

Polk
properties

AUGUST 2018
Itemizer-Observer



Windermere

REAL ESTATE

LICENSED IN OREGON



NEW LISTING | 9500 Wells Landing Rd., Independence – breathe in the country air! Cute 3bd/1ba home on 1.22 Acres in desirable location. Fantastic soil and fully fenced. Partially covered back deck. Must see to truly appreciate it.

\$300,000 | #734779 | Ciera Dalton, Broker | 541.760.1370



6280 Corvallis Road, Independence - gorgeous custom home on 1.24 Acres. View windows to park-like setting. 3Bd/2.5Ba, 2,992 sf deluxe kitchen, living room, formal dining, huge game/media room. RV garage. Impressive landscaping.

\$589,900 | #735051 | DonnaGrahamRealtor.com, Broker | 503.931.5677

**3.77± ACRES OF PRIVACY**

Dallas - 3 BR, 2.1 BA, 2015± SF. Much to enjoy in this peaceful setting with year-round pond. Open concept main level with dining area, spacious family room with fireplace, kitchen with pantry. **\$469,000** (735300)
Carol Textrum 503.428.2817

**WONDERFUL CRAFTSMAN HOME**

Dallas - 4 BR, 2 BA, 2491± SF. Open concept, single level living with upstairs bonus room. Backyard is fully fenced with garden area and lovely patio space. Spacious master with walk-in closet. **\$459,900** (736954)
Desiree Yee Klampe 971.808.3374

**GORGEOUS 360° VIEWS**

Amity - 3 BR, 2.1 BA, 2615± SF, 86.7± acres. Open floor plan w/radiant floor heat. Extensive patio. Numerous options for 86.7± acres of rolling land. 3± acre pond has water rights. **\$1,450,000** (733838)
Mel Counts 503.559.4671

**EVERYTHING YOU NEED!**

NW Salem - 4 BR, 2.5 BA, 2302± SF daylight basement home offers Master bedroom on main, great room layout & remaining bedrooms downstairs w/its own family room. Three decks, RV parking. **\$345,000** (729014)
Oregon Martin Group 503.551.5788

**EXCEPTIONAL CUSTOM HOME**

McMinnville - 3 BR, 3.1 BA, 2773± SF. Open great room, formal dining, custom built-in entertainment center. Large gourmet kitchen w/ Wolf & Sub-0 appliances. Wine cellar. Beautiful master suite. **\$715,000** (736842)
Laura Dorn 503.551.6100

**GORGEOUS CUSTOM ON 1.6+ ACRES**

S Salem - 4 BR, 3 BA, 4270± SF. Quality built home/finest materials. High on a hill with lovely view. Rural feeling, county taxes, but close to town. Light and bright. Master on main. 2 story shop + garage. **\$799,900** (722199)
Chic Lidtke/Linda Tipton 503.931.6789



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NEW LISTING

138 NE Gerlinger Place, Dallas

Single-story on cul-de-sac, 0.19 ac. lot! 3/2, 1278 sqft. Updated Kitch & baths! New vinyl plank flrs throughout, heat pump. Easy access to shopping & Hwy 22!

\$239,900 MLS #736680**567 Broad St. S., Monmouth**

Single-level w/attached MIL Suite! 3/3. 2481 Sq. ft. Kitch w/ granite, new cabs, flrs! Fam Rm & office too! Patio, lovely yard. MIL unit w/private kitch, BR, bath, utility & LR

\$339,900 MLS #735906

NEW LISTING

263 Alder St., Independence

Updated single story on huge corner lot! 3/2, 1132 sq. ft. Newer int. & ext. paint. SS appls. Vltl GR w/natural light. New tankless water heater. Lge fenced yard.

\$244,900 MLS ##736250

NEW LISTING

886 Warren St. S., Monmouth

Contemporary 2 story near WOU & Hwy 99! 3/2, 2000 sq. ft., Blt. 2007, 2nd floor bonus rm. Vaulted FR w/gas FP & slider to patio. Separate LR could be office, Gas heat & A/C.

\$314,900 MLS #736469

kw CAPITAL CITY
KELLERWILLIAMS.

Yolanda Zuger | 503.580.7031
YolandaZuger@kw.com
289 E Ellendale Ave, Suite 603
Dallas, OR 97338



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Tory Boline, Broker Cell: 503.991.6783

4975 Enterprise Rd, Dallas, Oregon

ToryBoline@gmail.com • ToryBoline.com • WesternOregonHorseProperties.com



PENDING

Dallas — Beautiful setting on 5.54 acres! The home is 3 bed, 2 bath 1728 sq ft, completely updated and move in ready. It features new cherry kitchen cabinets, a spacious Master with dual closets, double sinks and walk in shower, wood fireplace in family room. The property features a barn, shop and carport. It is completely set up for dogs with multiple kennels, fenced yards and has a dog grooming set up in the shop. Wonderful views, fenced and cross fenced & established trees. (735187) **\$399,000**



PENDING

Tigard — Great Location! This condo features 2 bed, 2 bath and 1112 sq ft. There are 3 separate patios and one opens up into a green space. Cali Closet system in Master. Milgard windows, gas fireplace, skylight, storage shed and 2 car garage with Cali Closet system! Easy access to freeways, shopping, restaurants and max rail line. HOA has a pool and rec room for you to enjoy. (735186) **\$249,900**



SOLD

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. The equestrian facility features a 60x156 enclosed arena, 19 stalls, 800 sq. ft. office/viewing room and separate grandstands, 120x240 outdoor arena, 2nd stable with 10 stalls, 1016sq. ft. 2nd home and more. (719329) **\$1,199,000**

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31 Ft 2018 Forest River Vibe 268Rks **\$25,500**

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30 Ft 2009 Thor Wave 295Rls **\$14,500**

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Stellar RV Repair: (503) 779-6176



Windermere

REAL ESTATE



Open House August 5th from 1 to 4 PM

1677 SE Academy St. Dallas

\$377,990 New Fowler built 3bd/2.5ba. 1,839 SF Home #724779

Windermere Team Advantage Bkrs 503-559-6439



4890 Liberty Road, Dallas

\$384,500 3.08 Acres and Home in the Trees. Cute 3Bd/2Ba Ranch Home with 1,653 SF. New Vinyl Windows. Laminate Flooring. New Kitchen Tile. Covered front and back patios, deck, small shop. Great Setting! #736485

DonnaGrahamRealtor.com Bkr 503-931-5677



387 Stadium Drive, Monmouth

\$373,000 Beauty on 0.30 Acre! Expansive 2,740 SF 3Bd/2Ba near College. LR, FR, Great Room, Ofc and Sunroom. Fully Fenced Back Yard. Pro Landscaped Front. Room for RV. Circular Drive. #736721

DonnaGrahamRealtor.com Bkr 503-931-5677



1475 SW Ellis St., Dallas

\$260,000 Spacious 3d/2Ba 1960 SF home with vaulted ceiling and 3 oversized wndws in living area. Lrg Master w/WI, 2nd separate closet & bath w/2 sinks. Steel frame const, central vacuum, heat pump and pad & hook up for hot tub. #730928

Sandra Paoli Bkr 503-580-0160



Stearman St. Lot 2 Independence

\$119,900 One of the largest lots in the Independence Airpark 7S5. Plenty of room for your dream home & hangar on this 18864 SF lot. Centrally located to city, ocean & mountains. State owned airport designated as model "Thru-the-Fence" agreement by the FAA. #725801

Sandra Paoli Bkr 503-580-0160



13725 Orchard Knob Rd, Dallas

\$659,000 Deluxe Modern Farm House on 4.42 Ac Stunning Property! Beautiful 3Bd/2.5Ba, 2,574 SF. Gourmet Kitchen, LR & FR. Fireplaces. Outdoor Living Areas. Shop/Gar/Barn & Carport w/RV bay. #735008

DonnaGrahamRealtor.com Bkr 503-931-5677



6280 Corvallis Road, Independence

\$589,900 Gorgeous Custom Home on 1.24 Ac View windows to Park-like Setting. 3Bd/2.5Ba, 2,992 SF Deluxe Kitch, LR, Formal Dining, Huge Game/Media Room. RV garage. Impressive Landscaping. #735051

DonnaGrahamRealtor.com Bkr 503-931-5677



Open House August 5th from 1 to 3 PM

16480 Bridgeport Road, Dallas

\$599,500 Outstanding Home & Setting! 16480 Bridgeport Road, Dallas Luckiamute River Frontage! 3.11 Acres & 3/3, 3,104 SF, Lots of Updating. Park-like Landscaping, Pavilion, Extensive Deck. 1,600 SF Barn, 3 Car Carport. #733805

DonnaGrahamRealtor.com Bkr 503-931-5677



Open House August 5th from 1 to 3 PM

1849 SW Boxwood Lane, Dallas

\$419,000 Expansive Bridlewood Home on .39 Ac Top of the hill 6/5, 2,937 SF+. Dual Living Potential! Deluxe kitchen. Mstr on Main. Ofc area and bonus rm on 2nd floor. Lower level kitchenette. New View Deck! #730762

DonnaGrahamRealtor.com Bkr 503-931-5677



Windermere

REAL ESTATE



2033 SE Magnolia Avenue, Dallas

\$309,900 Light and Bright Home with 2/2, 1,646 SF + ofc.. LR gas frplc, A/C. Kitchen eating bar. Skylight in the master bath. Deluxe back yard with covered patio. #736845

DonnaGrahamRealtor.com Bkr 503-931-5677



18920 Bridgeport Road, Dallas

\$499,000 6.07 Acres and Dome Home! Unique 5/2 with 2,946 SF – 2 story with basement. "Like New!" Deluxe Kitch w/Granite Cntrs, Tile Floors. Expansive Storage Room. Sitting Room. 24x36 Shop. Carports. #733325

DonnaGrahamRealtor.com Bkr 503-931-5677



6160 Treehouse Road, Monmouth

\$499,900 Extravagant home w/detailed finishes throughout incl. wainscoting, crown molding & trim work. Dream kitch w/SS appl, farmhouse sink & granite. Travertine, marble & HW. Radiant flr heat dwnstrs. Gas FP w/mantle & blt-ins. 3bd/2ba 1728 SF on 5 acres. Extensive paver stone patio areas, new roof, UGS & attached storage area. #729232

Debbie Butler Bkr. 503-580-3211



7865 Highland Road, Independence

\$225,000 5.25 acres Private, treed property with gorgeous coastal range views. Depending on home location and thinning out of trees, views north, south and west. Great location, 5.25 acre building site. Luckiamute water/meter to Highland Road, new gravel road/access. Buyer responsible for due diligence as per vacant land #721344

Sarah Jobe Bkr 503-559-1280



7865 Highland Rd. Independence

\$179,000 2.0 Acres Great location with private, treed property. Close to town, this 2 acre building site has potential for views of Salem Hills. Luckiamute water, meter to Highland Road, new gravel road access. Buyer responsible for due diligence as per vacant land. #721343

Sarah Jobe Bkr 503-559-1280



1721 SE Osoberry St., Dallas

\$283,990 New Fowler Built Home. 3Bd/2Ba open flr plan w/corner entry. Mstr Ba w/dual sinks and walk-in closet. Concrete patio, front yard landscaping w/UGS and enclosed bcktyrd w/fencing included #735694

Windermere Team Advantage Bkrs 503-559-6439



1783 SE Osoberry St. Dallas

\$289,990 3bd/2.5ba 1452 SF on corner lot w/covered front porch. Open flr plan w/standard features. Kitch peninsula w/eating bar, upstairs utility, Indscpd front yd w/UGS, cedar fencing in bk yard. #730244

Windermere Team Advantage Bkrs 503-559-6439



30780 SW Mill Creek Rd. Sheridan

\$385,000 Charming Country Home on 12 acres. Lg LR & DR w/oversized newer vinyl windows, country kitch w/plenty of built in storage. Lg mudroom/laundry rm. Lg 2 car garage w/additional storage. Cov. back patio. #728689

Amber Archibald Bkr 503-551-3244



1251 SW Church St., Dallas

\$255,000 Well updated 3Bd/2Ba w/bonus rm home with great 19'X27' shop space. Roof, HVAC replacement w/AC, vinyl wndws throughout only 3 yrs old. New flooring, paint & trim inside. #736956

Cory Spink Bkr 503-857-7780

Licensed in Oregon

Expansive Bridlewood Home on .39 Ac



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1849 SW Boxwood Lane, Dallas

\$419,000 Top of the hill 6/5, 2,937 SF+. Dual Living Potential! Deluxe kitchen. Mstr on Main. Ofc area and bonus rm on 2nd floor. Lower level kitchenette. New View Deck! #730762

Beauty on 0.30 Acre



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\$373,000 Expansive 2,740 SF 3/2 near College. LR, FR, Great Room, Ofc and Sunroom. Fully Fenced Back Yard. Pro Landscaped Front. Room for RV. Circular Drive. #736721

Contact me for Proven Results

Donna Graham 503-931-5677 Direct



Windermere/Western View Properties

Outstanding Home & Setting!



Open House August 5th from 1 to 3 PM

16480 Bridgeport Road, Dallas

\$599,500 Luckiamute River Frontage! 3.11 Acres & 3/3, 3,104 SF, Lots of Updating. Park-like Landscaping, Pavilion, Extensive Deck. 1,600 SF Barn, 3 Car Carport. #733805

Gorgeous Custom Home on 1.24 Ac



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\$589,900 View windows to Park-like Setting. 3/2.5, 2,992 SF Deluxe Kitch, LR, Formal Dining, Huge Game/Media Room. RV garage. Impressive Landscaping. #735051

Ceres Gleann 55+ Community



2033 SE Magnolia Avenue, Dallas

\$309,900 Light and Bright Home with 2/2, 1,646 SF + ofc... LR gas frplc, A/C. Kitchen eating bar. Skylight in the master bath. Deluxe back yard with covered patio. #736845

5 Acres of Scenic Country!



5624 Treehouse Rd, Monmouth

Sold For \$448,000 Secluded Setting and 4/2, 2,644 SF Home with Full Finished Daylight Basement. Granite Kitch Counters, LR Frplc, Master & 2 BR on Main. Basement with Kitchenette. #733956



Broker, CRS, ABR, GRI
Licensed in the State of Oregon

donnagraham@windermere.com

Space reservation for **Cultivating Fall Edition** is August 31

Call Today 503-623-2373 Stacey x121, Erin x118



POLK SOIL AND WATER
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SUMMER 2018

It's all 'Hands-On' at Polk County Fair

BY MITCH LIES

Cultivating Editor

For the past six years, beekeeper George Woodward, a self-proclaimed "hobbyist gone bad," has enlightened, entertained and piqued the interest of adults and children who flock to his demonstrations to watch queen bees interact with colonies and view drones and worker bees going about their business.

He will be at it again at the Polk County Fair, Aug. 9-11 at the Polk County Fairgrounds in Bismillah.



at events like Oregon Ag Fest and the Oregon State Fair.

"Pretty much anytime they asked me to go speak, I tried to make sure it was on my calendar," he said. "Now, however, I'm trying to tone down some of my involvement, because it has gotten to where I was doing more speaking than I was keeping of bees."

Woodward said that he made an exception to his new toned-down approach when the Extension Service called.

"They called and asked me to speak at the fair, and Polk County is a great place for beekeeping."



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Cathy McLean,
Broker 503-580-0571



Tanna Cable Girod,
Broker 503-931-6800



Timm Cable,
Broker 503-551-5357

THIS WEEK WE WOULD LIKE TO FEATURE



2 BR, 2 BA DOUBLE WIDE, 1991 Silvercrest. Kitchen has lots of storage & an island. Den that could be used as 3rd BR. Newer vinyl & carpet. New furnace in 2012. Home has 6" exterior walls. Great home for hardship or replacement dwelling. Must be moved. Call for more information. **\$29,000.** #736350



MANUFACTURED HOME



JUST LISTED - Don't miss this one. So many upgrades. New cabinets, new counter tops and backsplashes, new flooring, interior doors, new ss appliances (w/ 3 yr warranty). New fixtures, drywall and trim, 110 amp service, 50 gal water heater. Wood stove (1 yr old). Enjoy all the private outdoor spaces. New fencing, decks, wood shed & 11x12 garden shed. **\$78,000.** #736955



RECENTLY LISTED - BUILD YOUR CASTLE ON YOUR OWN KINGDOM! 45 VIEW ACRES consisting of 3 meadows, 6 pastures/hay fields, 3 POTS OF GOLD (AKA water meters), oak woods and planted timber. All of this just minutes from Salem (10 miles), Portland (45 miles), PDX (55 miles), Pacific Ocean (50 miles), skiing (65 miles), Casino (20 miles), outlet mall (30 miles). Large barn, machine shed and usable out buildings help to make this great working opportunity! **\$900,000.** #735313



IF YOU ARE LOOKING FOR PEACEFUL this is what you are looking for. **5 ACRES** of privacy in a natural setting. Groomed walking trails & seasonal creek. Yard is beautifully landscaped and has fenced garden area. One level 3 BR, 2 BA home with flexible floor plan. Living space expands on to deck & covered porch. Space for RV parking or add a shop. **THIS IS A DREAM PROPERTY!! \$429,000.** #733684



SUBSTANTIAL PRICE ADJUSTMENT - KEIZER - BEAUTIFULLY MAINTAINED HOME IN INLAND SHORES. 4 bedrooms plus office on main level. Living room w/gas fireplace. Formal dining & breakfast nook that opens out to covered deck. Family room w/big windows. Kitchen has granite countertops & newer appliances. Full access to Staats Lake & walking trails. **NOW \$389,900.** #734521

GREAT OPPORTUNITY for investment or owner occupied property. Nice floor plan on .20 acre lot zoned medium density. Flexible floor plan w/4 bedrooms, living room, family room & formal dining. Home is updated w/new paint, flooring, appliances. Big lot w/space to add a unit or shop. Easy access to Western Oregon University & downtown Monmouth. **\$345,900.** #735989

THINKING OF SELLING? WE HAVE BUYERS LOOKING FOR JUST THE RIGHT PROPERTY. GIVE US A CALL AND WE WILL BE HAPPY TO ASSIST YOU IN ANY WAY WE CAN.



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Itemizer-Observer

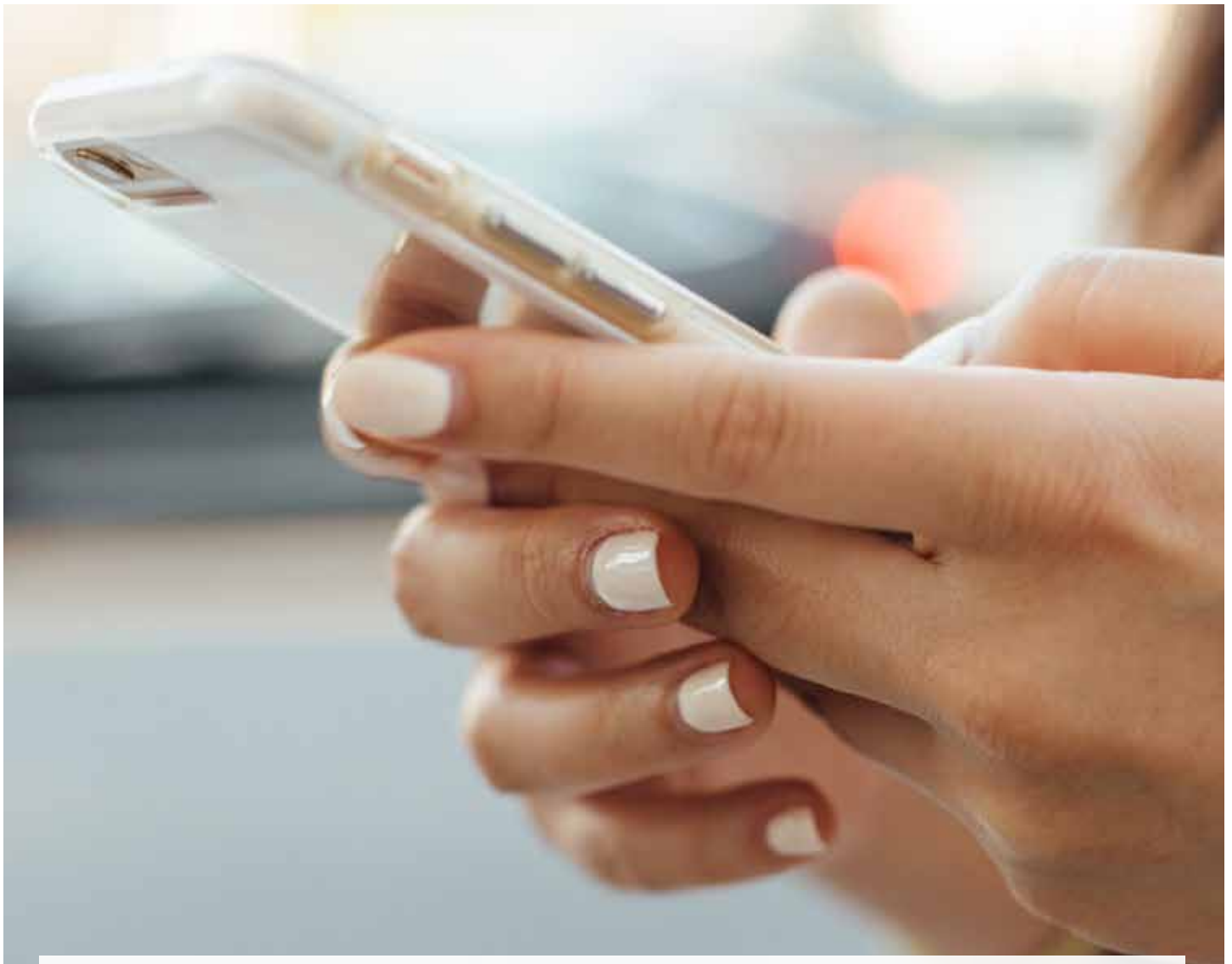


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COMING SOON!

**The Polk County Phonebook
will be arriving soon!**