Delightful Older Home Seeks Loving New Owners

2557 SW Nevada Ct. Portland, Oregon 97219

**Multnomah Village Charmer**

Light & bright - beautiful craftsman details, built-ins with leaded glass, french doors, crown molding, fireplace with original Batchelder tile, and hardwood and tile flooring.

Extensive mechanical updates and other improvements, including all new wiring, plumbing, a new garage built to match the house style, and a new roof.

4 bedrooms, 2 1/2 baths, two sunrooms, 3,200 sq. ft. daylight basement with potential separate apartment, art studio, or...

Delightful patio with italian fountain, extra large, dividable lot (200' by 95' after final lot line adjustment - see attached information) - with huge organic garden, fruit trees and berries.

Walk to Multnomah Village and Hillsdale town center. 15 minutes to downtown by car or 30 min. bus. Quiet area but easy freeway access.

Wonderful neighbors! Lots of open space nearby: 3 blocks to Custer Park, lunchtime disc golf course is at the end of the block, 1 mile to Gabriel Park.

Call for an appointment:
503-704-6931
or
503-869-9080
additional information at:
PortlandCreativeRealtors.com

$598,500
We are not offering the entire property for sale. We are in the process of dividing it. Map #1 shows the property as it is currently configured. Map #2 explains the proposed lot line division. If someone is interested in purchasing the entire parcel, we will entertain an offer for that as well.

This section is a street right-of-way that has never been developed. It probably never will be developed, because of the steep slope at the top. It is currently used as a shared driveway by 2557 and 2625.

Access to the new lot would be here.

This is what we are offering for sale. After the final lot line adjustment it will be 180' X 95' (or perhaps somewhat longer if the city does not require such a wide access to the new lot.

It will still be big enough to divide into two decent sized lots. The new lot created by a division could use the same access as the other lot we are separating.