

All The Updates & Amenities

16605 SW Sumac St, Portland OR

UPDATES:

2025:

- Lower Level Remodel including:
- Bathroom:
 - New Shower
 - Door & Base Trim Replaced
 - New Wall Tile (Lower Half)
 - New Toilet
 - New Laminate Flooring
 - New Paint
- Family Room, Bedroom & Laundry Room:
 - New Laminate Flooring
- Yard Sprinkler System Renovated
- Carpets Professionally Cleaned
- Home Professionally Cleaned

2024:

- Ring Doorbell Installed

2023:

- New Range
- New Dishwasher
- New Refrigerator

2015:

- New Roof

- New Furnace
- New A/C
- New Hot Water Heater
- New Air Purifier
- New Deck
- New Sprinkler System

THE BEST OF SOUTHWEST PORTLAND

- **Favorite Coffee & Breakfast Place:** Cornell Farm Cafe
- **Best Place for Lunch:** Gyro Fresh Mediterranean Grill
- **Best Happy Hour:** Wildfin American Grill
- **Best Place for Dinner:** Thai Bloom

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 Providence St. Vincent 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:

- **Washington Park** contains a zoo, forestry museum, arboretum, rose garden, Japanese garden, amphitheatre, memorials, archery range, tennis courts, soccer field, picnic areas, playgrounds, public art and many acres of wild forest with miles of trails.
- **Hoyt Arboretum** located in Portland's Washington Park, is a 189 acre park with 6000 trees from around the world and 12 miles of hiking trails.

- **Portland Japanese Garden** Find cascading waterfalls, meandering pathways, and spectacular views of Mt. Hood.

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

- Location! An enchanting home in a picturesque SW Portland neighborhood with fabulous curb appeal! Just try not to smile at the adorable yet functional white picket fence with gates surrounding the front yard, adorned with beautiful shrubbery & flowering trees. You'll feel your heart rate slowing and your breath deepening as you experience this peaceful and private retreat.
- The home sits on nearly ½ acre on a street that is not a through road. That means that traffic driving by is minimal, providing an extra measure of quiet & privacy.
- The formal living and dining rooms make an impressive statement upon entering with wall to wall windows that beautifully filter light. The view from these rooms is of your own private backyard oasis, reminiscent of a delightful English garden with winding stone pathways, benches, statues, twiggy arches, and diverse plantings.
- The backyard has both a tool shed for tucking away your garden supplies and a she-shed/studio for personal pursuits of painting, pottery, or whatever requires some peace and tranquility.
- A convenient gravel drive on one side of the house leads through a double gate to the back yard and artist's studio.
- Flagstone and paver pathways wind throughout the thoughtfully landscaped yard. And yes, that is a gorgeous fruit bearing fig tree amongst the maples, magnolias, dogwood, and cherry trees. You should see it when it's all in bloom! Magnificent!
- The flexibility and functionality of this home includes in the lower level; two bedrooms, a family room & a bonus room to flex to your lifestyle needs whether you use as an office, or an exercise room – or whatever you can envision.
- The kitchen has abundant cabinet storage and slab countertop space for meal prep, and a breakfast bar for casual dining & conversation. Skylights on the main level keep it light and bright.
- Overlook your personal backyard kingdom from the quality wood deck that was added in 2015 and makes this outside living space inviting no matter the season. Hummingbirds visit this magical space and perhaps a bluebird or two!
- Convenient one-level living with everything but laundry on this expansive main level!

- Providence St. Vincent's Medical Center is conveniently located just down the road.
- Fantastic proximity to Beaverton and West Portland shopping, dining, parks, and entertainment.