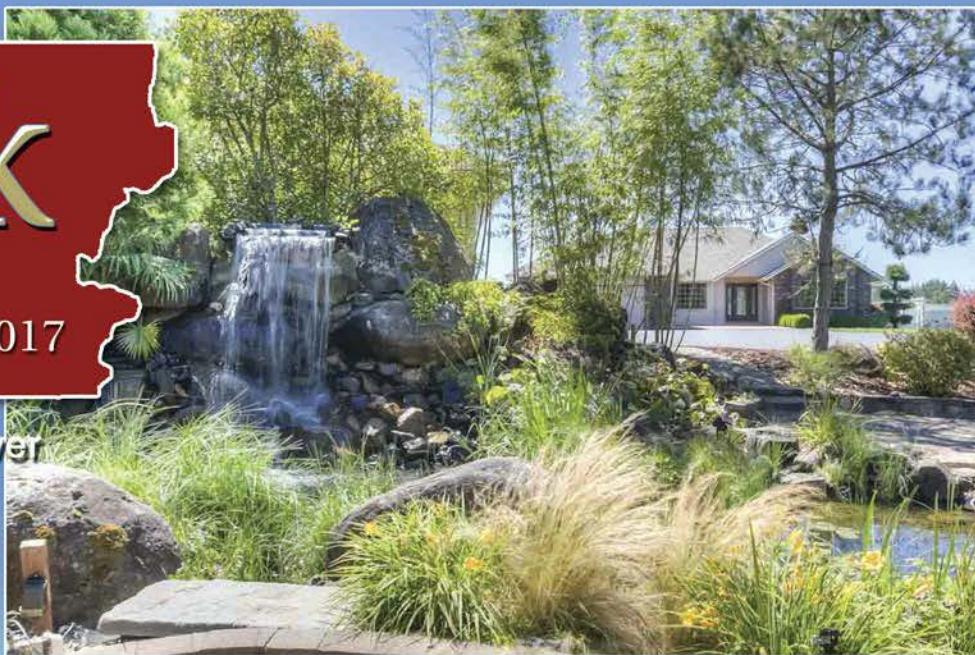


# Polk

PROPERTIES  
September 2017

Itemizer-Observer  
Section D



**NEW LISTING!** Dallas - Perfect property for a car/toy enthusiast on 4.32 acres. 45x40 Shop with concrete floors, 20x15 paint booth, & 15x18 office with full bathroom and ductless heat/ac. RV Garage 50x14 with full hookup and dump. Barn is 48x46 w/ 32x12 lean to. Beautiful open floor plan 2264 sq ft single level home with SS appliances, granite countertops, travertine tile, newer furnace and roof. Security Gate, Paved Driveway, beautiful landscaping with UGS, waterfall, ponds, pride of ownership! (722101) \$649,000

Cover courtesy of

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See our ad on page 2

**Debbie Butler** page 6



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**Donna Graham** page 8

**Windermere**  
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See our ad on pages 4-5

**Yolanda Zuger** page 7



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Broker 503-931-6800



**Timm Cable,**  
Broker 503-551-5357

## THIS WEEK'S FEATURED HOME



**NEW ON THE MARKET—EDGE OF TOWN**—Open space behind w/opportunity to view beautiful sunsets! Hard to find 5 BR, 2.5 BA close to schools, stores & easy access to Hwy 99W. Home features gas fireplace, ample storage and many recent updates. RV parking. **\$297,000.** #722354

## MANUFACTURED HOME

**PRICE ADJUSTMENT—GRANDE RONDE** Park model home—stay or be moved. In addition there is an 8x10 "she shed" on skids with insulation & window makes this great for many purposes. Seller upgraded home - added gutters, 30 gal hot water heater & butcher block counters. 25 miles to Lincoln City or McMin-nville, 20 miles to Dallas. **NOW \$49,999.** #718275



**FEELS LIKE COUNTRY W/CONVENIENCE OF TOWN. DALLAS**—5 BR, 3 BA. Great space w/ master & office on main level & 3 BR's & full bath upstairs. Beautiful wood floors, kitchen loaded with storage & convenience. Heated shop & over-size garage. Garden shed, fenced garden area. RV parking. All on large lot. **\$380,000.** #721311



**MONMOUTH—GREAT OPPORTUNITY.** 5 BR, 3 full baths. Larger than most kitchen & dining room w/incredible storage. Living room & family room. Efficient furnace & A/C w/filter system. Upgraded windows & systems. Oversized garage plus 2 car carport & RV pad. Fenced yard. Owner has given this home fantastic care. **\$349,000.** #717151

**BEAUTIFUL MONMOUTH HOME** on one level. 3 BR, 2 BA. Great room layout with gas fireplace & vaulted ceiling. Wood flooring. Spacious master suite has step in shower & walk in closet. Private fenced yard that backs up to city park. Nicely landscaped with underground sprinklers. This is a lovely home in a great neighborhood. **\$265,000.** #723356



**RECENT PRICE ADJUSTMENT—EASY ACCESS TO WILLAMETTE RIVER**—Beautifully updated 3 BR, 1.5 BA home on 1 ACRE. Single level w/large windows overlooking property. Oversized garage. This is a fabulous property. **NOW \$342,000.** #719179



**IMMACULATE Monmouth home. 3 BR, 2 BA.** Nice floor plan with large master. New roof, skylights, flooring, interior paint, water heater. Located in a cul-de-sac on .25 acre lot. Beautifully landscaped with sprinkler system & garden shed. **\$279,000.** #723271

**CUTE Monmouth home!** Colors & finishes give this home such a modern feel. Big w/covered patio & garden shed. Concrete pad for extra parking or RV parking. Great location. Close to parks, downtown and schools. **\$205,000.** #719522

**JEFFERSON**—Level building lot on dead end street. 6,996 sq. ft. Near just about everything. Site build or manufactured home. Verify with city conditions and applicable fees. **\$60,000.** #716186



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**5 ACRES & STUNNING DETAILS**  
Salem - 3 BR, 3.1 BA, 6044± SF, 5+ Acres. Gorgeous home with panoramic views. New heating/cooling, insulation, woodwork, doors, carpet, flooring, window coverings, lighting, & fixtures. \$875,000 (718752)  
Debbie McMillan 503 910-2449



**LODGE STYLE HOME & SHOP**  
Dallas - 3 BR, 3.2 BA, 3048± SF, 0.75± acres in North Oaks. 3 BR, 3.5 BA, + ½ BA in shop. Separate lock-off BR for guests or office. Two mstr ste, loft office, bonus rm. Vaulted ceilings, spacious kitchen. \$499,900 (720162)  
Karen Kerr 503 510-9777



**CLOSE TO EVERYTHING!**  
Dallas - 3 BR, 1.1 BA, 1288± SF. Large updated kitchen leads to covered deck. Large master bedroom w/ WIC. Hardwood in 2 BRs and owner states under carpet in LR. Make this sweet house your home! \$180,000 (723498)  
Heather Smith 503 400-1819



**RARE HILLSIDE ACREAGE**  
Amity - 6 BR, 4 BA, 5760± SF, 28+ acres. 360° views in the heart of wine country with great grape soil. 5500± SF main house, separate 1100± SF guest home. Both immaculately maintained. \$1,250,000 (716651)  
Heather Smith 503 400-1819



**GORGEOUS ONE OWNER HOME**  
Dallas - 3 BR, 2.1 BA, 2805± SF. Beautiful, quiet Bridlewood neighborhood. Well maintained yard. Walk-in closet in master BR & soaker tub in master BA. Additional room can be used as 4th BR. \$435,000 (722417)  
Jerry Glesmann 541 505-2675




**CUSTOM BUILT ELEGANCE**  
McMinnville - 4 BR, 3.1 BA, 3558± SF. Very spacious with great views. Large bonus room, hardwood floors, granite counter tops, RV parking, & more! Top of the cul-de-sac location. \$434,900 (722239)  
John S. Tate 503 580-6540



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**Yolanda Zuger**

ABR, GRI, CRS, Broker

**503-580-7031** Direct  
yolanda@yolandazuger.com  
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**Windermere**  
REAL ESTATE

Windermere/Western View Properties



581 SE Shetterly Dr., Dallas

- Coming by Boylan!
- 2302 sq. ft. A/C
- High ceilings, corner gas FP, waterproof lam flrs
- Spacious 4th bed and Bonus Rm upstrs!
- 5 burner gas stove, quartz countrs, pantry, island
- Tile shower in MB, Lndscpd & sprinklers, fenced yard

\$409,900. MLS #720929



880 SE Fir Villa, Dallas

- Close in with a bit of country! On 1.38 acres
- Single story 3/2, 1456 sq. ft.
- Granite & ss appl.
- Tile flrs & tub surround.
- Waterfront on Rickreall Crk
- New carpet, lam flrs, paint & lighting

\$335,000. MLS #717548



651 Sitka Deer Ct. NW,  
Salem

- West Salem Single Story on cul de sac!
- 1820 sq. ft. 3/2, Breakfast nook and formal DR
- New vinyl plank flrs! White cabs, gas heat and range
- A/C, fully fenced, large deck

\$299,900. MLS #722365



- 2400 North Oak Grove Rd. NW, Salem
- Gorgeous wooded setting on 14+ acres!
  - 3 bed/3bath, 2543 sq. ft.! Poss. dual living
  - Vaulted ceilings, lots of windows,
  - Granite cntrs, great storage, 24'x56' shop!

\$559,000. MLS #719798

- 445 SE Academy, Dallas
- Updated 1910 Farmhouse on 0.47 acre!
  - Lg Garden area! 2 bd, 1 bath 1314 sq.ft.
  - New eng. wood flrs, new carpet & paint
  - New electrical. Dbl garage +30x26 shop!

\$242,900. MLS #720286

- 821 Wild Rose Court, Independence
- Close shopping, parks, schools!
  - 3/2.5, 1634 sq. ft., Large master suite
  - Kitchen w/eating bar & lots of counters
  - Paver patio & fenced backyard, Blt 2003

\$209,900. MLS #721664

**Yolanda Zuger 503-580-7031 — For more information go to [yolandazuger.com](http://yolandazuger.com)**



**New Listing!**

\$249,500 – 1252 Mickey Ln. E., Monmouth – Nice 3Bd/2Ba single story home close to City Parks, tennis & ball facilities. Close to Monmouth Elementary & Central High School. Open flr plan w/view of Salem Hills, RV prkng & exterior storage. #723127

Christopher Larsen Bkr 503-838-1141

**New Listing!**

\$304,900 – 1680 Yosemite St., Monmouth – 3Bd/2Ba home w/stone accented front, cvrd entry, hrdwd flrs in entry, Liv. Rm & kitch. Open vlt'd great rm. Kitch w/granite, island w/seating, formal Din. Rm & SS appl. incl. Bdrms have WI closets. Fncd Manicured yrd. Glass enclosed sun rm. #723028

Susan King Bkr 503-580-5973

**New Price!**

\$660,000 – 2525 James Howe Road, Dallas – 10 Acre Horse-Setup & Home! Fantastic Views! Gorgeous Victorian-style 4/2.5 w/2,479 SF w/tile flrs, ofc, deluxe master. 80x120 Barn w/indoor arena & 9 Stalls. Pastures, rolling hills, trees. #718144

DonnaGrahamRealtor.com Bkr 503-931-5677



\$499,000 – 23670 Gooseneck Rd. Sheridan – Horse Lovers Dream! 36x36 3 stall barn. Heated tack rm, riding pen. Garage has 10x9 doors. Shop wired for 220. 20x36 covered RV area. Double oven in kitch. 2 water heaters. 5b/3ba 3989 SF on 5 acres. Dual living possible. #721425

Jana Fogg Prin. Bkr 503-930-1047

# Windermere

## REAL ESTATE

**New Listing!**

\$120,000 – 330 Broad St. S., Monmouth – 2Bd/1Ba open flr plan home on post & pier foundation near WOU and downtown. Home has been long term rental. Zoned Residential Multifamily. #723122

Sandra Paoli Bkr 503-580-0160

**New Listing!**

\$275,990 – 498 SE Wiens St., Dallas – New Fowler built home w/3Bd/2.5Ba on corner lot. Cvrd front porch, open flr plan, slate colored wood cabinetry, kitch peninsula w/eating bar and upstairs utility. Front yard Indscp w/UGS & bckyrd enclosed cedar fencing. Est. completion 12/22/2017 #723314

Windermere Team Advantage Bkrs. 503-559-6439

**New Listing!**

\$284,900 – 1314 SW Laurelwood Dr., Dallas – 4Bd/2Ba one level home on .55 acre lot that backs to neighborhood nature trail. New bamboo flrs. throughout. Kitch w/SS Appl., grdn wndw & pntry. Lrg. din area w/sliding dr to wood deck. Huge fncd bkdy w/small creek & extra parking. Central VAC. Both Bthrms remodeled. #722908

Debbie Butler Bkr 503-580-3211

**New Listing!**

\$259,000 – 723 SE Miller Ave., Dallas – Wonderfully maintained 5Bd/2Ba 1914 SF home centrally located to downtown & schools w/updated features. Separate 25'X13' insulated shop w/220v power. Hardwood flrs, & gas Liv. Rm. Frplc. #723249

Cory Spink & Tim Davis Bkrs 503-857-7780

**New Listing!**

\$279,900 – 991 SW Hayter St., Dallas – 4Bd/2Ba 2078 SF Craftsman style home. Updates incl. roof, vinyl wndws, 90+% efficiency gas furnace, air conditioning & plumbing. Recently installed hrdwd on main floor, new appl. & paint in kitch. Cert. woodstove insert, RV pad inside fncd yard. #723128

Luis Garibay Bkr 503-998-7760

**New Price!**

\$300,000 – 6120 Mill Creek Rd. Sheridan - Perrydale Schools! Serene creek side setting on this 4.25 acres. 1-level 4bd/1ba 1617 SF. Hrdwd flrs in living rm. Lg carport, fire pit area & some fencing for animals. Lg mudroom w/attic storage. Woodshed storage. #718587


Debbie Butler Bkr 503-580-3211

**New Price!**

\$259,900 – 305 Park Pl. S., Monmouth – Inviting 3Bd/2Ba open layout plan home on corner lot. Gas fireplace in Living Room. Kitchen with eating bar, Built-in Microwave, Pantry, Range & Refrigerator included. Large Master Bd with vaulted ceilings & walk-in closet. Central A/C. Fully fenced backyard with UGS. Large shed & potential RV parking. #722750

Sandra Paoli Bkr 503-580-0160





# Windermere

## REAL ESTATE

**New Listing!**

**\$276,990 – 463 SE Wiens St., Dallas – New Fowler built home w/3Bd/2.5Ba on a corner lot. Cvr'd front porch, open flr plan w/granite countertops, kitch island w/eating bar, pntry, larger bdrms, upstairs utility, front yard Indscp w/UGS & bcktyrd enclosed cedar fencing. Est. completion 12/22/2017 #723304**

Windermere Team Advantage Bkrs. 503-559-6439

**New Listing!**

**\$257,990 – 484 SE Wiens St., Dallas – New Fowler built home w/3B/2Ba +bonus rm w/open flr plan & vlt'd ceilings in great rm. Granite countertops, kitch island w/eating bar, front yard Indscp w/UGS & bcktyrd enclosed cedar fencing. Est. completion 12/22/2017 #723306**

Windermere Team Advantage Bkrs. 503-559-6439

**New Price!**

**\$339,900 – 849 SW Hayter St., Dallas – Completely Updated Historical Home! Gorgeous 4Bd/3Ba 2039 SF home on almost ½ acre lot w/antique lighting throughout, master on main w/tons of closet space, glass doorknobs and potential dual living. New windows, siding, roof & forced air gas heating/AC. 2 covered patios, garden work shed, hot tub & plenty of parking. #721508**

Amber Archibald Bkr 503-551-3244

**New Price!**

**\$525,000 – 17409 Brown Rd. Dallas – 3bd/3ba 3711 SF home. Remodeled kitch, granite counters, SS appl., double ovens, hwd oak flrs, tons of natural light, vaulted ceilings, central vac & bonus rm. 1944 SF shop/entertainment space w/full kitch & bath. #720840**

Amber Archibald Bkr 503-551-3244

**New Listing!**

**\$239,990 – 492 SE Wiens St., Dallas – New Fowler built home w/3Bd/2Ba w/granite countertops, white wood cabinetry & kitch peninsula w/eating bar. Front yard Indscp w/UGS & bcktyrd enclosed cedar fencing. Est. completion 12/22/2017 #723309**

Windermere Team Advantage Bkrs. 503-559-6439

**New Price!**

**\$355,000 – 18205 Bridgeport Rd, Dallas – 20 Acres, Home & Ponds! Fantastic country setup with rolling pasture, 40x45 pole barn, fruit trees and more. Charming home with rustic appeal. Country kitchen, updated bath, cozy living room. #721129**

DonnaGrahamRealtor.com Bkr 503-931-5677



**\$299,900 – 651 Sitka Deer Ct. NW, Salem – West Salem single story on cul-de-sac! 1820 SF 3Bd/2Ba, Breakfast nook & formal Din. Rm. New vinyl plank flrs! White cabs, gas heat & range. A/C, fully fenced, lrg deck. #722365**

yolanda@yolandazuger.com Bkr 503-580-7031



**\$409,900 – 581 SE Shetterly Dr., Dallas – Coming by Boylan! 2302 SF. A/C High ceilings, corner gas FP, waterproof lam flrs. Spacious 4th bed & bonus rm upstrs! 5 burner gas stove, quartz counters, pantry, island. Tile shower in MB, Indscpd & sprinklers, fenced yard. #720929**

yolanda@yolandazuger.com Bkr 503-580-7031

**\$335,000 – 880 SE Fir Villa Rd. Dallas – Close in with a bit of country! 3bd/2ba 1456 SF on 1.38 acres. Granite and stainless steel appliances. Tile Floors and tub surround. Waterfront on Rickreall Creek. New carpet, laminate floors, paint and lighting. #717548**

yolanda@yolandazuger.com Bkr 503-580-7031



**\$429,000 – 2421 SW Oakwood Dr., Dallas – Beautiful single story 3Bd/3.5Ba 2436 SF home on a lrg corner lot in Bridlewood. Mature Indscpng w/UGS, large cvrd deck, garden area, RV parking & dog run. Inside has hrdwd floors & large bedrooms w/Walk-in closets. Open country style kitch, 2 gas frplcs & 2 hot water htrs. House is wired for BU generator & has new roof. Unfinished bsmnt not incl. in SF of living space. #721306**

Amber Archibald Bkr 503-551-3244





Magazine Style

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**NEW LISTING!** 1314 SW Laurelwood  
Huge .55 acre lot. One level, 4 bed, 2 bath w/new bamboo wood floors throughout. Kitchen w/SS Appl., garden window & pantry. Large dining area w/sliding door opens to spacious wood deck for entertaining. Both bathrooms remodeled w/new vanities and floor and shower tile. Neighborhood nature trails. #722908



Across from 1926 Holman Ave.  
\$159,900 - Opportunity awaits! 1.29 AC. Part residential, part industrial. Could be used for residence and/or business. City water and sewer available. Flat and usable w/some fruit trees /creek. Quiet setting on dead end in yet seconds to town. Buyer to check with city regarding uses and perform due diligence. #720896



6160 Treehouse Rd. Monmouth  
**NEW PRICE!** \$549,999 – Extravagant w/detailed finishes throughout: wainscoting, crown molding and trim work. Dream kitchen with farmhouse sink and granite. Travertine, marble & HW. Radiant floor heat downstairs. Gas FP w/mantle & built ins. 3bd/2ba 1728 SF on 5 acres. Extensive paver stone patio areas. #719827



6120 Mill Creek Rd. Sheridan  
**NEW PRICE!** \$300,000 – Perrydale Schools! Serene creek side setting on this 4.25 acres. One level 4bd/1ba 1617 SF. Hrdwd flrs in living rm. Lg carport, fire pit area & some fencing for animals. Lg mudroom w/attic storage. Woodshed storage. #718587

**Debbie  
Butler**

**503-580-3211**

Licensed Broker in Oregon

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**NEW LISTING! Dallas** - Perfect property for a car/toy enthusiast on 4.32 acres. 45x40 Shop with concrete floors, 20x15 paint booth, & 15x18 office with full bathroom and ductless heat/ac. RV Garage 50x14 with full hookup and dump. Barn is 48x46 w/ 32x12 lean to. Beautiful open floor plan 2264 sq ft single level home with SS appliances, granite countertops, travertine tile, newer furnace and roof. Security Gate, Paved Driveway, beautiful landscaping with UGS, waterfall, ponds, pride of ownership! (722101) \$649,000



**West Linn** - Exclusive Stafford Area Equestrian with breathtaking valley views, located across from the polo field. 5.74 acres with a 3174sq ft spa-



cious home w/vaulted dining/living room addition, newer roof, 2100 sf barn with 4 stalls, tack room, and 20X20 equipment storage. 36X26 shop w/full bathroom. Attached one-

level access 800 sf fully equipped Guest House w/ ada bath/shower, decks to enjoy the view. (721011) \$1,295,000



**Roseburg** - Amazing 31.01 acre Equestrian Estate with two homes nestled in Oregon's Umpqua Valley. This amazing property features a luxury 3530 sq. ft. home with a gourmet Tuscan-style kitchen, 4 bedrooms and 3 baths with an in-ground pool and pool house. The equestrian facility features a 60x156 enclosed arena, 19 stalls, 800 sq. ft. office/viewing room and separate grandstands, 120x240 outdoor arena, 2nd stable building with 10 stalls, 1016 sq. ft. home and so much more. (719329) \$1,199,000

**Dallas** - Beautiful setting on 45.56 acres! 2167 sq ft well maintained ranch home with 4 bedrooms & 3 bathrooms. The property features a 250x150 outdoor arena! The multiple outbuildings have many possible uses. Horse Stalls, live-



**PENDING**  
stock pens, chickens, dog kennel, workshop, tack room, hay storage, shelters & more! The hay fields produced 70+ ton of hay this year. Multiple fenced pastures, seasonal pond & creek. (720921) \$595,000

**Lyons** - 54.86 Acres just east of Salem in Lyons near the Santiam River. 24 acre hayfield, 16 acre pasture, 12 acres of Doug Fir Trees for future harvest. Beautiful 2088 sq. ft. home with pastoral and mountain views. 3 bedrooms and 2 baths, large kitchen. Additional 1922 Farm-



house has been converted to storage-live in the existing home while you remodel the adorable farmhouse. 84x96 barn perfect for a 60x96 arena and stalls. Other outbuildings! Great trail riding off the property. (719864) \$549,500



**Dallas** - 10.55 acres, 1920 sq ft 4 bed 2 bath well kept home built in 2003. Beautiful back yard with UGS, established landscaping and deck overlooking your pasture. Sepa-



**PENDING**  
rate driveway to 48x36 pole barn with 12x36 lean to. 4 Stall barn with large 12x24 stalls and matts. Garden shed, Woodshed and Chicken coop. Pride of Ownership. Close to city limits. \$449,900 (721511)

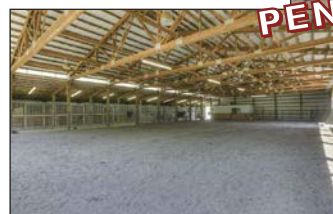
**Scio** - Ride in this 90x180 Steel Frame arena. Beautiful white rail fencing leads to the 1686 sf ranch home with kitchen granite countertops, 32x27 Shop, 36x36 barn with 1 stall/hay



storage, and 42x36 barn w/three stalls (room for more stalls). All this on 10.11 acres. Marketable timber on property. Deer, Elk, Turkeys, ride off the property to neighboring timberland. \$599,000 (718816)



**Dallas** - 9.81 acres w/ custom 1734 sq ft Home built in 2015 with Hickory Cabinets, Concrete Countertops, Knotty Alder Doors and trim, blinds throughout, sunroom, mudroom, large master suite with Jetted



**PENDING**  
Tub, Walk in Shower, WIC, Slider to covered patio. Horse barn with 60x120 indoor arena, 9 stalls, wash rack, tack room, viewing room with sink and cabinets. 3 Pastures, 36x36 shop with concrete and power, 20x20 Rv shelter with concrete, Full RV Hookup with dump, Salt Creek runs through the property. (721329) \$625,000



DonnaGrahamRealtor.com

**Darling Home Full of Updates!****1081 Josephine St E, Monmouth**

Like new! All new kitchen! New flooring. New SS appliances. New Int. Paint! Large master with trayed ceilings. Sunroom. Big mud/util room. Fenced yard. Covered patio! \$235,000 #720103

**112.78 Acre Picturesque Farm!****20250 Highway 22, Sheridan**

2,280 SF, 3/1.5 BA 1-level Country Home w/Updates. Like New Kitchen & New Carpet. Lg craft room. Comm. Water. Pond, 36x40 Horse Barn. Land currently farmed. \$1,100,000 #717293

Contact me for Proven Results

**Donna Graham**

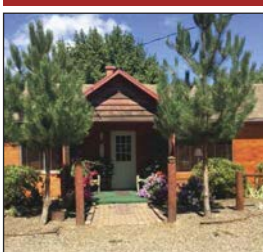
**503-931-5677**

Direct



**Windermere**  
REAL ESTATE

Windermere/Western View Properties

**Western-style Home on 20 Acres!****18205 Bridgeport Rd, Dallas**

Agricultural flat terrain. Horseback riding. Near Luckiamute River. 40x45 multi-stall pole barn. Twin ponds w/gazebo. Updated kitchen, bath & utility. Excellent water source. \$355,000 #721129

**Deluxe Move-in Ready Home****393 Stellars Eagle St. NW, Salem**

2,591 SF, 5/3 with new carpet & wonderful open plan. Lots of windows, dream kitchen, family rm gas fireplace, vaulted ceilings in master and 2nd level utility room. Listed for \$344,900 #721750

**10 Acre Horse-Setup & Home!****2525 James Howe Road, Dallas**

Fantastic Views! Gorgeous Victorian-style 4/2.5 w/2,479 SF w/tile floors, ofc, deluxe master. 80x120 Barn w/indoor arena & 9 Stalls. Pastures, rolling hills, trees. \$660,000 #718144

**5.28 Acres with Pasture & Home!****14855 Salt Creek Road, Dallas**

Comfortable 1-level 3/2, 1,196 SF with updates. Granite kitchen counters, hickory wood floors. Fenced yard, deck and 36x36 Pole Barn w/some stalls for critters. Sold for \$347,500 #718145



**Windermere**  
REAL ESTATE

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