposed aggregate cement circular driveway
- 4 acres mature Grand Noble Christmas trees
- Putting green
- Glass covered patio

## Expenses:

- Approximately 600 gallon propane a year in 2016 ( $600 \times \$3.00 = 1,800 / 12 = \$50.00/\text{month}$ )
- Electricity: year 2016 average per month was approximately \$180/month including all the buildings
- Sewer: (2) 1,000 gallon cement tanks with drain fields
- 10 gallon/minute well, approximately 400' deep with good fresh water





**Addr:** 23230 SE FRANQUETTE DR  
**City:** Amity **Zip:** 97101 **Unit#:**  
**Zoning:** EF-40 **Condo Loc:**  
**County:** Yamhill **Tax ID:** R543501901  
**Elem:** Amity **Middle:** Amity  
**High:** Amity **Prop Type:** DETACHD  
**Nhood/Bldg:** **CC&Rs:** N  
**Legal:** POTENTIAL ADDITIONAL TAX LIABILITY LOT 84 EOLA WALNUT GROVES = 5.  
**Open house:** N

**Home Energy Score:**  
**Wnty:** HOME 55+ w/Affidavit Y/N: N  
[Virtual Tour](#) [Video Tour](#)

#### GENERAL INFORMATION

**Lot Size:** 5-6.99AC **# Acres:** 5 **Lot Dimensions:**  
**Wfnt:** MNTAIN, TERRITR, VALLEY **Lot Desc:** GATED, GEN-SLP, PRIVATE, TREES  
**Body Water:** **Seller Disc:** DSCLOSUR

#### RESIDENCE INFORMATION

**Upper SQFT:** 0 **SFSrc:** Owner **#Bdrms:** 3 **#Bath:** 3/0 **#Lvl:** 2 **Year Built:** 1999/ RESALE  
**Main SQFT:** 2613 **TotUp/Mn:** 3333 **Roof:** COMP **Style:** CAPECOD, CUSTOM **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 960 **#Fireplaces:** 2 / GAS, PROPANE **Parking:** DRIVEWAY, RV-PARK **Exterior:** FIBRCM  
**Total SQFT:** 4293 **Addl. SQFT:** M / 720 **#Gar:** 7/ATTACHD, DETACHD, TANDEM **Bsmnt/Fnd:** CONCRET, DAYLITE, FINISHD  
**RV Desc:** RV-PARK

#### REMARKS

**XSt/Dir:** Eola Hills Rd from Lafayette Hwy, or Old Bethel Rd, to top. South on Franquette.  
**Public:** Private sanctuary past wrought iron gate w/180 Coast/5 mtn views, fully fncd on deadend Rd at Crest of Eola Hills. Quality construction t/out hm & outbdgs w/total utilities @ \$230/mth. Aggregate drive, 20X30 Sepvlot, insulated/all steel 60X84 outbdg/Barn & 24X40 shop w/wet bar & 1/2bath, 4car garage, in/outdr entertaining w/60'covered view deck & glass covered patio, putting green, wtrfeat. 15 miles- Salem/Mac, central to Portland&Coast!

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Living:</b> M/ 29 X 19 / FIREPL, FNCH-DR, VAULTED	<b>Mstr Bd:</b> M/ 23 X 20 / FIREPL, VAULTED, WI-CLOS	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 15 X 13 / EAT-BAR, GDN-WIN, GRANITE	<b>2nd Bd:</b> M/ 16 X 12 / CEILFAN, SH-BATH, WI-CLOS	<b>Upper Lvl:</b> 0/0
<b>Dining:</b> M/ 15 X 14 / DECK, FNCH-DR, VAULTED	<b>3rd Bd:</b> M/ 16 X 12 / CEILFAN, SH-BATH, WI-CLOS	<b>Main Lvl:</b> 2/0
<b>Family:</b> L/ 23 X 12 / BATH, FNCH-DR, PATIO	<b>MSTBATH:</b> M/ 15 X 11 / JET-TUB, SHOWER, TILE-FL	<b>Lower Lvl:</b> 1/0
<b>BONUS:</b> L/ 14 X 14 / SAUNA, WI-CLOS, WW-CARP	<b>UTILITY:</b> M/ 10 X 9 / BLT-INS, SINK, TILE-FL	<b>Total Bth:</b> 3/0

#### FEATURES AND UTILITIES

**Kitchen:** BI-MICO, BI-OVEN, CONVECT, COOKTOP, DISHWAS, DISPOS, FS-REFR, GRANITE, ISLAND, PLB-ICE  
**Interior:** AIRCLEN, BI-VACM, CEILFAN, GRANITE, HEATILA, HI-CEIL, JET-TUB, LAUNDRY, MARBLE, TILE-FL  
**Exterior:** 2ND-GAR, COVDECK, COVPATI, FENCED, GARDEN, GSTQTR, OUTBULD, RV-PARK, SHOP, WTRFEAT  
**Accessibility:** WD-DOOR, WD-HALL  
**Cool:** HT-PUMP **Heat:** FOR-90, HT-PUMP  
**Water:** WELL **Sewer:** SEPTIC **Hot Water:** PROPANE **Fuel:** ELECT, PROPANE

#### FINANCIAL

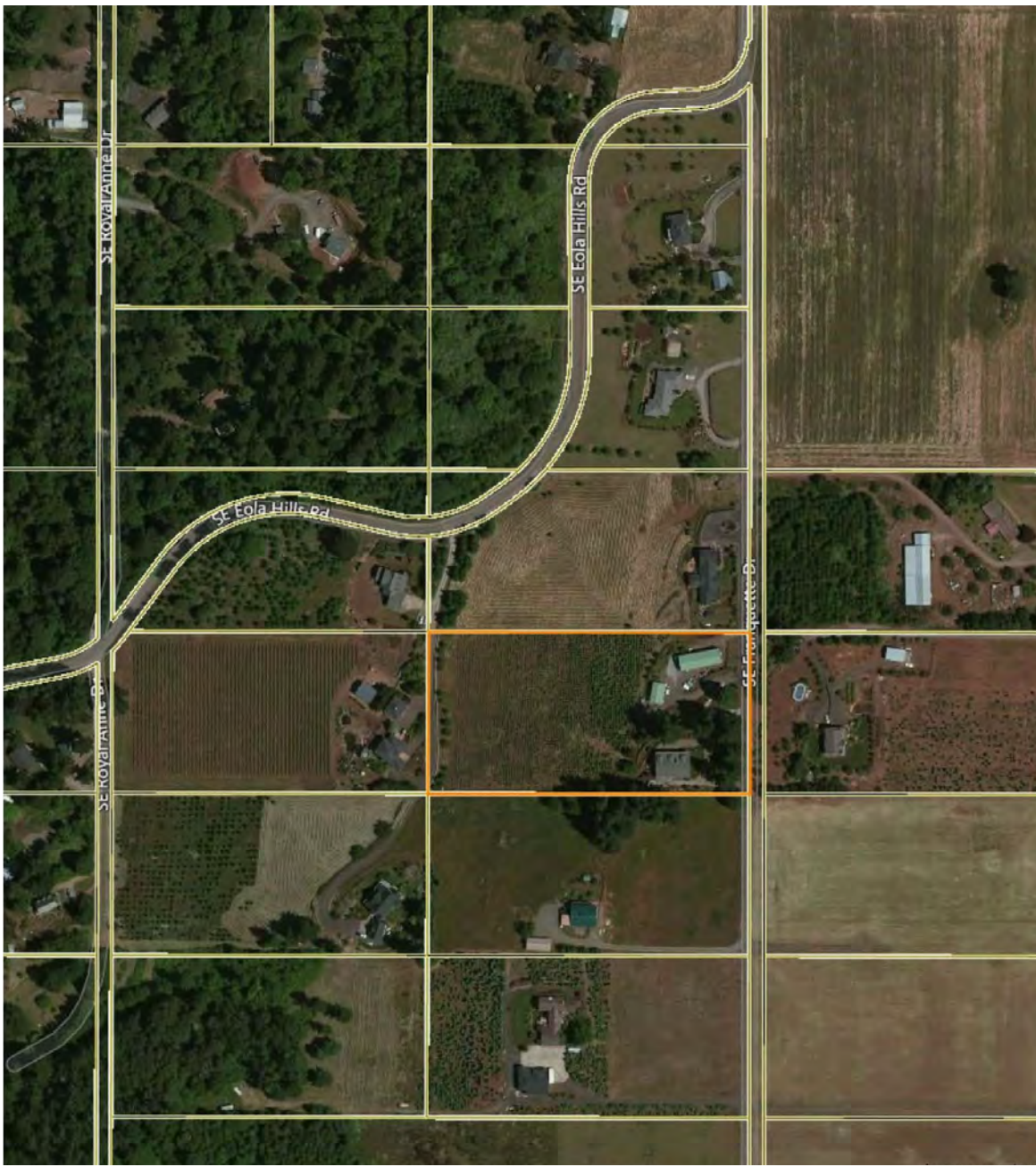
**PTax/Yr:** \$1,094.27 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:** N **Dues:** **Other Dues:**  
**HOA Incl:**  
**Terms Considered:**  
**List Date:** 7/17/2017

#### COMPARABLE INFORMATION

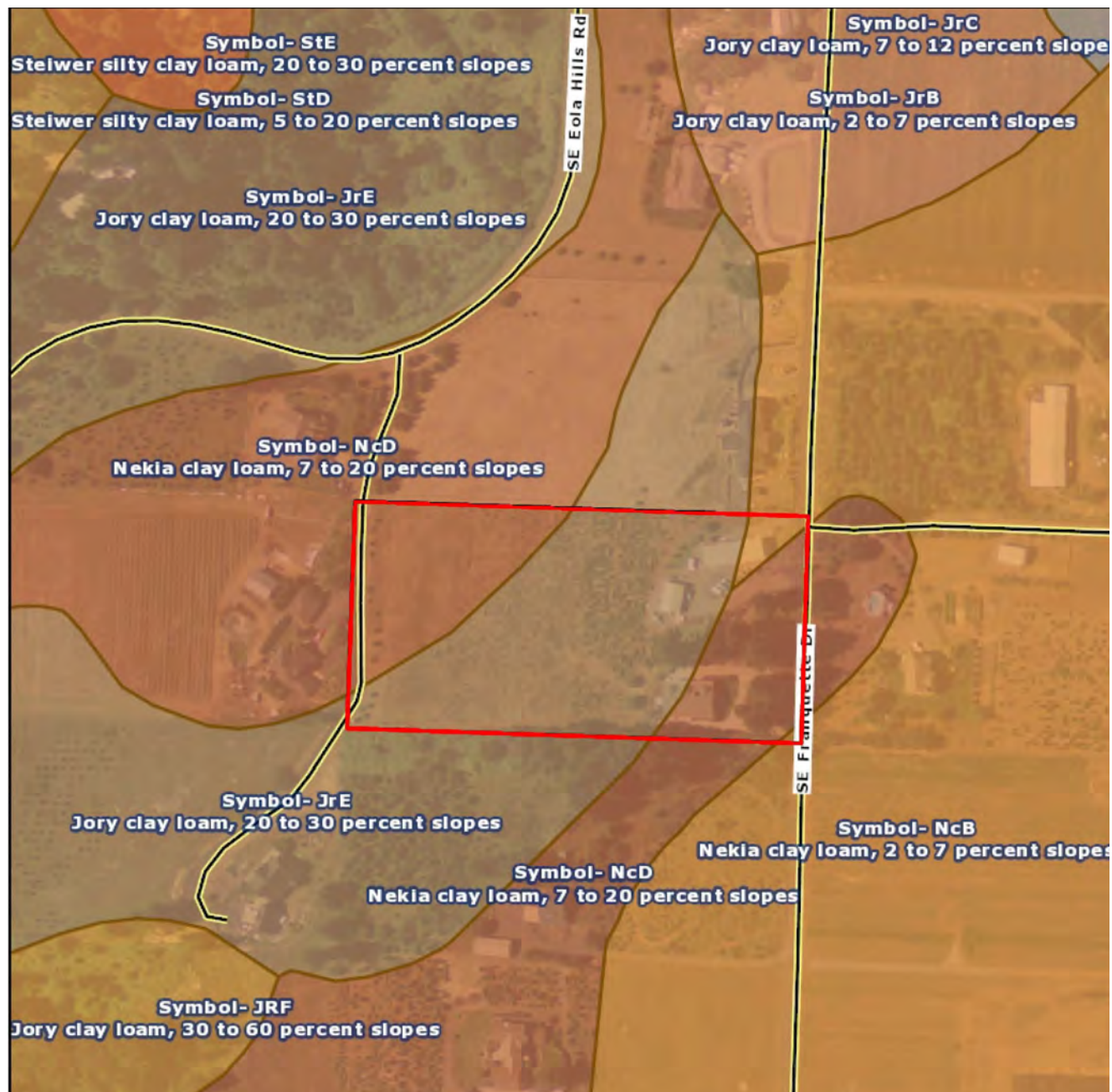
















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GROUP  
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Kelly Hagglund, Principal Broker  
Licensed in Oregon



The Kelly Group Real Estate | 215 N Blaine Street, Newberg, OR 97132 | 503-538-4531  
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