



2939 NW CORNELL ROAD

REPRESENTED BY THE ASKSARITA TEAM



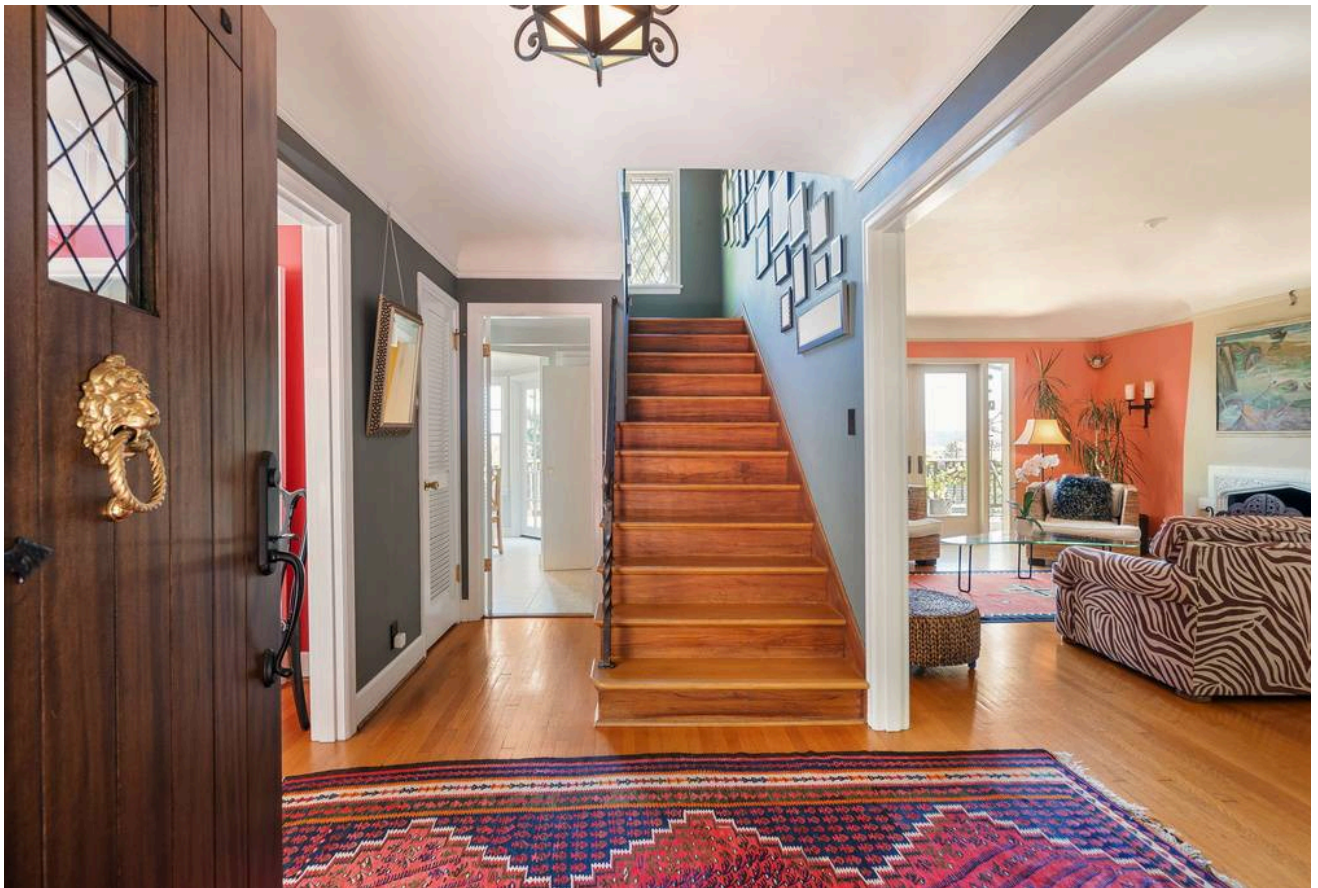
WELCOME TO 2939 NW CORNELL ROAD

4 BED // 3.5 BATH // 3,167 SQFT

As an architect, I believe every home is born with its own personality—one that deserves to be respected and nurtured. When we purchased this partially Tudor-style home, I envisioned it as a charming English cottage: rich hardwoods, wrought iron accents, and the deep, natural colors you might find in the countryside.

While I'm not a strict purist, my intention has been to guide the home back to the spirit of its original period—softening or reversing changes made by previous owners that strayed from that vision. At the same time, I've embraced thoughtful exceptions. For example, I view the kitchen as a hardworking space that should be clean, efficient, and modern—so I approached it with a more contemporary eye, always with function in mind.

This home is now 97 years old, and it's been a privilege to help shape its evolving story. I hope you'll feel the same sense of inspiration and possibility I did, and continue its journey with care and creativity.



HOME IMPROVEMENTS

EXTERIOR

Garden house with leaded glass windows and 1928 lantern from original house.

Leveled lower yard to accommodate lawn with lawn sprinklers installed.

New "secret garden" gate from lower easement to lower yard and garden house.

New combined sewer and site drainage from inside the house to lower easement.

New combined sewer cistern receiver in the easement.

New composite roof on house and PVC roof over garage.

New wood shingle roof on Garden house.

New copper gutters, downspouts and copper roof over kitchen nook.

New exterior paint.

Chimney repointed with new caps and copper draft stop.

Replaced wood shingles on west wall portions of north and south walls.

New windows guest bath and basement.

New exterior basement door with awning.

New stucco courtyard and garbage wall enclosure with brick accents.

New driveway and sidewalk with brick accent.

New architecturally designed Mahogany front door with bronze lion knocker from Italy.

New architecturally designed Mahogany courtyard gates front and side.

New water main and backflow stop valve.

New Irrigation in front of house, courtyard, deck, lower yard (6 zones available).

New fountain with autofill, lighted and switched at front door.

New "Lights of Tuscany" lanterns and sconces on house and courtyard entry.

New Mahogany deck recently sanded and oil sealed.

New speakers and power outlets on deck, electrical at entry soffit and courtyard.

New hot and cold spigots front and back, 2 spigots added east wall and Garden House.

Gas plumbing to BBQ on deck.

Hanging Japanese Lanterns with counterweight suspension for easy bulb or lantern replacement.

All new landscaping in front of house, Kiwi vine on deck rail and evergreen Magnolia in back.

Foundation stabilization using 10 steel piers and 2 tie back anchors on the northwest corner of the house.

Earthquake retrofit anchoring house to foundation allowing earthquake insurance.

Dry basement with exterior foundations dug out and waterproofed, sump pump as back up in furnace room.

Basement has been dry for over 10 years.

HOME IMPROVEMENTS

INTERIOR

New copper plumbing waterline, water filter (all faucets have drinkable water).

New meter and gas lines and kitchen stub out.

New gas furnace, hot water tank and fireplace starter.

Updated electrical new subpanel in basement.

Fiber optics and hard-wired Ethernet to many locations in the house.

Cable TV hub and telephone panels in basement (currently not used).

Lutron smart switches (43) in many rooms including exterior lighting and fountain switches.

Master switch near the main bedroom for intruder lighting or turning off all lights.

Maintained security system added second panel on second floor near the main bedroom.

Front door installed with Yale Bluetooth smart lock (auto lock and unlock).

Hard wired speaker to living room, basement, two offices, deck, kitchen (below floor).

New "Lights of Tuscany" lanterns at entry and kitchen nook.

"Wrought Iron" candle sconces and chandelier in living and dining rooms.

New kitchen update including flooring and counters.

Water and drain stub outs in living room for a wet bar.

Main bathroom gut remodeled.

Guest bathroom gut remodeled with shower and 2-person clawfoot tub.

Second floor office with Ethernet and 2 dedicated phone lines (3rd phone fax available).

Two attics fans with switch on second floor near the main bedroom.

Garage storage, work and garden benches fabricated out of repurposed wood from the house remodels.

Electric car charger in the garage on a separate circuit.

All rooms have been recently painted or updated.



INCLUDED IN SALE

AS PART OF THE SALE, WE ARE WILLING TO INCLUDE THE FOLLOWING:

Set of architecturally designed floor plans and elevations for fully remodeled kitchen and dining room (attached).

Fisher & Paykel Range OR36SDBGX1 (as shown on the plans, currently in storage).

Fisher & Paykel Dishwasher DD24SCTX6V2 (as shown on the plans, currently in storage).

GE 48" Monogram Refrigerator ZISS480DKSS (as shown on the plans, currently in storage).

Two 55" LD OLED TV's (mounted in the guest room and the basement).

All television mountings in second floor office, guest room and basement.

Large Sony projector with surround sound system, 8 foot pull-down screen in basement.

Shelving systems in the second-floor office including wood storage cubicles.

Shelving units in the basement and basement office.

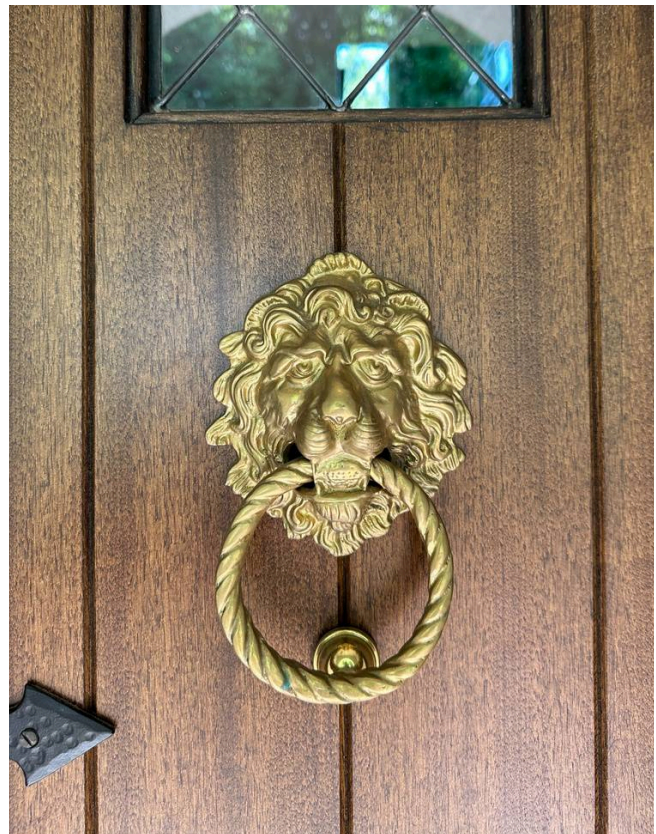
Smart switch hub and software settings.

All associated ethernet switches and mesh WiFi associated with these systems.

Spare filters for water and furnace.

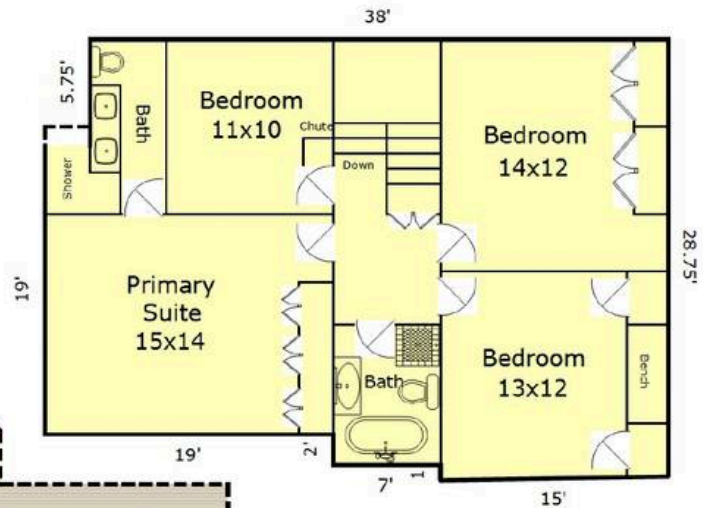
CADD and/or hard copy prints of the house and design elements.

Several period piece hardware, door and trim that have been collected over the years for this house.

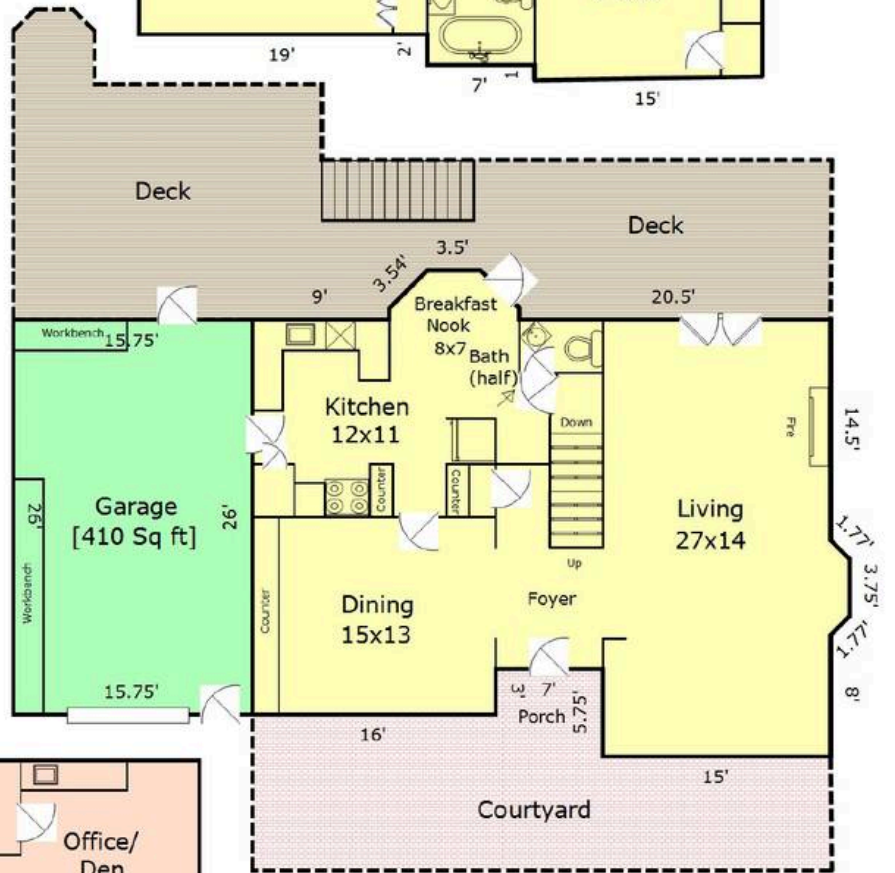


FLOOR PLANS

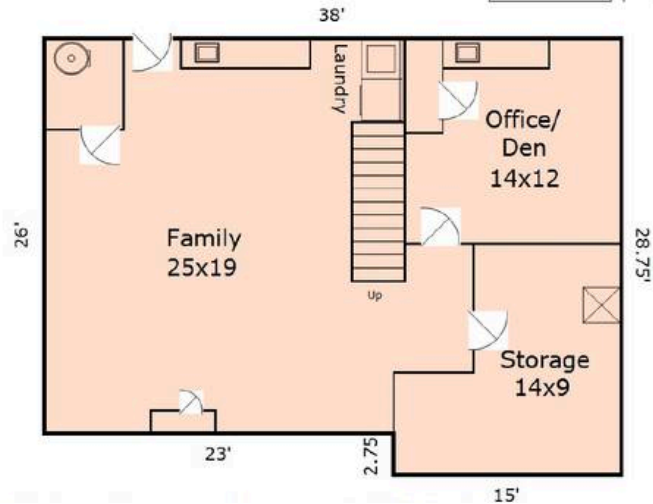
UPPER
1,102 SQFT



MAIN
1,036 SQFT



LOWER
1,029 SQFT

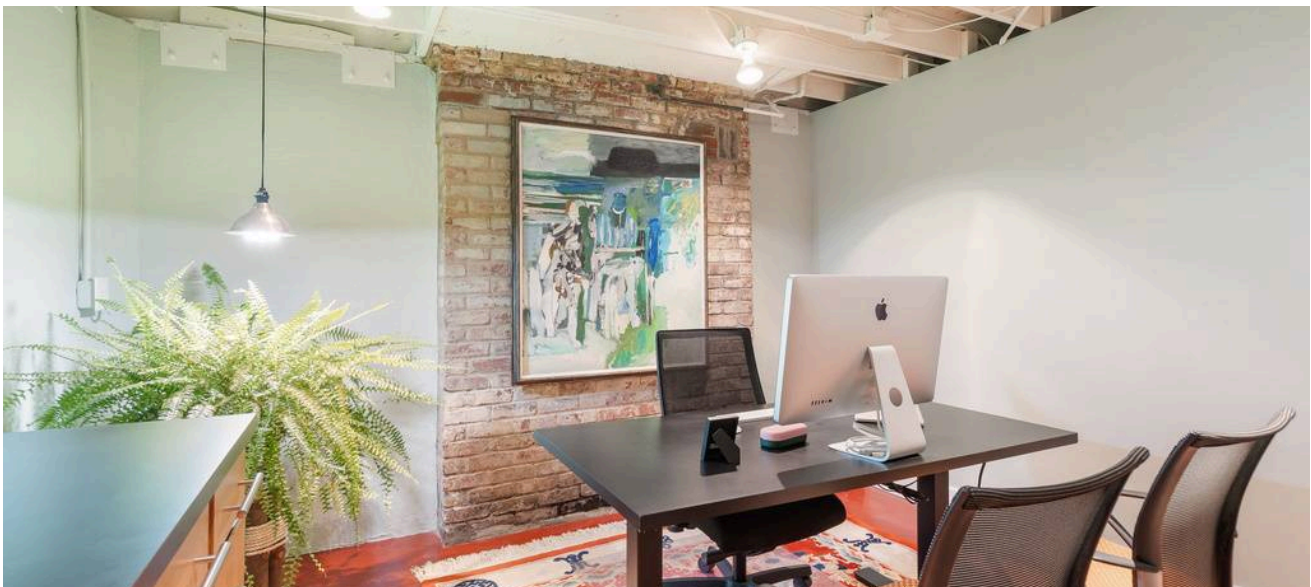


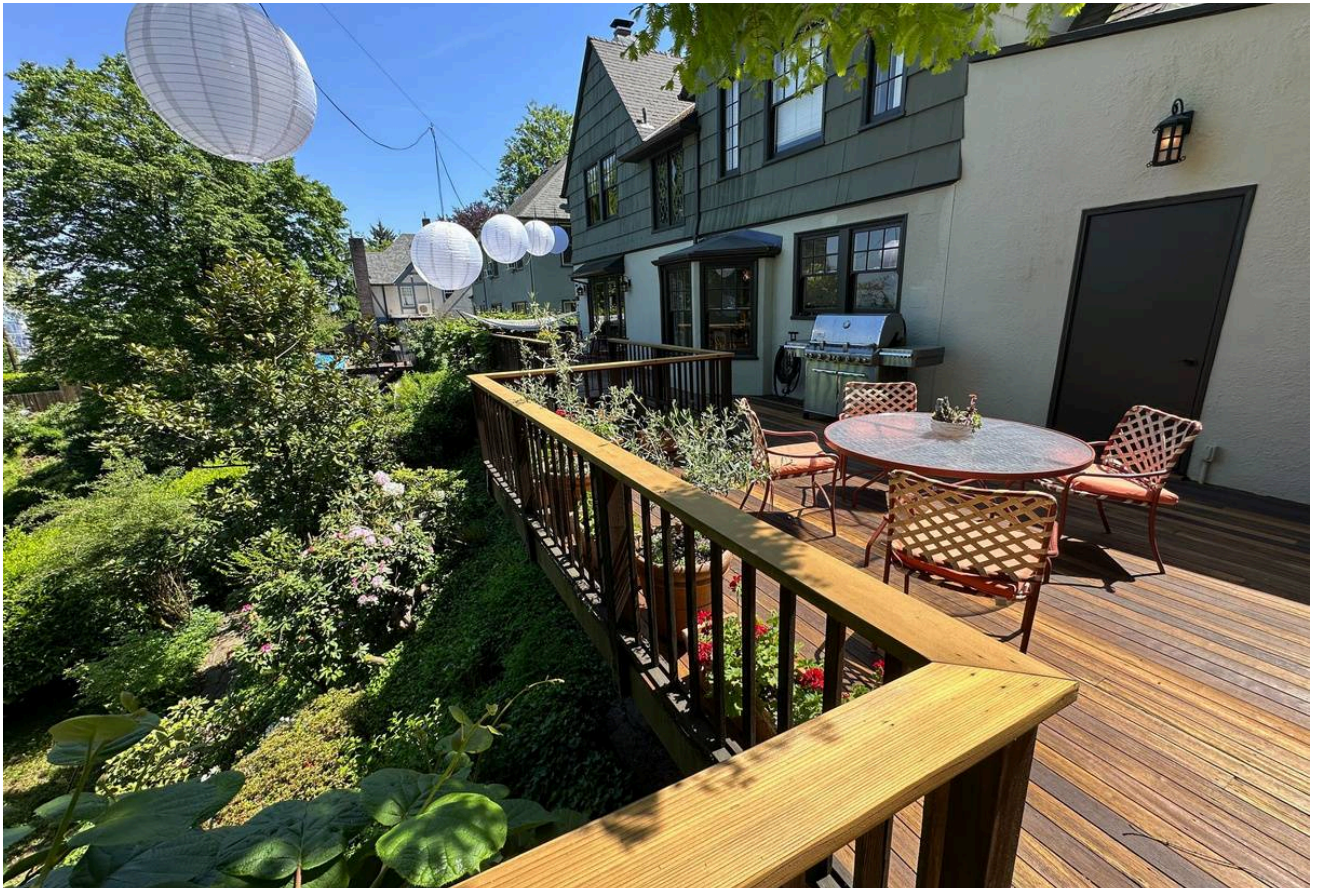






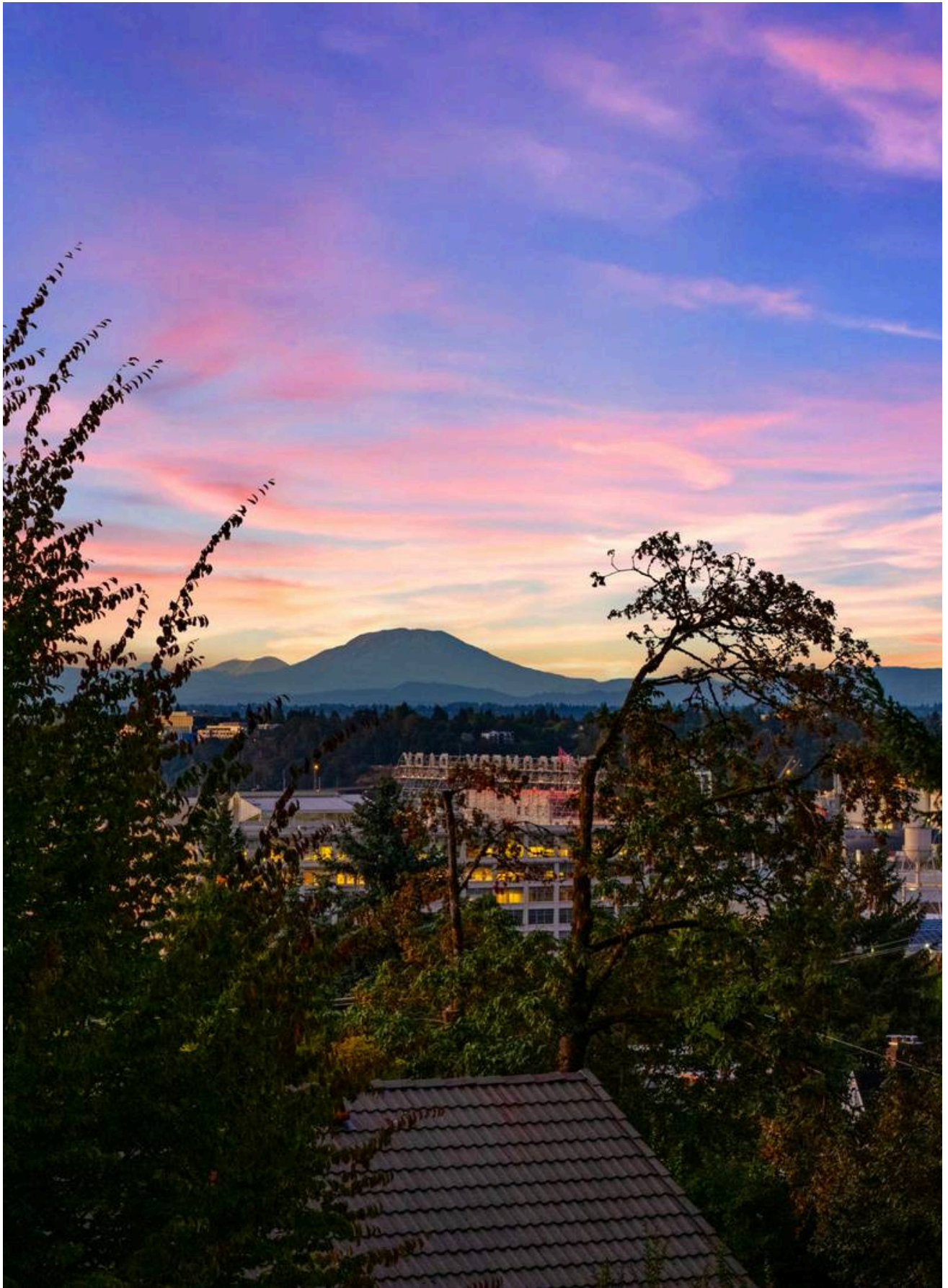












EXPERIENCE THE LIFESTYLE

TOP AREA ATTRACTIONS

WASHINGTON PARK

PORTLAND JAPANESE GARDEN

PITTOCK MANSION

NW 23RD AVENUE

FOREST PARK

PORTLAND ART MUSEUM

TOM MCCALL WATERFRONT PARK

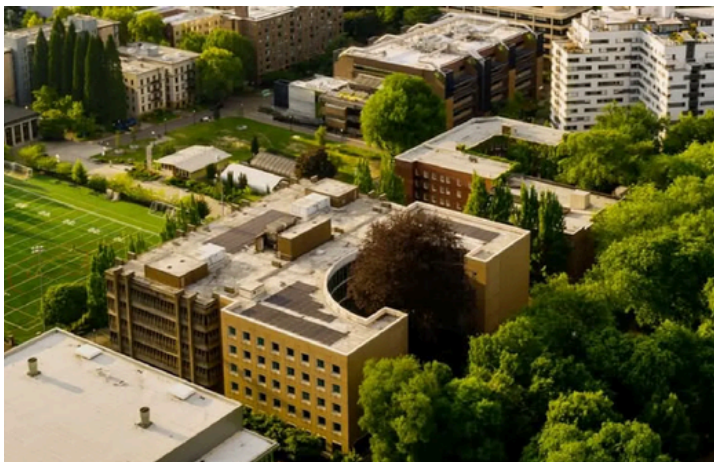
EL GAUCHO PORTLAND

LE PIGEON

WHITE STAG SIGN

PEARL DISTRICT

WILLAMETTE VALLEY



EXPLORE THE COMMUNITY

NEARBY SCHOOLS

CHAPMAN ELEMENTARY SCHOOL

WEST SYLVAN MIDDLE SCHOOL

LINCOLN HIGH SCHOOL

NEARBY HIGHER EDUCATION

PORTLAND STATE UNIVERSITY

OREGON HEALTH & SCIENCE UNIVERSITY

UNIVERSITY OF PORTLAND

EXPERIENCE LUXURY REAL ESTATE SERVICE

THE ASKSARITA TEAM DIFFERENCE

With a proven track record of getting results quickly and a direct line of communication at all times, our commitment to exceptional service has made us a trusted name in the community. Whether you're buying your first home, upgrading to a larger space, or looking to invest, we are here to guide you every step of the way. We pride ourselves on our personalized approach, ensuring that each client's unique needs are met with professionalism and care. By leveraging our extensive network and market knowledge, we strive to make your real estate experience as seamless and rewarding as possible. Let us help you turn your real estate dreams into reality.

OUR LUXURY PORTFOLIO

A SELECTION OF OUR LUXURY PROPERTIES



LISTED AT \$3.25M

8718 NW TERRACEVIEW CT, PORTLAND
4 BD // 6 BA // 5,529 SQFT



LISTED AT \$1.175M

3966 NW LOY CT, PORTLAND
5 BD // 4 BA // 4,402 SQFT



LISTED AT \$1.15M

2727 NW AVOCET LN, PORTLAND, OR
5 BD // 4 BA // 4,534 SQFT



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