

# Polk properties

August 2014 • Section C • Itemizer-Observer

**COUNTRY LIVING ON THE EDGE OF TOWN.** Rare 1.22 acres fully fenced. Spacious 3 bd, 2.5 BA w/ many custom amenities. Master on main. Open kitchen/dining/living area serves for excellent entertaining. Tons of cabinet storage plus huge walk-in pantry. Covered porches & huge deck provide enjoyable outdoor living spaces. Large 3-bay shop allows many useful options. Take virtual tour via <http://tours.hdopenhouse.com/> Make this your home! #675206 **\$434,900**



**NEW LISTING! Dallas** Fully loaded 2006 tour home! 4bd/3ba home features tile entry, tile floor in kitchen w/slab granite in kitchen & upstairs bonus room w/wet bar. Bonus room is wired for surround sound. Deluxe master. Central vac & AC/ Fully landscaped & fenced corner lot with UGS. **\$365,000** #680062 Sandra Paoli Bkr 503-580-0160

Cover courtesy of

**Windermere  
Real Estate**

See our ad on page 4



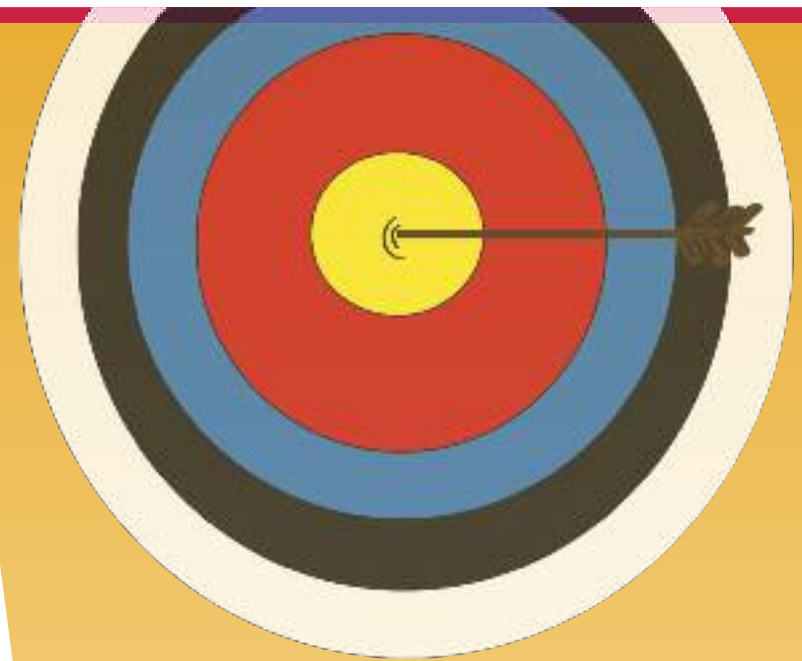
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See our ad on page 3



See our ad  
on page 3

Graham, Donna.....3



**TARGET**  
 Homeowners,  
 Buyers & Sellers  
 with **Polk Properties**  
 monthly real estate section

- 1/8 page (4.917" x 2.5") .....\$94<sup>50</sup>
- 1/4 page (4.917" x 5.083") ...\$157<sup>50</sup>
- 1/2 page (10" x 5.083") .....\$288<sup>75</sup>
- Full page (10" x 10.292").....\$498<sup>75</sup>

**ALL ADS INCLUDE FULL-COLOR**

Call Heidi, Rachel or Karen at **503-623-2373**

**Itemizer-Observer**

# HomeFinder



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**ONE LEVEL, OPEN FLOOR PLAN!**  
Dallas - 3 BR, 2 BA, 1426± SF home w/ vaulted ceilings. Kitchen w/ Hickory cabinets & tile counters & floor. Gas fireplace in great room. Master bedroom has WIC. Fully insulated garage. Backyard w/ patio & 12 x 16 shed. **\$199,900** (676248)

Linda Tipton 503 559-5167



**ABSOLUTELY MOVE-IN READY!**  
Dallas - Bridlewood Estates 3 BR, 3 BA, 2382± SF home. Lots of updates. New vinyl windows, carpet & oak floors. Kitchen w/ granite & SS. Large fenced backyard w/ shop & decks. Bonus room above 3 car garage. **\$298,500** (674623)

Chic Lidtke 503 931-6789



**RESORT STYLE OF LIVING!**

Dallas - 3 BR, 3 BA, 2173± SF home adjoining golf course. 2 Master Suites on main level & a den + a private guest suite/hobby room upstairs. Formal & informal dining, security system, & gas fireplace. 3 car garage. **\$338,900** (677070)

Mike & Sandy Manning  
503 371-8811



**HANNEGAN & SONS HOUSE!**

Dallas - Truly beautiful 2 BR, 2 BA, 1825± SF home. Includes club house, community garden & beautiful gazebo. Vaulted ceilings, gas fireplace, & surround sound. Huge walk in closet in M.B. Hunter-Douglas blinds throughout. **\$269,900** (677193)

Lee Klampe 503 931-2990



**TRULY A MUST SEE!**

Dallas - Private 3 BR, 2 BA, 1625± SF home on 5± acres! Two living spaces, spacious kitchen & dining area, + large deck to enjoy beautiful land. Land is partially manicured w/ two shops/outbuildings. **\$324,900** (673199)

Michaela & Suzanne Toepfer  
503 385-2030



**GREAT HOME ON NICE CORNER LOT!**

Independence - 3 BR, 2 BA, 1482± SF home. Large Master & adjoining office. Large living room. Gas heat, plus central A/C. Amazing outdoor spaces in backyard. Covered patio & garden shed. **\$152,500** (674512)

John S. Tate 503 580-6540

**Want More Now? Call 503-371-3013**

**Donna Graham Realtor.com**



**9.84 Acres**  
**Secluded**  
**Scenic**

**18180 Richardson Rd, Dallas**  
Views, Trees, Pasture, Wildlife. Great 1-level 4 BR/2BA w/1,984 SF. **\$399,900** #677465



**Move-in**  
**Ready**  
**RH Zone**

**520 Jackson St. E., Monmouth**  
1-level on lg corner lot. Tree, paved driveway. 3 BR, 2 BA & bonus. **\$119,900** #668131



**3,316 SF on**  
**6.74 Acres**  
**w/Mt. View!**

**4105 Sample Rd, Falls City**  
Unique home - possible dual living. Gorgeous setting & RV/Shop 24 x 40. **\$365,000** #676201



**29.24 Acres**  
**Studio/Shop**  
**Plus Cabin**

**38650 SW Tindle Creek Rd, Willamina**  
Spectacular Acreage. Pond. Trees. Pasture. Ag Building. **\$349,000** #679124



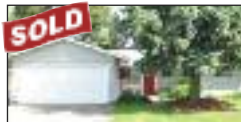
**1.60 Acres**  
**3/2 Ranch**  
**Home**

**280 S. Oak Grove Rd, Independ.**  
Country setting, easy commute to Salem, fenced pasture, 30x40 shop, barn/shop. **\$328,500** #675014



**Original**  
**Charm**  
**Big Yard**

**789 SW Washington St, Dallas**  
Cute 1920's hm. Appliances incl. Big upper bd. Vinyl windows. Paved driveway. **\$119,000** #677175



**764 Dalke St E., Monmouth**  
Cheery 3/2 with country kitch, LR frplc, RV parking, huge fenced yard. **Sold \$156,500** #676547

**Pending**  
**in Just**  
**6 Days!**



**555 SW Nottingham Lane, Dallas**  
Comfortable 1,428 sf w/some updates, new vinyl, fresh paint. Room for RV. **Sold \$163,000** #676763

**Pending to**  
**Sold in**  
**19 Days!**



**Donna Graham**  
**503-931-5677**

Broker, ABR, CRS, GRI

[donnagraham@windermere.com](mailto:donnagraham@windermere.com)

**Windermere**  
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Broker  
503-931-6800



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Broker  
503-551-5357

**FANTASTIC INDEPENDENCE AIRPARK HOME.** Single level, open floor plan. 3 BR, 2 BA. Gas fireplace. 2300 sq. ft. hangar w/plumbed half BA, heated. Roll-up door for RV parking. **\$325,000.** #674293

**FIND SERENITY** just 3.5 miles west of Monmouth! 3 BR, 2 BA single level home. Enjoy gorgeous sunrises from the deck & sunsets around the fire pit. Open floor plan. Large master with dual closets & beautiful bath. 4.9 ACRES includes pasture, trails, barn & multipurpose building that could be bonus room or studio. Luckiamute water. **\$314,500.** #672266

**NEW ON THE MARKET—BEAUTIFUL ONE OWNER** 4 BR, 2.5 BA in great location. Close to schools & shopping. Great floor plan. Light & bright. Updated kitchen. Beautiful yard. **\$239,900.** #680161

**SUBSTANTIAL PRICE ADJUSTMENT—BEAUTIFUL 3 BR, 2 BA MONMOUTH** home in quality neighborhood. Gorgeous kitchen w/granite cntn tops, lead glass cabinet doors, tile flooring. Open lg area w/vaulted ceilings, Brazilian cherrywood floors. MBR suite. Den

could be 4th BR. Gas f/p, central vac system. Lg yard w/established landscaping, fruit trees. NOW **\$230,000.** #675937

**SPACIOUS, WELL CARED FOR** one owner 4 bedroom, 2.5 BA w/large living areas. Open, spacious kitchen has upgraded appliances. Craftsman Style window & door wraps & crown molding thru out. New carpet, Bali Plantation Style wood blinds, water softener. Backyard storage shed. Fenced yard w/lovely landscaping, sprinkler system. **\$122,900** #676442

**RECENTLY LISTED—GREAT 3 BR, 2 BA** home in sought after neighborhood of quality homes. Close to WOU campus. LR centers around gas fireplace. Lg open kitchen/dining area ready for your touches. 3-car garage w/convenient roll up door to backyard. **\$205,000** #678861  
**JUST LISTED—WELL KEPT 3 BR, 2 BA** home. New kitchen, water heater. Newer carpet & roof. Beautiful yard. Storage shed. **\$174,900.** #680170



### OPEN HOUSES SUNDAY, AUG 10 1-3pm



Hosted by Timm Cable ~ 12440 Fishback Rd, Monmouth  
**SUBSTANTIAL PRICE ADJUSTMENT—WONDERFUL HOME on 55 ACRES** just minutes from town on paved road. 3 BR, 3 BA, 2528 sq. ft home. Outbuildings include pole barn, livestock shelter, sheep shed & storage. 11 acres pasture plus 11 acres suitable for crop. Property offers a little of everything - woods, pasture, ponds, seasonal creek & at the end of the day, sit on the porch & take in the view. **NOW \$565,000.** #676468

Hosted by Cathy Mc Lean ~ 561 S Walnut Dr, Monmouth

**PRIDE OF OWNERSHIP** Beautiful Monmouth home in quiet neighborhood. Separate spaces for everyone. Lg kitchen/dining area. Outside patio spaces provide wonderful views. Many updates: newer roof, kitchen countertop upgrades, light fixtures, heat pump, new furnace & ducting, newer carpeting. New gutters, ext. paint 2013. Home features central vac, cedar lined closets, laundry bins, large pantry, lots of storage. **\$389,900.** #678882



### MANUFACTURED HOMES

**AFFORDABLE 2 BR, 2 BA** in adult park close to aquatic enter, parks, shopping & services. Spacious floor plan. Newer siding, roof, gutters, water heater, W&D. Dble carport, cvrd porches. **JUST \$22,000.** #679544

**SE SALEM in Lakeside Village.** 3 BR, 2 BA. Lots of updates including oak cabinets, tile accents. New heat pump. **\$30,000.** #677734

**BRAND NEW 3 BR, 2 BA.** Open floor plan. Res. kchn lighting, GE appl., counter bar. Tub/shower in each bathroom. Inc 1 yr warranty. Possible contract terms. **\$31,500** #662076

**SPACIOUS DOUBLE WIDE** in corner space in adult park. Well cared for 2 BR, 2 BA. Formal dining, lg laundry room. Nice deck. 2 cvrd parking spaces. **\$37,500.** #678156

**PICK YOUR SITE** This 2006, double wide (1600 sq.ft.), 2 BR, 2 BA Karsten MH must be moved. Light & bright, open floor plan. Sheet rocked. Upgraded cabinets. Sitting room could be 3rd BR. **\$60,000.** #678378

### BUILDABLE PROPERTY

**INDEPENDENCE AIR PARK LARGE** (98x148) taxiway homesite lot. Build your home with hangar & taxi to Independence State Airport. **\$140,000.** #678465

**FOR LEASE IDEAL OFFICE SPACE/RETAIL** situated in local mall on heavily trafficked street. Several national franchise tenants as well as several popular regional ones. One space is 1,000 sq. ft & one is 2,080 sq. ft. Substantial parking.



**OPEN SUNDAYS 1-4 PM** Fowler Homes – New Construction. 1485 SE Academy St, Dallas 3bd/2.5ba 2437 SF **\$315,990** # 676040 – 1492 SE Barbary, Dallas 4bd/2.5ba 2213 SF **\$274,900** #672248  
**Windermere Team Advantage, Brokers**  
 503-623-7872



# Windermere

## REAL ESTATE



**\$199,900 Monmouth** 3bd/2.5ba 2 story home. Real oak hrdwd flrs in entry, dining, kitch. Gas fireplace, alder cabinets, center island. Fully fenced bk yd. #673987  
**Lisa Scheirman Bkr 503-949-2411**



**\$775,000 Monmouth** 4bd/3ba New Home on 7.60 acres. Mt. Top View. 2715SF w/car garage. Gourmet kitchen. #679353  
**DonnaGrahamRealtor.com Bkr**  
 503-931-5677



**\$169,000 Independence** 3bd/1.75ba well kept ranch. Mature landscaping w/fenced yd. Kitchen w/lg pantry. Lots of storage. #679818  
**Bruce Friedrichsen Bkr 503-999-6700**



**\$219,900 Monmouth** 5bd/3ba home close to WOU. 2520 SF, 2 story cottage has been re-modeled, updated & expanded. #676704  
**Chris Larsen Bkr 503-409-3716**



**\$284,900 Monmouth** 3bd/2.5ba custom built home. Open living rm, formal dining, kitch w/cherry cabinets, dual fuel range, brkfst bar, 3 car garage. #677046  
**Lisa Scheirman Bkr 503-949-2411**



**\$174,900 Salem** 3bd/1.5ba home w/lg living space. Wood stove. Fully fenced back yard w/mature trees, deck & hot tub. #671093  
**Corey Turnbull Bkr 971-235-1156**



**\$399,999 Dallas** 3bd/3 full ba/2 half ba 2338 SF well kept home on 5 acres in the hills on Kings Valley Hwy. Lg shop, nice landscaping. #679700  
**Jill Wyatt Bkr 503-910-1679**



**\$474,900 Dallas** 5.21 Acres & gorgeous 2167 SF home. Gourmet kitch, granite counter, wood floors, open spaces, RV setup. Shop. #671473  
**DonnaGrahamRealtor.com Bkr**  
 503-931-5677



**\$194,900 Dallas** Lg fenced backyard, deck w/hot tub, storage shed/shop w/power, parking for RV or boat. 19x13 rec room bamboo flooring. #675180  
**Jana Fogg/Debbie Howe, Bkr.**  
 503-930-1047



**\$270,000 Dallas** 7 acre farm. Custom built manuf home w/ lg windows. Approx 72x38 barn has 3 stalls, finished tack rm. Fenced & cross fenced. #678781  
**Jana Fogg/Debbie Howe Bkr**  
 503-930-1047



**\$184,900 Independence** 3bd/2ba 1622 SF home. Landscaped w/vegetable garden. Fenced flower garden & storage shed. Walk in shower, hand railings throughout home. #679071  
**Chris Larsen Bkr 503-409-3716**



**\$280,000 Dayton** Lovely home on small acreage in Historic Grand Island-Dayton. 4bd/2.5ba, family & living room. Spacious & comfortable. #679875  
**Catherine Underwood-Bush Bkr**  
 503-881-3560



**\$300,000 Salem** 2bd/2ba home in a private park setting. Updated master, open kitch. Boat dock & fishing hole. #677403  
**Susan King Bkr 503-580-5973**



**\$138,000 Dallas** 1036 SF 2bd/1b home. Updated floors, xtra deep garage, bonus room and utility, landscaped. #676236  
**Yolanda@yolandazuger.com Bkr**  
 503-580-7031



**\$230,000 Monmouth** 4bd/2.5ba. Lg kitch w/pantry and new tile. AC. Huge master w/dual sinks & jetted tub. Fenced yard/2-storage sheds. #657873  
**Corey Turnbull Bkr 971-235-1156**



**\$174,900 Salem** 3bd/1.5ba home. Family room addition, .5ba w/ shower add on. New carpet throughout, updated kitchen. #676315  
**Catherine Underwood-Bush Bkr**  
 503-881-3560



**\$275,000 Dallas** Ceres Gleann 55+ community 2-level 3bd/3ba w/2,225 SF. 2 masters, open plan, den/office hardwood flrs. #679348  
**DonnaGrahamRealtor.com Bkr**  
 503-931-5677



**\$279,900 Dallas** 2411 SF, 3/2.5 vaulted ceilings, gas FP, Quartz counter, Conv. oven. SS apls. Upstairs fam rm., AC, UG irr, RV parking. #677444  
**Yolanda@yolandazuger.com Brk**  
 503-580-7031



**\$359,000 Dallas** 2190 SF home on 5.35 fenced & cross fenced acres w/pond & seasonal creek. #678792  
**shelleyolson@windermere.com Bkr**  
 503-609-8195



**\$224,900 Monmouth** Own a business on a busy/main hwy. Occupied & strong business since it opened. #651815  
**Susan King Bkr 503-580-5973**



**\$119,000 Dallas** 3bd/2ba 1404 SF home on .22 acre. Vaulted ceilings, raised garden beds, RV parking, 2 car garage. #674864  
**shelleyolson@windermere.com Bkr**  
 503-609-8195

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