

# Facts & Features

12840 SE 257<sup>th</sup> Ave, Damascus, OR 97089



5.17 AC



3,328 SF



5 Bed



3 Bath



3 Car

## Exterior Overview

- Secure Gated Entry with Fully Paved Driveway
- Level Homesite, Yard, and Expanded Parking
- Covered Patio with Fireplace and Media Connection
- Swim spa with automated cover for year-round use
- Owned Solar (24.96 kW) with 25-Year Warranty
- Public Water, Natural Gas, Septic
- Garden Shed

## Main Level

### Entry

- High Ceilings, Coat Closet

### Living Area

- Two-story great room with floor-to-ceiling windows and stone fireplace

### Kitchen

- Gas Cooktop, Double Ovens, Built-in Microwave, Freestanding Refrigerator
- Eating Bar, Walk-in Pantry, Prep Station

### Dining Area

- Sliding Door, Direct Access to Covered Patio

### Main Level Primary Suite

- Ceiling Fan
- Double Sinks, Walk-in Shower, Soaking Tub with Valley Views, Tile Floor, Walk-in Closet

### Office/5<sup>th</sup> Bedroom

- Closet

### Hall Full Bath

- Shower/Tub Combo

### Laundry Room/Mud Room

- Folding Counter, Storage, Direct Access to Garage

## Interior Overview

- Forced Air Heating, Air Conditioning
- Fire Suppression System
- Solid Wood Cabinetry Throughout

## Upper Level

### Landing & Hallway

- Open to below, Linen Closet

### 2nd Bedroom

- Closet

### 3rd Bedroom

- Closet

### Bonus Room or 4th Bedroom

- Double Doors, Closet

### Hall Bath

- Double Sinks, Shower/Tub Combo

### Full Bath

- Shower-Tub Combo

### Laundry Room

- Folding Counter, Drying Rack, Storage

## Location & Taxes

### County & Property Taxes

- Clackamas County
- 2025-2026: \$9,125

### Area Schools

- Elementary School: Naas
- Middle School: Boring
- High School: Sandy