

# FOR SALE

 3 BDRM  2 BATH

17309 SW RIVENDELL DR  
Portland, OR 97224

 2188 SQFT



## INTERIOR FEATURES

- All one level living
- Hardwood floors and newer carpet throughout
- 2 gas fireplaces
- Vaulted living room ceiling
- Custom window shutters
- Recessed lighting
- Kitchen cabinets with pull outs and appliance garage
- Granite tile countertops in kitchen
- New deep sink in kitchen
- Stainless steel appliances
- Newer dishwasher and refrigerator
- Newer water heater
- Extra large Primary suite with walk in closet, soaking tub, walk in shower and double sinks
- Laundry room with sink



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## Exterior:



- Sprinkler system
- Fenced yard
- Almost a quarter of an acre lot
- 2 car garage with shelving
- Covered patio
- Newer sewer line
- Updated roof
- Gas hookup for BBQ
- Covered front porch

## Neighborhood:

- Amazing location in the quiet lush neighborhood of Kingsgate, but just steps away from all the hot shops and restaurants at Bridgeport Village.
- Half a mile to Whole Foods, Peet's Coffee
- Close to Fitness centers
- Less than a mile to the Bay Club
- Just around the corner from Durham City Park with picnic area, trails, play structure and dog park
- Close to Cook park with boat ramp into Tualatin River

