

# 21200 SE Old Bethel Rd Amity, OR 97101

## Property Highlights

- Refined estate residence offering a 3,600± sq ft remodeled main home with soaring 25' ceilings and a main-level primary suite
- Exceptional compound living with a guest house and 3-car garage, plus a private pool house/gym
- Resort-style amenities including a swim-jet pool, sauna, automatic cover, and advanced water treatment systems
- Thoughtfully engineered infrastructure with city water, multiple wells, buried propane tanks, generator capability, and dual septic systems
- Park-like, legacy grounds featuring mature landscaping, orchard and century-old apple trees, iconic English walnut tree, pastures, and water features
- 46 acres of open grass crop, offering scale, privacy, and long-term value



## Main House

- Remodeled in 2007
- Approx. 3,600 sq ft
- Fir flooring throughout
- Pine cabinetry
- 25' ceiling in main living area
- Milgard wood-clad vinyl windows (some replaced 2025-2026)
- Stone fireplace (wood or gas – TBD)
- Primary suite on main level
- Half bath and laundry on main level
- Upstairs: 3 bedrooms / 2 bathrooms with built-in office area
- 12' covered porch with 4 French doors
- Propane hookup on porch for grill



## Guest House / Garage

- Built in 2005
- Approx. 1,200 sq ft
- Living quarters upstairs (hardship unit):
  - 2 bedrooms / 1 bathroom
  - Full kitchen
  - Living and dining areas
- Wood floors, doors, and cabinetry
- 3-car garage
- Paver driveway / hardscape
- HVAC system believed to be full (to be confirmed)



## Pool House

- Built in 2013
- Approx. 625 sq ft (25' x 25')
- Gym area with  $\frac{1}{2}$  bathroom
- Wood floors and cabinetry
- Vaulted ceilings
- Mini-split heating and cooling
- Metal roof



## Pool & Spa

- Swim-jet pool with sauna
- Hand-worked edge detail
- Automatic cover
- UV system and automatic chemical system (minimal chlorine smell)
- Heated with propane



## Workshop

- 220V power

## Utilities & Infrastructure

- City water
- Two wells:
  - Backup well for house
  - Irrigation well for yard and garden
- 2,000-gallon holding tank
- Three buried propane tanks:
  - 500-gallon (main house)
  - 1,000-gallon (pool)
  - 2,000-gallon (serving approx. 50KW generator, believed)
- Two septic systems:
  - One for main house
  - One for guest house

## Systems

- Main house:
  - Full HVAC
  - Two systems (upstairs & downstairs)
- Guest house:
  - HVAC system believed to be full (confirmation needed)
- Pool house:
  - Mini-split system



## Landscape & Grounds

- Propane firepit
- Raised, irrigated lower garden beds
- Water feature
- Extensive hardscaping
- Pastures (some fenced)
- Bridges throughout property
- Mature landscaping
- Second-largest English walnut tree
- Orchard
- 100-year-old apple trees
- Robinson Reservoir and Ash Swale
- Covered bus stop waiting area

## Land Use

- 46 acres planted in grass crop
- Shared 1/3 annually with local farmer
- No irrigation or water rights associated

