

All The Updates & Amenities

16605 SW Sumac St, Portland OR

ROOF & MECHANICALS:

- Fuel: Gas
- Furnace: Forced Air (2022)
- A/C: Yes (2013)
- Hot Water Heater: Gas (2024)
- Roof: 2018

SMART TECH:

- Ring Doorbell

INCLUDED IN SALE:

- F/S GE Profile Refrigerator
- Washer/Dryer
- Tri-Fuel Portable Generator - Firman TO7573

UPDATES:

2025:

- New Interior Paint - Main Level, Stairway & Upper Level
- Carpets Professionally Cleaned
- Home Professionally Cleaned

2024:

- New Hot Water Heater
- AC Maintenance Performed
- Furnace Maintenance Performed

2023:

- New TimberTech Deck

2022:

- New Furnace

2018:

- New Roof

2013:

- New A/C

THE BEST OF BEAVERTON

- **Great Coffee Spot:** Deadstock Coffee (3.2 miles)
- **Favorite Breakfast Place:** Tom's Pancake House (3.1 miles)
- **Best Place for Lunch:** Fireside Grill (3.4 miles)
- **Happy Hour Spot:** June (3.2 miles)
- **Best Place for Dinner:** Oswego Grill (3.5 miles)
- **Best Farmers Market:** Beaverton Farmer's Market (3.2 miles)

DRIVE:

- **Downtown Portland:** Just minutes from downtown Portland with world class dining & entertainment options.
- **Oregon Beaches:** Access to US-26 makes outings to the Oregon Coast a regular option just 90-minutes away!
- **Iconic Portland Landmarks.** The Oregon Zoo Portland Japanese Garden, & Forest Park are less than 20 minutes away.

- **Top Rated Medical Facilities** are all within 30 minutes, including St. Vincent Legacy Hospital, OHSU, the VA Hospital & NW Portland's Good Samaritan Hospital.
- **Wineries & Tasting Rooms** Yamhill County & Oregon's famous wine country is an easy outing!

PARKS:

- **Tallac Terrace Park** A neighborhood park that includes basketball courts, a covered picnic area, a playground, and paved trail. (0.4)
- **Mount Williams Park** is popular with runners and hikers, with spectacular views. (0.3)
- **Burntwood Park** is a neighborhood playground. (0.5)
- **Beaverton Powerline Trail** aka as the Westside Trail is very popular with over 6 miles of paved pathway. (5.3)

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

- Location! This fantastic home is in an established neighborhood with a fenced yard & beautiful trees, giving a feeling of peace and privacy.
- The living and dining rooms make an impressive statement upon entering with their tall ceilings and windows that beautifully filter light.
- The flexibility and functionality of this home has multiple extra rooms to accommodate your needs, whether an extra bedroom, an office, an exercise room, media room, studio, craft room – or whatever you can envision.
- The main level office or bedroom is conveniently tucked away for work or guest privacy away from the upper level bedrooms with a half bath just across the hall.
- The kitchen and family space has a cozy gas fireplace and is the hub of the house; a favorite place to gather and relax.
- The sturdy TimberTech Deck (473 sq. ft.) overlooking the fenced backyard was added in 2023 and makes this outside living space inviting no matter the season. Enjoy the partial coast range view! There was no skimping on this beautifully crafted deck!

- Never be without power! This home has a well maintained generator ready to spring into action!
- The unfinished area around the back and under the house, gives over 607 sq ft of space for a workshop and storage. Add in the workbench in the large 3-car garage, and there's plenty of room for everyone's latest project!
- Portland Community College is just down the road & this community is known for its great BSD elementary, middle & high schools: Cooper Mountain, Mountain View and Mountainside are highly rated.
- Fantastic proximity to Beaverton and West Portland from groceries at our local Fred Meyer or New Seasons to the high-tech industry, Nike & Columbia Sportswear!