

# Updates and Amenities:

11920 SW Murphy Lane, BEAVERTON

## **INCLUDED IN SALE:**

- Kenmore Freestanding Refrigerator
- Kenmore Freestanding Range 5-Burner Glasstop Range
- Vissani Upright Convertible Refrigerator/Freezer in garage
- Raidbird Irrigation System

## **ADDITIONAL FEATURES:**

- Top Down/Bottom Up Cellular Shades Throughout
- Leaf Guard Lifetime Warranty Gutters
- Aluminum Pull Down Ladder - access to partially floored attic storage

## **UPDATES:**

### **2026:**

- New Roof & Skylights
- New Carpet in Living Room & Bedrooms
- New Interior Paint Throughout
- New Bedroom Ceiling Fixtures
- New Backyard Fence Extension
- New Living Room Subfloor to Eliminate Step Down
- Fireplace Inspected
- New Vapor Barrier in Crawlspace
- New Electrical Outlets, GFCI's, Light Switch Plates
- New PEX Plumbing in Laundry Room
- New Exterior Man-Door in Garage
- Garage Door Tuned Up
- Furnace & AC Serviced
- Landscape Refreshed

**2025:**

- New Bradford White Hot Water Heater
- New Hot Water Heater Expansion Tank

**2023:**

- New Attic Fan
- New Trane Furnace - Energy Star 95% Efficiency

**2021:**

- Kitchen & Bath Cabinets Professionally Refinished

**2020:**

- New Backyard Fence
- New Garage Overhead Door
- New Exterior Lighting
- New Exterior Paint
- New Kitchen Aid Dishwasher

**2015:**

- Heat & Glo Gas Fireplace Insert

**2014:**

- Granite Countertops Installed in Kitchen & Bathrooms

**2013:**

- New Coleman AC Installed

## **PARKS:**

### **Greenway Park**

- Living here means one of Beaverton's most loved outdoor spaces is practically at your doorstep. Just two blocks away, Greenway Park offers 87 acres of green space, recreation, and natural beauty. It's where the whole neighborhood congregates!
- The park is a local favorite for everything from laid-back afternoons to community events. It regularly hosts Beaverton's summer concert series and features a popular nine-hole disc golf course enjoyed by both beginners and experienced players.
- Outdoor amenities include:
  - Picnic areas perfect for weekend get-togethers
  - Basketball and tennis courts
  - Multiple playgrounds and play areas for kids

### **Fanno Creek Trail**

- Greenway Park also connects directly to the scenic Fanno Creek Trail, an 18.6-mile paved path running through Beaverton, Tigard, and Tualatin. It's a favorite for walking, biking, jogging, and roller skating, with peaceful stretches ideal for birdwatching and wildlife spotting. Training for that 5k or shooting for those 10,000 steps? Easy to get out and get your workout in!

### **Koll Center Wetlands Natural Area**

- On the park's east side, the tranquil Koll Center Wetlands Natural Area offers year-round birdwatching and a chance to experience the natural beauty of the Tualatin Valley up close. Seasonal water collects here to form a large lake, adding another layer of beauty and interest to this already incredible park.