

All The Updates & Amenities

525 SW Marion St. #21, Portland OR 97202

SAFETY FEATURES:

- Interior Fire Sprinkler System
- Security Gate
- Secure Parking (1)
- Security Lights Exterior

INCLUDED IN SALE:

- F/S Refrigerator
- Washer/Dryer

UPDATES:

2025:

Furnace Serviced

2021:

- Primary Bathroom Remodel (\$35,000)
 - Bathroom Wall, Shower & Floor Tile (Classique Floors & Tile)
 - Vanity & Sink (Canyon Creek Cabinet)
 - Custom Light Fixtures (Globe Lighting)
 - Hardware (Rejuvenation Hardware)

2015:

- Full Interior Re-Paint
- Custom Kitchen Remodel
 - Custom Cabinetry
 - Quartz Countertops (Also Macadam?)
 - Backsplash (Macadam Floor & Design)

- Window Coverings (The Door Works)
- Appliances
 - Bosch Dishwasher
 - Whirlpool F/S Refrigerator
 - Whirlpool Convection Oven & Electric Range
 - Whirlpool Microwave
 - InSinkerator Disposal
 - Kenmore Electric Washer & Dryer
- Half Bath
 - Tile
 - Quartz Countertop
 - Custom Cabinetry
 - Custom Vanity
 - Light Fixtures, Faucet, Towel Racks (Rejuvenation)
- Primary Bedroom
 - Levelor Shades
 - Custom Built-ins, (Pacific NW Cabinetry)
 - Barn Door
 - Closet Doors
 - Floor to Ceiling Shelving, Drawers, & Cabinets
 - Library Ladder
- Entry
 - Custom Cabinetry (Pacific NW Cabinetry)
- Laundry Room
 - Tile
 - Iron-A-Way Built In Ironing System
 - Floor to Ceiling Storage Cabinets
- New Hardwood Flooring (Macadam Floor & Design)
- Fireplace Tile Installation
- Office/Sewing Room
 - Elfa Shelving System

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

- The setting is idyllic. Set on the Willamette River, overlooking the picturesque Waverly Landing Marina, there's no disputing that life on the river doesn't get better than this! The view is ever-changing. Watching the Willamette and the marina from an elevated vantage point is both entertaining and relaxing. Who needs the Pearl District?
- The condo was tastefully remodeled in two phases, in 2015 and 2021. Each designer choice was thoughtfully and carefully made with the utmost attention to detail. Quality is reflected in each feature from the flooring to the lighting and everything in between.
- This top level home & highly sought after location provide the ultimate in lock and go convenience. The safety and security of this home makes travel & an on-the go lifestyle worry-free.
- There is a dedicated office with Elfa shelving with a river view, which can flex as a sewing or hobby area.
- Such grand tall ceilings! The light and bright vaulted living space greets you almost the moment you walk in. Oriented to the river, this "tree top" perch is very special. You might not want to leave!
- A covered balcony with a motorized shade is the perfect vantage point to take in the river and the boat marina, both wonderful points of interest. Don't be surprised if you spot an osprey, eagle, beaver or sea lion. Wildlife is abundant here!
- It's an entertainer's dream home for any celebration or occasion, with plenty of room for meal prep, charcuterie boards and a fabulous brunch. A special favorite is to have guests over to watch the Christmas ships sail by.
- A must-have one level living in a beautiful space with a functional floor plan. This upper level condo has an elevator to secure parking & allows for a wide range of accessibility needs whether now or in the future.

- It's a safe, gated community, with secure parking and tons of visitor parking, as well! We enjoy a sense of community with our neighbors. Everyone looks out for each other.
- The neighborhood vibe is unequaled. Walk to Sellwood for coffee, shopping at the antique mall or one of the vintage boutiques, Happy Hour, or to grab food at one of many fabulous food carts or restaurants.
- Located at the end of the road so there is zero traffic. Sometimes a friend and I will ride our bikes into downtown Portland and make a beautiful loop.
- An active & organized HOA that has proactively taken care of the building & grounds to the highest standards, seeks to make positive changes when needed, and hosts wonderful social events to connect our community.
- A cooperative arrangement with the Portland Rowing Club and the Waverly Marina gives us the opportunity to use their facilities to launch a paddleboard or kayak.