

27005 NE BLACKBERRY LN, NEWBERG



THE
KELLY
GROUP
REAL ESTATE

Kelly Hagglund, Principal Broker
Licensed in Oregon





Welcome Home

- ◆ This elegant Sherwood home has upgrades galore
- ◆ 2737 square foot home with 5 bedrooms and 2.1 bathrooms
- ◆ The backyard will not disappoint with the expansive patio and fireplace



Entry



- ◆ Closet
- ◆ Abundant natural light
- ◆ Hardwood floors
- ◆ 7 x 4

Dining Room



- ◆ Wood-beam ceiling
- ◆ Slider to back deck
- ◆ Hardwood floors
- ◆ 12 x 9

Living Room



- ◆ Soaring wood-beam ceiling
- ◆ Rustic, stone mantel wood-burning fireplace
- Floor to ceiling picture windows overlooking gorgeous view
- Slider to back deck



- ◆ Hardwood floors
- ◆ Open to dining room
- ◆ 19 x 15

Kitchen



- ◆ Gourmet chef's kitchen
- ◆ Granite counters
- ◆ Stainless steel appliances
- ◆ Brushed steel fixtures
- ◆ Cooking island
- ◆ Track lighting
- ◆ Convection oven
- ◆ Abundant cabinet space



- ◆ Dishwasher
- ◆ Garbage disposal
- ◆ Free standing range
- ◆ Free standing refrigerator
- Plumbed for ice maker
- Hardwood floors
- 16 x 12

Master Suite



- ◆ Main level master suite
- ◆ Soaring wood-beam ceiling
- ◆ Spacious walk-in closet

- ◆ Large picture window
- ◆ Wall to wall carpet
- ◆ 16 x 13



Master Bath

- Private bathroom
- Soaking tub
- 9 x 3

2nd Bedroom



- ◆ Main level
- ◆ Built-ins
- ◆ Wood-beam ceiling
- ◆ Hardwood floors
- ◆ 12 x 9

3rd Bedroom



- ◆ Lower level
- ◆ Gas fireplace
- ◆ Wet bar
- ◆ Hardwood floors
- ◆ 22 x 18

Utility Room



- ◆ Lower level
- ◆ Full bath
- ◆ Built-ins
- ◆ 8 x 8

2nd Bath



- ◆ Main level
- ◆ Walk-in shower
- ◆ 8 x 4

Exterior Features



- ◆ Expansive deck with water feature
- ◆ Ideal spot for wildlife viewing or stargazing away from city glare
- ◆ Large three bay shop
- ◆ Fantastic private location nestled among the trees yet close to town
- ◆ RV-parking available
- ◆ 0.83 acres





Thank you for visiting

Beautifully updated Wine Country retreat with a stunning, modern interior!

Relax or entertain with soaring wood-beam ceilings, stone mantel fireplace, floor to ceiling picture windows overlooking gorgeous views. Kitchen to please a gourmet chef with stainless steel appliances, cooking island, granite counter and track lighting. Versatile floor plan with 3rd bedroom with wet bar offering dual living options. Giant shop for work or hobby. Private location yet close to everything!



RMLS



Addr: 27005 NE BLACKBERRY LN
City: Newberg **Zip:** 97132
Zoning: AF10
County: Yamhill **Tax ID:** 22754
Elem: Joan Austin
High: Newberg
Nhood/Bldg: Cold Springs Fruit Park
Legal: .83 ACRES IN SEC 05 T3S R2W
Open house: N
Unit#:
Condo Loc:
Middle: Mountain View
PropType: DETACHD
CC&Rs: N
Home Energy Score:
Wrrnty: 55+ w/Affidavit Y/N: N
[VTour #1](#) [VTour #2](#)

GENERAL INFORMATION

Lot Size: 20K-.99AC **# Acres:** 0.83 **Lot Dimensions:** 36155 sq ft
Wtfrnt: **View:** TERRITR, TREEWOOD, VALLEY **Lot Desc:** GATED, GEN-SLP, PRIVATE, TREES
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** Irro **#Bdrms:** 3 **#Bath:** 3/0 **#Lvl:** 2 **Year Built:** 1963 / RESALE
Main SQFT: 1196 **TotUp/Mn:** 1196 **Roof:** METAL **Style:** 2STORY, SPLIT **Green Cert:** **Energy Eff.:**
Lower SQFT: 621 **#Fireplaces:** 2 / GAS, WOOD **Parking:** PAD, RVACCPRK **Exterior:** FIBRCM, LAP
Total SQFT: 1817 **Addl. SQFT:** **#Gar:** 2/ATTACHD, **Bsmt/Fnd:** DAYLITE, FINISHD
RV Desc:

REMARKS

XSt/Dir: Hwy 219 to E @ Bell Rd; N @ Blackberry Ln (Private Drive)
Public: Beautifully updated Wine Country retreat w/stunning, modern interior! Relax or entertain w/soaring wood-beam ceilings, stone mantel FP, floor to ceiling picture windows overlooking gorgeous view. Kitchen to please a gourmet chef w/ss appliances, cooking island, granite counter & track lighting. Versatile floor plan w/3rd bdrm w/wet bar offering dual living options. Giant shop for work or hobby. Private location yet close to everything!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 15 X 19 / FIREPL, HARDWOD, SLIDER	Mstr Bd: M/ 13 X 16 / SUITE, WI-CLOS, WW-CARP	Bths - Full/Part
Kitchen: M/ 12 X 16 / COOK-IS, FS-RANG, GRANITE	2nd Bd: M/ 9 X 12 / BEAMS, BLT-INS, HARDWOD	Upper Lvl: 0/0
Dining: M/ 9 X 12 / DECK, HARDWOD, SLIDER	3rd Bd: L/ 18 X 22 / FIREPL, WET-BAR, WOODFLR	Main Lvl: 2/0
MSTBATH: M/ 3 X 9 / MARBLE, SOAKTUB, TILE-FL	UTILITY: L/ 8 X 8 / BATH, BLT-INS	Lower Lvl: 1/0
	ENTRY: M/ 4 X 7 / CLOSET, HARDWOD	Total Bth: 3/0

FEATURES AND UTILITIES

Kitchen: CONVECT, DISHWAS, DISPOS, FS-RANG, FS-REFR, GRANITE, ISLAND, PANTRY, PLB-ICE, SSAPPL
Interior: BI-VACM, GAR-OPN, GRANITE, HARDWOD, LAUNDRY, MARBLE, TILE-FL, VAULTED, WOODFLR, WW-CARP
Exterior: DECK, FENCED, GASHKUP, PORCH, PRIVRD, RV-PRKNG, SEC-LIT, SHOP, WTRFEAT, YARD
Accessibility:
Cool: CENTAIR **Heat:** FOR-AIR
Water: COMMUNY **Sewer:** SANDFLT, SEPTIC **Hot Water:** GAS **Fuel:** GAS

FINANCIAL

PTax/Yr: \$3,623.27, 2017 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
HOA Incl:
Terms Considered: CASH, CONV
List Date: 10/31/2018

COMPARABLE INFORMATION

PLAT MAP



NOTES



THE KELLY GROUP REAL ESTATE



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.

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

Home Packet Designed by The Kelly Group Real Estate. All information deemed reliable but not guaranteed. 11.8.2018