



\$120,000 + UPDATES WITH DUAL-LIVING POTENTIAL IN HISTORIC WILLAMETTE



2312 5TH AVE,
WEST LINN, OR 97068

4 BEDS
2 BATHS
2,859 SQ/FT
BUILT 1910

MLS# **581930486**

Beautiful Craftsman-style home full of character, loads of updates (\$120,000 +), and flexible living spaces in the heart of West Linn's Willamette historic downtown area. This unique property offers a versatile layout featuring a separate ground-level entrance with a bedroom, secondary kitchen, full bathroom, utility space, and spacious bonus area, creating excellent flexibility for multi-generational living, guests, a home office, or creative flex space. With private exterior access and thoughtfully designed separation between living areas, the lower level presents a rare opportunity for dual-living potential in one of West Linn's most desirable locations.

Inside, you'll find rich millwork details, crown molding, updated kitchens and baths, butcher block and granite countertops, stainless steel appliances, and charming Tiffany-inspired lighting fixtures that complement the home's timeless character. Large windows bring in natural light throughout, while updated finishes and smart storage solutions create livability and practicality.

The home also features valuable modern upgrades including an EV charging station, updated 200 amp electrical service, heat pump and cooling system, updated gas furnace, newer carpet, flexible built-in storage, and multiple outdoor entertaining spaces designed for desirable year-round living.

Outside, enjoy a covered patio area, deck, mature landscaping, fenced backyard, two detached storage sheds, and private outdoor spaces surrounded by trees and established neighborhood charm.

TO VIEW THIS
PROPERTY



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HOME HIGHLIGHTS

- ✓ CLASSIC CRAFTSMAN ARCHITECTURE WITH CHARMING CURB APPEAL
- ✓ COVERED FRONT PORCH
- ✓ SEPARATE EXTERIOR ENTRANCE TO GROUND-LEVEL LIVING SPACE
- ✓ FLEXIBLE DUAL-LIVING SETUP WITH SECOND KITCHEN DOWNSTAIRS
- ✓ UPDATED KITCHEN WITH BUTCHER BLOCK AND GRANITE COUNTERTOPS
- ✓ STAINLESS STEEL APPLIANCES
- ✓ FARMHOUSE-STYLE SINK
- ✓ NEW BOSCH DISHWASHER (2024)
- ✓ NEW SAMSUNG FRIDGE WITH BEVERAGE CENTER (2024)
- ✓ INDUCTION COOKTOP & OVEN (2024) WITH MODERN VENT HOOD
- ✓ SOFT-CLOSE CABINETRY WITH PULL-OUTS & OVERHEAD SHELVEING
- ✓ LARGE PANTRY WITH PULL-DOWN STORAGE ACCESS
- ✓ PEGBOARD ORGANIZATION SYSTEM IN LOWER LEVEL
- ✓ CROWN MOLDING AND DETAILED MILLWORK THROUGHOUT
- ✓ TIFFANY-INSPIRED CEILING FANS/LIGHT FIXTURES
- ✓ TILE FLOORING IN KITCHEN AND DINING AREAS
- ✓ FORMAL DINING ROOM PLUS KITCHEN NOOK
- ✓ SLIDING DOORS TO BACKYARD/PATIO AREA
- ✓ MAIN-LEVEL BEDROOM AND FULL BATHROOM (2ND FLOOR)
- ✓ FULL-HEIGHT TILE SHOWER SURROUNDS
- ✓ ADDITIONAL GROUND LEVEL BONUS ROOM/LIVING SPACE
- ✓ WAINSCOTING ACCENTS
- ✓ UPDATED WINDOWS
- ✓ SPACIOUS BEDROOMS WITH BUILT-IN STORAGE AND
- ✓ DOUBLE CLOSETS
- ✓ VAULTED UPPER-LEVEL CEILINGS
- ✓ FLEXIBLE ATTIC/STORAGE AREAS
- ✓ BASEMENT-GROUND LEVEL CELLAR ACCESS WITH UTILITY/STORAGE SPACE
- ✓ EXPOSED BRICK CHIMNEY DETAIL IN UTILITY AREA
- ✓ UPDATED LAUNDRY AREA W/ BUILT-IN CABINETRY
- ✓ NEW FRONT-LOAD WASHER/DRYER (2024)
- ✓ NEW HEAT PUMP AND COOLING SYSTEM (2024)
- ✓ NEW UPDATED FURNACE SYSTEM (2024)
- ✓ GENERATOR-READY – NATURAL GAS GENERATOR CONNECTION AND ELECTRICAL INLET INSTALLED FOR CONVENIENT BACKUP POWER DURING OUTAGES.

- ✓ NEW SEWER LINE 2024 WITH 45 YEAR WARRANTY
- ✓ EV CHARGING STATION INSTALLED
- ✓ NEW 200 AMP ELECTRICAL PANEL (2024)
- ✓ NEW WHOLE HOME SURGE PROTECTOR (2024)
- ✓ FLEXIBLE STORAGE AND BUILT-IN ORGANIZATION THROUGHOUT THE HOME
- ✓ NEW 75 GALLON WATER HEATER (2024)
- ✓ NEW CARPET (2024)
- ✓ 2 DETACHED STORAGE SHEDS WITH WORKSHOP OR HOBBY SPACE POTENTIAL
- ✓ FULLY FENCED BACKYARD
- ✓ COVERED OUTDOOR ENTERTAINING AREA
- ✓ LARGE COVERED PATIO/PERGOLA STRUCTURE
- ✓ DECK OFF MAIN LEVEL AREA
- ✓ PAVER COURTYARD PATIO AREA
- ✓ MATURE LANDSCAPING AND PRIVACY TREES
- ✓ DRIVEWAY & OFF-STREET PARKING
- ✓ ADDITION PLANS AVAILABLE UPON REQUEST
- ✓ RASBERRY, BLUEBERRY, ONION, ARTICHOKE, CHIVES & LEMON BALM PLANTS

SCHOOLS

- ✓ WILLAMETTE ELEMENTARY SCHOOL
- ✓ ATHEY CREEK MIDDLE SCHOOL
- ✓ WEST LINN HIGH SCHOOL

COMMUNITY / NEIGHBORHOOD

FEATURES

- ✓ LOCATED IN HIGHLY SOUGHT-AFTER WEST LINN TREE-LINED STREETS WITH ESTABLISHED NEIGHBORHOOD CHARM
- ✓ CONVENIENT ACCESS TO LOCAL PARKS, TRAILS, DINING, SHOPPING, AND COMMUNITY AMENITIES
- ✓ EASY COMMUTE ACCESS TO PORTLAND AND SURROUNDING COMMUNITIES
- ✓ NEAR WILLAMETTE RIVER RECREATION AND OUTDOOR ACTIVITIES
- ✓ STRONG SENSE OF COMMUNITY AND NEIGHBORHOOD

NEARBY RECREATION & AMENITIES

- ✓ OVER 600 ACRES OF WEST LINN PARKS AND TRAILS MARY S. YOUNG PARK
- ✓ SPORTS FIELDS AND RECREATION AREAS
- ✓ LOCAL SHOPPING, DINING, AND EVERYDAY CONVENIENCES
- ✓ CONVENIENT ACCESS TO MAJOR COMMUTING ROUTES

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