

3324 NW Shevlin Ridge

Features and Amenities

Exterior

3401 SF, 4 Bedrooms, 4 Bathrooms, Bonus, .34 Acre

Separate front side entry, mudroom and laundry

Oversized 3-car garage with storage built-ins, & solid Raynor energy efficient garage doors

Built in 2011, superior construction and craftsmanship

Cement siding; composite roof – 40 year Certain-Teed

Tongue and groove fir porch and patio ceilings

Covered front porch extends across front of home

Rear paver patio, partially covered

Trex deck and paver patio off guest suite on North side

Easy maintenance landscaping with sprinklers front and back

Fenced rear yard with large level lawn, looking out over a treed Westgate lot

Interior

An abundance of light - Sierra Pacific wood clad, fully cased windows

Home faces east, with lots of morning light and sunshine; rear of home faces west - beautiful sunsets

Generous entry opens to great room, kitchen and dining

Solid Eastern white oak flooring, sanded and finished in place throughout the main floor living areas

Stone floor-to-ceiling fireplace with raised hearth

Fireplace is a Heat-n-Glo 6000 series gas remote control-high output and efficiency

Built-ins around fireplace, including a large window seat

Chef's kitchen with high end JennAir range and dishwasher, Frigidaire refrigerator with 2 ice makers, microwave

Large kitchen island with prep sink and garbage disposal, custom cabinets with soft close & full extension glides. Lots of counter space. Walk-in pantry

All counters throughout the home are granite, soapstone, or quartz

Custom lighting from Restoration Hardware & Quizol, fans from Casablanca, Hunter and Craftmade

Solid wood core doors, stain or paint grade; and fiberglass

Emtrek door, cabinet and bathroom hardware

Quality carpet and carpet pad in the bedrooms, stairs, and bonus room

Primary bedroom on the main is spacious and opens to the rear paver deck; the bathroom has radiant heated stone flooring, a soaking tub and beautiful cabinetry

Guest bedroom suite on the main was designed to be ADA ready with wide doors, spacious walk-in shower and custom closets; separate entry from the deck and access from the front side entry (no steps)

Third bedroom on the main is currently used as an office; full bathroom with tiled tub and shower is close by

Spacious bonus room upstairs has lots of windows, and a closet

Fourth bedroom is upstairs, with adjacent bathroom, also with tub

Marmoleum flooring is in the upstairs bathroom, laundry and front side entrance

Laundry with Samsung top load washer and dryer. Mechanical room off laundry with two water heaters (Bradford White) and Hot Water Circulation Pump

General

C,C & Rs, but no HOA – no HOA fees! City of Bend is responsible for road maintenance and snow removal. Owner is responsible for maintaining the planting strip between the sidewalk and road

Taxes: \$9,69.73

Located on a cul-de-sac, in the Shevlin Ridge neighborhood, close to hiking and biking trails, schools & restaurants in NW Crossing, Awbrey Glen Golf Course, and Shevlin Park.