







10001 SW Bellevue Highway Amity, OR 97101

Gorgeous custom home on 20.4 acres! Convenient and beautiful features abound from double convection ovens, under cabinet lighting, stone shower, jet tub, radiant floor heating, spacious windows with window seats and tons of natural light. Vaulted great room, game room, den and office offer versatility and potential for 4th bedroom. Idyllic rural setting with wildlife viewing opportunities, from deer to eagles! Usable acreage for farming, hazelnuts or developing your own custom equestrian facility.

20.4 Acres - 3 Bedrooms - 3/1 Bathrooms - 7,199 SF



Welcome Home





Den/Office

- Main level
- Window seat under large picture window
- French door entry
- 14 x 13



Den/Office

- Main level
- Window seat under large picture window
- French door entry
- 12 x 12



Living Room

- Great room style living room
- open to kitchen
- Vaulted ceilings with two ceiling fans
- Propane fireplace
- Radiant concrete floors
- 36 x 19





Dining Area

- Built-in storage
- Slider to back deck
- Open to kitchen and living room
- Radiant concrete floors
- 20 x 9







Kitchen

- Expansive breakfast bar
- Built-in double convection ovens
- Under cabinet lighting
- Island
- Dishwasher
- Gas appliances
- Stainless steel appliances
- 16 x 16



Office

- High ceiling
- Radiant concrete floors
- 15 x 12



Bonus Room

- Partially finished lower level den/game room
- Slider to covered patio and backyard
- 50 x 33



Master Suite

- Upper level master suite
- High ceiling with ceiling fan and skylight
- Walk-in closet
- Sitting area
- Wall to wall carpet
- 26 x 14





Master Bath

- Dual vanity sink
- Jetted tub
- Walk-in steam shower with seat
- Private toilet
- Tile floors with radiant heating
- 12 x 9



2nd Bedroom

- Upper level
- Ceiling fan
- Closet
- Wall to wall carpet
- 15 x 12



3rd Bedroom

- Upper level
- Ceiling fan
- Closet
- Wall to wall carpet
- 13 x 12



Exterior Features

- Large back deck, perfect for entertaining
- Covered front deck
- Space for RV parking
- Tool shed
- Dual living possibilities
- Huge unfinished space above garage
- Develop your own hobby farm, hazelnut orchard, or equestrian estate
- Idyllic rural setting with opportunities to view wildlife
- Zoned EF-80
- 20.4 tillable acres









Addr: 10001 SW BELLEVUE HWY
City: Amity **Zip:** 97101
Zoning: EF80
County: Yamhill **Tax ID:** 538384
Elem: Amity **Middle:** Amity
High: Amity **PropType:** DETACHD
Nhood/Bldg: CC&Rs: N
Legal: POTENTIAL ADDITIONAL TAX LIABILITY 20.40 ACRES IN SEC 20 T5S R4W
Open house: N
Home Energy Score:
Wrrnty: HOME 55+ w/Affidavit Y/N: N
VTour #1 **VTour #2**

GENERAL INFORMATION

Lot Size: 20-49.99AC **# Acres:** 20.4 **Lot Dimensions:** 888624 sq ft
Wtfrnt: **View:** SEASONL TERRITR, TREEWOOD **Lot Desc:** LEVEL, PRIVATE, TREES
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 1425 **SFSrc:** Seller **#Bdrms:** 3 **#Bath:** 3/1 **#Lvl:** 2 **Year Built:** 2005 / RESALE
Main SQFT: 2549 **TotUp/Mn:** 3974 **Roof:** COMP **Style:** 2STORY, TRAD **Green Cert:** **Energy Eff.:**
Lower SQFT: 1695 **#Fireplaces:** 1 / PROPANE **Parking:** PAD, RVACPRK **Exterior:** STONE, VINYL SID
Total SQFT: 7199 **Addl. SQFT:** Upper / 1530 **#Gar:** 4/ATTACHD, EXTDEEP, TANDEM **Bsm/Fnd:** DAYLITE, PARTFIN
RV Desc:

REMARKS

XSt/Dir: From 99W, head west on 5th St and continue to SW Bellevue Hwy. Property will be on right
Public: Gorgeous custom home on 20.4ac! Convenient & beautiful features abound from double convection ovens, under cabinet lighting, stone shower, jet tub, radiant floor heating, spacious windows w/window seats & tons of natural light. Spacious great rm, game rm, den & offices offer potential for 4th bdrm. Idyllic rural setting w/wildlife viewing from deer to eagles! Usable acreage for farming, hazelnuts or developing an equestrian facility.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 19 X 36 / FIREPL, GREAT-R, VAULTED	Mstr Bd: U/ 14 X 26 / SKYLITE, SUITE, WI-CLOS	Bths - Full/Part
Kitchen: M/ 16 X 16 / BI-MICO, DISHWAS, EAT-BAR	2nd Bd: U/ 12 X 15 / CEILFAN, CLOSET, WW-CARP	Upper Lvl: 2/0
Dining: M/ 9 X 20 / BLT-INS, KIT&DR, SLIDER	3rd Bd: U/ 12 X 13 / CEILFAN, CLOSET, WW-CARP	Main Lvl: 1/1
Family: L/ 33 X 50 / SLIDER	DEN/OFF: M/ 13 X 14 / BAYWIND, FNCH-DR	Lower Lvl: 0/0
DEN/OFF: M/ 12 X 12 / BAYWIND, FNCH-DR	MSTBATH: U/ 9 X 12 / JET-TUB, SHOWER, TILE-FL	Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: BI-OVEN, CONVECT, COOKTOP, D-DRAFT, DISHWAS, DISPOS, GASAPPL, ISLAND, PLB-ICE, SSAPPL
Interior: CEILFAN, GAR-OPN, HI-CEIL, JET-TUB, LAUNDRY, SOLTUBE, VAULTED, VNYL-FL, WW-CARP
Exterior: COVDECK, DECK, PATIO, PORCH, RV-HKUP, RV-PRKNG, SPRNKLR, TL-SHED, YARD
Accessibility: PARKING, WD-DOOR, WD-HALL
Cool: HT-PUMP **Heat:** FLOOR, HT-PUMP, RADIANT
Water: WELL **Sewer:** SEPTIC **Hot Water:** PROPANE **Fuel:** ELECT, PROPANE

FINANCIAL

PTax/Yr: \$4,184.00, 2017 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
HOA Incl:
Terms Considered: CASH, CONV
List Date: 11/23/2018

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. 12.11.2018