

PRISTINE 2023 BUILT IN RIVER TERRACE

\$817,000

GUEST SUITE ON MAIN + LOWER LEVEL GAME ROOM

3,219 SF | 4 Bed | 3 Full Bath | ML# 742371010

15170swCoolwater.com



15170 SW COOLWATER LN, PORTLAND, OR 97224



ELEETE

JULIE WILLIAMS

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JULIE KNOWS BULL MOUNTAIN

15170swCoolwater.com



USE YOUR CAMERA
TO SCAN FOR MORE
PHOTOS & INFO!

The Home

- 3219 Sq Ft
- Bedroom and Full Bath on Main
- 4 Bedrooms
- 3 Bathrooms
- 10ft Ceilings
- LED Lighting
- Cordless Blinds Throughout
- Spacious Under-Stair L-Shaped Storage
- 2-Car Garage
- 2023 David Weekley Built Home
- Property Taxes 2024-25 \$7,579.59

Family Room

- 19' x 21'
- Beautiful Tiled Gas Fireplace
- Large Windows
- Built-In Extra Deep Cabinetry
- Engineered Hardwood Flooring

Dining Room

- 15' x 15'
- Slider to Back Deck
- Open to Kitchen and Family Room

Main Floor Bedroom

- 10' x 14'
- Large Window

Kitchen

- 34' x 11'
- KitchenAid Appliances
- Built-In Oven
- Built-In Dishwasher
- Built-In Microwave
- Gas Cooktop
- Gas Appliances
- Island with Sink and Eating Bar
- Storage on Both Sides of Island
- Pantry
- Quartz Counter Top
- Tile Backsplash
- Soft Close Drawers
- Trash and Recycling Cabinet
- Ceiling High Cabinetry
- Stainless Steel Appliances
- Engineered Hardwood Floors

Main Floor Full Bath

- Quartz Countertop
- Tile Backsplash
- Large Tile Floor
- Shower/Tub Combo

Retreat Loft

- 35' x 21'
- Large Windows
- Great Flexible Use Space

Primary Ensuite

- 17' x 21'
- Large Windows
- Trey Ceilings
- Double Sinks
- Quartz Countertop
- Tile Backsplash
- Soaking Tub
- Private WC
- Walk-In Shower
- Walk-In Closet

Bedroom 3 & 4

- 11' x 10'
- 11' x 12'

Hall Bath

- Quartz Countertop
- Tile Backsplash
- Large Tile Floor
- Shower/Tub Combo

Utility Room

- Quartz Countertop
- Utility Sink
- Tile Floor
- Window
- Washer/Dryer Included

Daylight Basement

- Large Windows
- Door to Back Yard
- LED Stair Step Lighting
- Spacious Closet with Shelves

Exterior/Systems

- 2023 Furnace
- Air Conditioning
- Double Pane Windows
- Gas Hook Up
- Covered Patio
- Covered Trex Deck
- Fenced Yard
- Sprinkler

NEIGHBORHOOD STATS

- HOA \$70/Month
- 5 Minute Drive to Restaurants/Groceries
- More Info at BullMountainLife.com

PUBLIC SCHOOLS

- Art Rutkin Elementary
- Twality Middle
- Tualatin High

AREA PARKS & REC

- Orchard Park - 0.2 mi
- River Terrace Crossing Park - 0.4 mi
- Sunrise Park - 0.8 mi
- Elizabeth Price Park - 1.6 mi

* Information deemed reliable, but not guaranteed. ELEETE Real Estate encourages all interested parties to thoroughly verify all pertinent information to their satisfaction.



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