

54452 SW PATTON VALLEY ROAD, GASTON



THE  
KELLY  
GROUP  
REAL ESTATE

Kelly Hagglund, Principal Broker  
Licensed in Oregon









## *Welcome Home*

- ◆ Majestic custom home rest on 10+ tranquil acres along the river
- ◆ Lodge style 2894 square foot home with 3 bedrooms and 2/1 bathrooms
- ◆ This is more than a home, it is an experience!





# Family Room



- ◆ Vaulted ceilings with wood beams
- ◆ Brick wood burning fireplace
- ◆ Double sliders to backyard
- Natural light
- Hardwood floors
- 21 x 24







# Dining Room



- ◆ Formal dining room
- ◆ Built-in cupboards
- ◆ Hardwood floors
- ◆ 10 x 10



## *Bonus Room*



- ◆ Built-ins
- ◆ Slider to back deck
- ◆ Wall to wall carpet
- ◆ 18 x 21



# Kitchen



- ◆ High end stainless steel appliances
- ◆ Island with cooktop and seating
- ◆ Granite countertops
- ◆ Wood stove
- Wine cooler
- Built-in double oven
- Exterior door
- 24 x 11







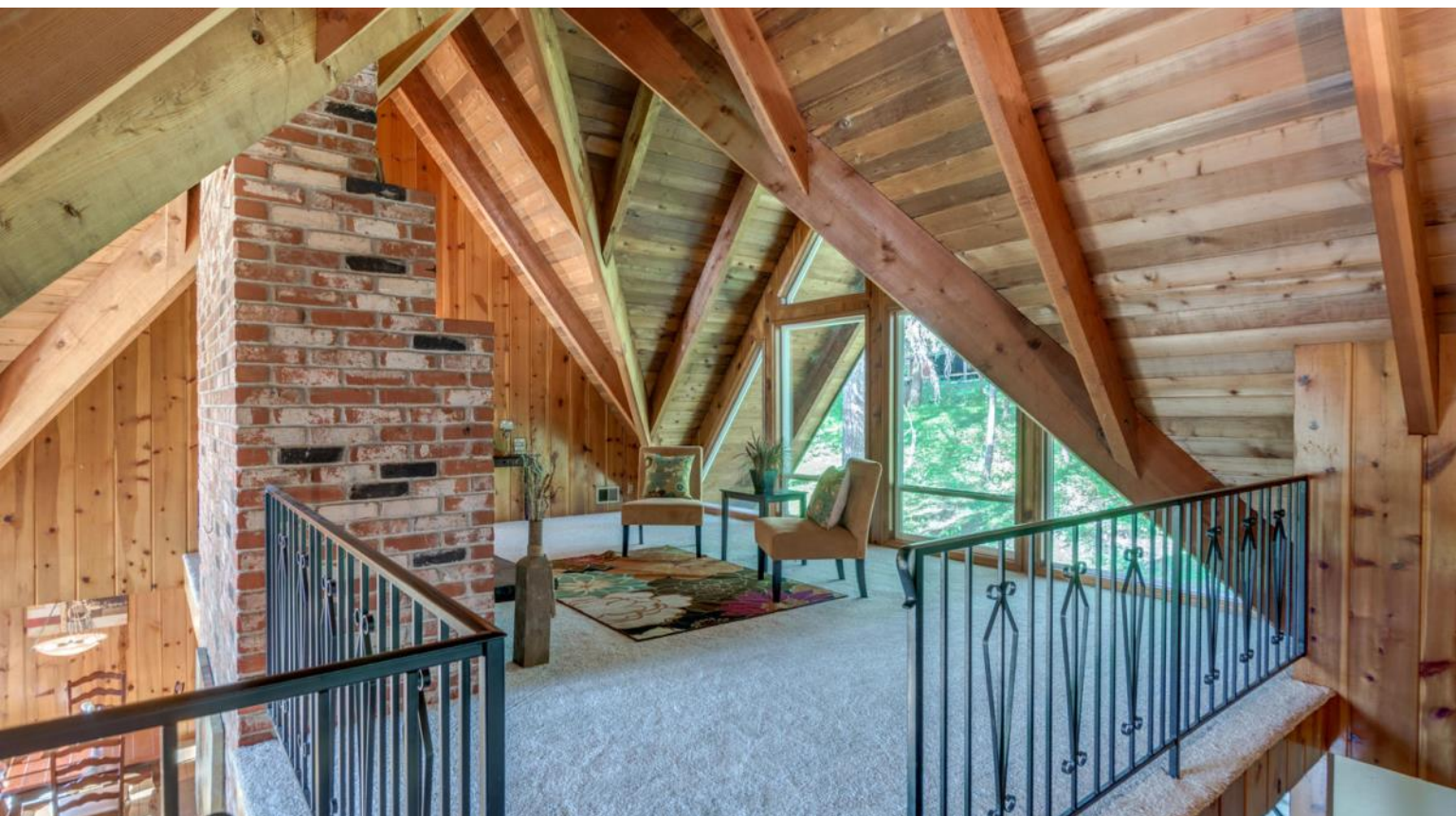
# Family Room



- ◆ Upper level
- ◆ Wood beams
- ◆ Vaulted ceilings

- ◆ Wall to wall carpet
- ◆ Wood burning fireplace
- ◆ 15 x 21







## Master Bed



- ◆ Upper level
- ◆ Closet
- ◆ Slider to deck
- ◆ Vaulted ceilings
- ◆ 21 x 15

## 2nd Bedroom



- ◆ Upper level
- ◆ Closet
- ◆ Vaulted
- ◆ 15 x 15





## *3rd Bedroom*

- ◆ Main level
- ◆ Closet
- ◆ 14 x 11



## *Den/Office*

- ◆ Main level
- ◆ Built-ins
- ◆ 10 x 10



# *Exterior Features*



- ◆ 2 stall barn with small tack shop
- ◆ Heated 36 x 42 shop with water and 220 power
- ◆ Garden

- ◆ Approximately 780 feet of river frontage with rock bottom
- ◆ Covered deck
- ◆ Patio





- ◆ Patio
- ◆ Large fenced yard
- ◆ Paved/gravel road to home
- ◆ 10.21 acres





## *Thank you for visiting*

Majestic custom home rests on 10+ tranquil acres along the river. Lodge style home with knotty pine walls, vaulted ceilings, gorgeous woodwork with beams and brick fireplace. Spacious kitchen with high end stainless steel appliances, island with cooktop, granite countertops, eating bar and wine cooler. Heated 36 x 42 shop with water and 220 power. Barn has two stalls and small tack shop. Approximately 780 feet of river frontage with rock bottom. This is more than a home, it's an experience!





# RMLS



**Addr:** 54452 SW PATTON VALLEY RD  
**City:** Gaston **Zip:** 97119  
**Zoning:** EFU  
**County:** Washington **Tax ID:** R0448420  
**Elem:** Gaston **Middle:** Gaston  
**High:** Gaston **Prop Type:** DETACHD  
**Nhood/Bldg:** CC&Rs  
**Legal:** ACRES 10.21, ZONED FARMLAND-POTENTIAL ADDITIONAL TAX LIABILITY  
**Open house:** N  
**Home Energy Score:** N  
**Wnty:** 55+ w/Affidavit Y/N: N

[V Tour #1](#) [V Tour #2](#)

## GENERAL INFORMATION

**Lot Size:** 10-19.99AC **# Acres:** 10.21  
**Wtfmt:** RIVERFRN **View:** RIVER, TERRITR, TREEWOOD  
**Body Water:** Tualatin River **Seller Disc:** DSCLOSUR  
**Lot Dimensions:**  
**Lot Desc:** LEVEL, PRIVATE, SECLDED

## RESIDENCE INFORMATION

**Upper SQFT:** 936 **SFSrc:** Trio **#Bdrms:** 3 **#Bath:** 2 / 1 **#Lvl:** 2 **Year Built:** 1971 / REMOD  
**Main SQFT:** 1958 **TotUp/Mn:** 2894 **Roof:** SHAKE **Style:** 2STORY, LODGE **Green Cert:** N **Energy Eff.:**  
**Lower SQFT:** 0 **#Fireplaces:** 3 / STOVE, WOOD **Parking:** **Exterior:** CEDAR  
**Total SQFT:** 2894 **Addl. SQFT:** **#Gar:** 0, **Bsmt/Fnd:** CRAWLSP  
**RV Desc:**

## REMARKS

**XStDir:** SW Old Hwy 47 toward Patton Valley, Turn L on Patton Valley Rd for 5 miles to property on L.  
**Public:** Majestic custom home rests on 10+ tranquil acres along the river. Lodge style home w/knotty pine walls, vaulted ceilings, gorgeous woodwork w/beams & brick fireplace. Spacious kitchen w/high end SS appliances, island w/cooktop, granite countertops, eat bar & wine cooler. Heated 36x42 shop w/H2O & 220 power. Barn has 2 stalls & small tack shop. Approx. 780 feet of river frontage w/ rock bottom. This is more than a home, its an experience!

## APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Living:</b> M/ 21 X 24 / BEAMS, HARDWOD, VAULTED	<b>Mstr Bd:</b> U/ 15 X 21 / SLIDER, VAULTED, WWW-CARP	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 11 X 24 / BI-DOVN, GRANITE, ISLAND	<b>2nd Bd:</b> U/ 15 X 15 / CLOSET, VAULTED, WWW-CARP	<b>Upper Lvl:</b> 1/0
<b>Dining:</b> M/ 10 X 10 / FORMAL, HARDWOD	<b>3rd Bd:</b> M/ 11 X 14 / CLOSET, HARDWOD	<b>Main Lvl:</b> 1/1
<b>Family:</b> U/ 11 X 21 / BEAMS, FIREPL, VAULTED	<b>BONUS:</b> M/ 18 X 21 / BLT-INS, SLIDER, WWW-CARP	<b>Lower Lvl:</b> 0/0
<b>DEN/OFF:</b> M/ 10 X 10 / BLT-INS, WAINSCO		<b>Total Bth:</b> 2/1

## FEATURES AND UTILITIES

**Kitchen:** BI-OVEN, COOKTOP, ISLAND, MARBLE, SSAPPL  
**Interior:** CEILFAN, GRANITE, HARDWOD, HI-CEIL, LAUNDRY, MARBLE, VAULTED, WAINSCO, WOODFLR, WWW-CARP  
**Exterior:** BARN, COVDECK, DECK, FENCED, GARDEN, GRAVLRD, PATIO, PAVEDRD, SHOP, YARD  
**Accessibility:**  
**Cool:** **Heat:** FOR-AIR  
**Water:** PUBLICWTR **Sewer:** SEPTIC **Hot Water:** ELECT **Fuel:** OIL

## FINANCIAL

**PTax/Yr:** \$2,773.40 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:** N **Dues:** **Other Dues:**  
**HOA Incl:**  
**Terms Considered:** CASH, CONV  
**List Date:** 5/4/2018

## COMPARABLE INFORMATION



# PLAT MAP





# NOTES





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Kelly Hagglund  
Principal Broker

*Kelly Hagglund is ranked among the top 1% of agents in the Metropolitan Portland real estate market of over 8,000 agents. How did this happen in less than 5 years? Because Kelly simply gives you more! More in professional marketing; more in service and genuine care; and more in integrity as The Kelly Group Real Estate is determined to maintain the highest of business virtues.*

*People are important to me. My whole life has been filled with helping people. Real Estate is a joy because I get to assist people in one of the most important events in life. Buying or selling a home sometimes feels a little like a roller coaster ride; sometimes it is not always smooth. I do my best to smooth out the ride. I share the seat right next to those I serve. Integrity and genuine concern are what I value in all areas of my life, with my family, my friends, and my clients.*

*The Kelly Group Real Estate was formed to give the finest service for real people with Real Estate needs. I have carefully chosen those to serve with me so that together we can give you more than I could on my own. We look forward to working with you and for you!*

*Kelly Hagglund for The Kelly Group Real Estate.*

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Home Packet Designed by The Kelly Group Real Estate. All information deemed reliable but not guaranteed. 5.11.2018