











14190 NW Berry Creek Road  
McMinnville, OR 97128

Discover the place where storybook meets reality! Truly live and thrive on 5 quiet acres! Serene, park-like setting gloriously displays gardens, forest and meadow. Relax, dine or play in the many delightful spaces on this traditional English estate with shop. Expansive porch with swing, back deck with cascading water feature and pond. Home brings casual elegance together with large spaces for gatherings, yet warm and cozy.

Must see to believe so call today!

5 Acres - 5 Bedrooms - 2/2 Bathrooms - 3,604 SF





Welcome Home







A photograph of a formal living room. The room features a large window on the left with a view of greenery outside. A lamp sits on a small table next to the window. In the center, there is a fireplace with a white mantel and a brick surround. Above the mantel is a framed picture and a clock. To the right of the fireplace are tall white bookshelves filled with books. In the foreground, there is a round wooden coffee table with a dark top, holding some decorative items. The floor is covered with a large, colorful patterned rug. On the left, there are two orange armchairs with floral pillows. On the right, there is a white sofa with a colorful patterned throw and a floral pillow. A wicker basket of firewood is next to the fireplace.

## Living Room

- Formal living room
- French door entrance
- Abundant natural light
- Wood burning fireplace
- Hardwood floors
- 17 x 15









## Dining Room

- Formal dining room
- Large windows bright natural light
- Built-in storage space
- Hardwood floors
- 14 x 12













## Kitchen

- Vaulted ceiling with wood beams with skylights
- Island with seating and storage
- Built-in microwave
- Dishwasher
- Gas appliances
- Disposal
- Pantry
- Built-in desk
- Plumbed for ice maker
- Tile countertops
- Hardwood floors
- Exterior door to backyard
- 19 x 15





## Family Room

- Vaulted ceilings with wood beams and ceiling fan
- Built-in storage
- Woodstove
- Hardwood floors
- 16 x 15









## Den/Office

- Main level off of master
- Exterior door to back deck
- Abundant natural light
- Hardwood floors
- 14 x 13





## Utility Room

- Built-ins
- Sink
- Tile floors
- 14 x 9



## Master Suite

- Main level master suite
- Separate home office
- Access to private deck
- Wood burning fireplace
- High ceilings with ceiling fan
- Wall to wall carpet
- Dual vanity sink
- Walk-in closet
- 19 x 15









A photograph of a 2nd bedroom. The room has pink walls with a white border and a green carpet. A large window is covered with floral curtains. A wooden desk is set up in front of the window, with a sewing machine and various items on it. A chair is tucked under the desk. To the left of the desk is a dark wooden cabinet filled with dolls. A wicker basket sits on the floor next to the cabinet. A framed picture of a still life is on the wall to the right of the window. A ceiling light fixture is visible at the top.

## 2nd Bedroom

- Upper level
- Double closet
- Wall to wall closet
- 14 x 11





## 3rd Bedroom

- Upper level
- Double closet
- Bay window
- Wall to wall carpet
- 15 x 11



## 4th Bedroom

- Upper level
- Double closet
- Wall to wall carpet
- 13 x 11





## 5th Bedroom

- Upper level
- Bay window
- Double closet
- Wall to wall carpet
- 15 x 12







## Exterior Features

- Oversized 3 car garage and additional shop for hobbies and storage
- Serene, park-like setting gloriously displays gardens, forest and meadow
- Expansive front porch with swing, back deck with cascading water feature and pond
- Year round nature and vegetation to enjoy outdoors or bring indoors
- 5 quiet acres









































**Addr:** 14190 NW BERRY CREEK RD  
**City:** McMinnville **Zip:** 97128  
**Zoning:** VLDR2.5  
**County:** Yamhill **Tax ID:** 440972  
**Elem:** Memorial **Middle:** Patton  
**High:** McMinnville **Prop Type:** DETACHD  
**Nhood/Bldg:** CC&Rs: N  
**Legal:** POTENTIAL ADDITIONAL TAX LIABILITY 5.00 ACRES IN SEC 11  
T4S R5W  
**Open house:** N  
**Home Energy Score:** N  
**Wnty:** HOME 55+ w/Affidavit Y/N: N

#### GENERAL INFORMATION

**Lot Size:** 5-6.99AC **# Acres:** 5 **Lot Dimensions:**  
**Wtfmt:** **View:** SEASONL, TERRITR, **Lot Desc:** GEN-SLP, POND, SECLDED, TREES  
TREEWOOD  
**Body Water:** **Seller Disc:** DSCLOSUR

#### RESIDENCE INFORMATION

**Upper SQFT:** 1224 **SFSrc:** Trio **#Bdrms:** 5 **#Bath:** 2 / 2 **#Lvl:** 2 **Year Built:** 1985 / RESALE  
**Main SQFT:** 2380 **TotUp/Mn:** 3604 **Roof:** COMP **Style:** 2STORY, TRAD **Green Cert:** N **Energy Eff.:**  
**Lower SQFT:** 0 **#Fireplaces:** 3 / STOVE, WOOD **Parking:** **Exterior:** CEDAR  
**Total SQFT:** 3604 **Addl. SQFT:** **#Gar:** 3/ATTACHD, **Bsmt/Fnd:** CRAWLSP  
**RV Desc:**

#### REMARKS

**XStDir:** From NW Baker Creek Rd, Right on NW Willis Rd, Left on NW Berry Creek Rd, Driveway on Right  
**Public:** Discover the place where storybook meets reality! Truly live & thrive on 5 quiet acres. Serene, park-like setting gloriously displays gardens, forest & meadow. Relax, dine or play in the many delightful spaces on this traditional English estate w/shop. Expansive porch w/swing, back deck w/cascading water feature & pond. Home brings casual elegance together w/lrg spaces for gatherings, yet warm & cozy. Must see to believe so call today!

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Living:</b> M/ 17 X 15 / FIREPL, FNCH-DR, FORMAL	<b>Mstr Bd:</b> M/ 19 X 15 / FIREPL, SUITE, WI-CLOS	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 19 X 15 / BEAMS, ISLAND, VAULTED	<b>2nd Bd:</b> U/ 14 X 11 / DBL-CLO, WWW-CARP	<b>Upper Lvl:</b> 1/1
<b>Dining:</b> M/ 14 X 12 / BLT-INS, FORMAL, HARDWOOD	<b>3rd Bd:</b> U/ 15 X 11 / BAYWIND, DBL-CLO, WWW-CARP	<b>Main Lvl:</b> 1/1
<b>Family:</b> M/ 16 X 15 / BEAMS, VAULTED, WOODSTV	<b>4TH-BD:</b> U/ 13 X 11 / DBL-CLO, WWW-CARP	<b>Lower Lvl:</b> 0/0
<b>5TH-BD:</b> U/ 15 X 12 / BAYWIND, DBL-CLO, WWW-CARP	<b>DEN/OFF:</b> M/ 14 X 13 / EXTDOOR, HARDWOOD	<b>Total Bth:</b> 2/2

#### FEATURES AND UTILITIES

**Kitchen:** BI-MICO, DISHWAS, DISPOS, GASAPPL, ISLAND, PANTRY, PLB-ICE, TILE  
**Interior:** BI-VACM, CEILFAN, GAR-OPN, HARDWOOD, HI-CEIL, VAULTED, WOODFLR, WWW-CARP  
**Exterior:** GARDEN, OUTBULD, PAVEDRD, PORCH, SHOP, WTRFEAT, YARD

#### Accessibility:

**Cool:** HT-PUMP **Heat:** HT-PUMP **Hot Water:** ELECT **Fuel:** PROPANE  
**Water:** SH-WELL **Sewer:** SEPTIC

#### FINANCIAL

**PTax/Yr:** \$6,000.56, 2017 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:** N **Dues:** **Other Dues:**  
**HOA Incl:**  
**Terms Considered:** CASH, CONV  
**List Date:** 6/1/2018

#### COMPARABLE INFORMATION









THE  
KELLY  
GROUP  
REAL ESTATE

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Kelly Hagglund, Principal Broker  
Licensed in Oregon



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