

# 18940 Canyon View Ln Dallas, OR 97338

## Property Overview

- 3 Bedrooms | 3 Bathrooms
- 5,575 Sq Ft custom estate
- 10.34 private acres
- Built in 2017
- Perched atop a serene hill in the Willamette Valley
- Sweeping Coast Range and valley views
- Private luxury retreat with French countryside inspiration



## Architecture & Construction

- Custom-built luxury residence
- Energy-efficient ICF (Insulated Concrete Form) construction
- DaVinci eco-friendly slate roof
- Penny copper gutters
- Textured stucco exterior
- Exceptional year-round insulation and sustainability
- Marvin windows throughout
- Engineered wood flooring
- Energy Recovery Ventilator (ERV) system



## Chef's Kitchen

- Bertazzoni Heritage double-oven gas range
- Cosentino Dekton stone countertops
- Ann Sacks tile backsplash
- Tile flooring
- Gas fireplace seating/gathering area
- East-facing morning light exposure
- Warm and welcoming gathering space



## Interior Features

- Tall French doors throughout
- Abundant natural light
- Seamless indoor/outdoor living flow
- Main-level 10-foot ceilings
- Upstairs 16-foot beamed ceilings
- Expansive open-concept living and dining spaces
- Cast stone wood-burning fireplace
- Radiant heated floors on main level
- Refined European-inspired finishes and craftsmanship



## Primary Suite

- Main-level primary suite
- Private French doors with scenic views
- Valor gas fireplace
- Spa-inspired primary bathroom
- Penhaglion brass soaking tub
- Marble washstands
- Bespoke tile mural from London's Slough Museum



## Upper Level

- Dramatic vaulted/beamed ceilings
- Spacious bonus/family room
- Reading nook
- Guest quarters
- Large artist's studio
- Fireplace in studio space
- Flexible living and creative-use spaces



## Fireplace Features

- Cast stone wood-burning fireplace in living room
- Valor gas fireplaces located in:
  - Primary suite
  - Kitchen Sitting Room
  - Office
  - Artist studio



## Outdoor & Land Features

- 10.34-acre private hilltop setting
- Approximately 8 acres in forest/agriculture deferral
- Open grassy landscape
- Wildlife viewing opportunities
- Pollinator-friendly garden setting
- Peaceful and secluded environment
- Scenic Oregon countryside surroundings



## Utilities & Systems

- Private well (#L93758)
  - 183-foot depth
  - Recently tested at 14 GPM
- Septic system
  - 1,000-gallon tank
  - 375 LF drain field
- Radiant heating system
- Energy-efficient building envelope



## Lifestyle & Location

- Located near historic downtown Dallas
- Convenient access to wineries, recreation, and regional destinations
- Central location between Salem and the Oregon Coast
- Peaceful luxury living in the Willamette Valley
- Designed for restoration, entertaining, creativity, and connection to nature



## Design Team

- Winsome Custom Construction
- Sinan Gumusoglu Architecture
- Vervet Noir Designs interiors

Cascade  
Hasson

Sotheby's  
INTERNATIONAL REALTY