

All The Incredible Amenities & Updates!

21825 S LEWELLEN RD, Beavercreek OR

County: Clackamas

RMLS#: 126172851

Property Taxes: \$8,900.23 (2024)

- 5 acres in Timber Tax Deferral

Schools:

- Elementary: Clarkes Elementary School
- Middle/ Jr: Molalla River Middle School
- High School: Molalla High School

DETAILS:

- Property Type: Single Family, Detached
- HOA: No
- Bedrooms: 3
 - Plus: Office Nook + Atrium + Loft + Alcove + Additional Space
- Bathroom: 2.1
- Year Built: 1992
- Acres: 8.85
- Square Feet: 3,445 sq ft
- Fireplace: Yes, Pellet Stove
- Garage: 2-Car, Attached + Carport, Detached

UTILITIES:

- Furnace: Forced Air, Heat Pump
- Fuel: Propane
- A/C: Yes
- Hot Water Heater: Electric

INCLUDED IN SALE:

- Samsung Frontload Washer & Dryer
- NorthStar 13,000 Surge Watt Generator with a dedicated subpanel, providing reliable backup power to essential circuits during outages.

EXCLUDED IN SALE:

- Exterior Cameras

UPDATES:

2025:

Primary Bathroom:

- New quartz countertop
- New sink and Delta fixture
- New custom tile shower with glass door
- New freestanding soaking tub with Delta filler
- New tile flooring
- New paint & trim
- New LED can lighting installed

Upstairs Bathroom:

- New quartz countertop
- New sink & fixture
- New paint
- New LED can light fixture

Exterior

- Roof cleaned and damaged tiles replaced
- Installed 3 truckloads of gravel in driveway
- Installed new natural stone path
- New cedar back deck (Kerf deck, Parr), including new stairs & railing
- New Hemlock bark installed in landscaping

2020:

Kitchen

- New GE Café double oven
- New GE Café 5 burner gas cooktop
- New GE Café Vent Hood
- Combined water filter/hot water dispenser
- New cabinetry & Quartz slab countertops
- New lighting, sink, faucet

Upper Level

- New carpeting

Garage

- Tesla 220 Wall Connector Charger installed in garage

Exterior

- New Water Line installed (well to house)
- Upgraded exterior light fixtures
- Replaced Allmand light & electrical outlets

- Exterior paint

2016:

- New septic pump

Additional Amazing Features:

- House is plumbed & wired for radiant heated floors
- Water softener is on site, ready to be connected
 - (Well water tested to be of high quality so this feature was not used by current homeowners.)
- Wired for electric gate at head of driveway
- Well pumps at 12 gal/min.
- Approx. 7 acres of merchantable timber. Value estimated at \$30K in 2016. Current value estimated by Seller to be \$50K.
- Trailer Pad on property.
- Fenced pond.
- Blueberries & Apple Trees on property.
- Hiking Trail (.33 m) on site in the wooded area.
- Generator and subpanel, providing backup power during outages
- Tesla wall connector charger

THE BEST Local Eateries...

- **Best Breakfast Café:** Tammy D's (Mulino)
- **Best Place for Lunch:** Corner 14 Food Carts (Oregon City)
- **Best Happy Hour Spot:** Beaver Creek Saloon & Kissin Kate's (Beaver Creek)
- **Best Place for Dinner:** Canard (Oregon City)
- **Best Farmers Market:** Oregon City Farmer's Market Every Sunday May-Oct.

DRIVE:

- **Downtown Portland:** Just minutes from downtown Portland with world class dining and entertainment options. (30 miles)
- **Clackamas Town Center** department stores, specialty stops, restaurants and theaters. (21 miles)
- **Clackamas Community College.** Explore the rich array of classes & community events available. (13 miles)
- **End of the Trail Interpretive Center** is a great place to visit and bring guests to experience the history of Oregon! (16 miles)
- **Wineries & Tasting Rooms** Villa Catalana Cellars – Just one of the many local vineyards with exquisite wines and unique events. (2.8 miles)

PARKS:

- **Canemah Bluff Nature Park.** Trails through an oak and madrone forest with views of the Willamette River.
- **Chapin Park Recreational Area** with ballfields, picnic tables, a paved walking path, and a playground.
- **Beaver Creek Community Park** is a 23-acre park in process. Join your new community as they develop a community space for all to enjoy.

Just a Few of the Reasons You will Love Living Here:

- A private retreat less than 30 minutes from I-205 that will delight the adventurer and the designer in you, awaits in this one-of-a-kind Mediterranean/Mission Style home!
- Inside, there is something special about every nook & cranny, from the cedar beamed ceilings in the living area, to the turret office on a level of its own; the house has been constructed to the highest standards and beyond.
- The atmosphere is one of rest and relaxation with filtered light coming in through the trees, a 14-year-old trout swimming in the pond, apple trees, and wildlife of many kinds happily inhabiting the 8.85 acres surrounding you!
- The outdoor spaces welcome you outside. A new cedar deck overlooks the pond, a patio leads to the yard, and a front porch that is over 20 ft long, provides a space to watch the evening light change.
- There is so much room for those you love to come and enjoy alfresco dining on the patio or deck, to roam the .33 miles of trails, acres of forest, and play games in the large yard area. There's even a Bocce ball court and a tree house!
- The updated kitchen with Café double ovens, cooktop and range hood, Bosch dishwasher & a SubZero refrigerator make meal prep a joy. The recently updated, quartz countertops, coffee bar, combines with original Spanish tile flooring with Mosaic inlays to add tasteful pizzazz!
- Morning coffee is even more enjoyable perched in front of the towering windows in the living room, atrium, or the loft – it will be hard to decide which is your favorite view!
- Every room will inspire you to create, dream, and plan. The impressive brick fireplace surround hosts a pellet stove that heats up the space in a hurry, creating a cozy ambiance to gather and watch a movie, or to play games in the inviting dining room attached.
- The primary bedroom opens to a new deck that overlooks the seasonal creek and year round pond. It has a walk-in closet and a newly refreshed en-suite! You'll love the soaking tub and glass & tile walk-in shower!
- And the pond! Enclosed for safety, summer days meld into evening in your own private oasis. Kids will love running and jumping in their own pond to cool off after a long day of play in the sunshine!
- The laundry room is conveniently and discretely located and includes the washer & dryer!
- The garage is perfect for tinkering on your latest project and comes equipped with a 220 Tesla wall charger installed in 2020.
- Your plants will love the Atrium! Perfect for repotting or use it as a library, sunroom, meditation room, workout area, or hang a swing from the rafters high above and soak in the beauty of your own piece of paradise. It gives an extra 440 sq ft of living space!
- The home includes generator backup, with a dedicated subpanel, providing reliable backup power to essential circuits during outages.