

52560 E SYLVAN DR • SANDY, OR 97055



24 SERENE ACRES, 10 TROUT FILLED PONDS, 2 HOMES, EVENT ROOM & MANY OUTBUILDINGS.
INCOME POTENTIAL, OR MULTI-FAMILY LIVING. WHISKEY CREEK WATER RIGHTS INCLUDED.

\$1,695,000
MLS# 16200814

This lovely gated family retreat is situated amidst 24 acres of private natural Oregon beauty. Whiskey Creek creates a natural flowing waterfall & feeds the main pond that is within steps from the main home. The creek also helps to feed 9 additional ponds spaced throughout the property which are all stocked with trout & include aeration fountains. This property is currently operating as a Trout Farm, but the beauty of this home stands alone. Water rights included. Zoning for many different approved uses should be explored, if you are adventurous in nature! Additional buildings include a Caretaker's home, an event recreation room (could be converted back to a third home), a detached 5-car garage building, storage & functional buildings and a huge shop with room for RV or large equipment.

The main home is an expansive craftsman, boasting a brick and cedar exterior facade with paved pathways that guide guests to the front. Inside the great room is a cozy space with gleaming hardwood floors, plush carpeting and an abundance of sizable panel windows throughout, keeping the room light & airy. Entertain your family in the large adjoining kitchen and dining area equipped with desirable features including vaulted ceilings with skylights, ample windows, recessed lights, hardwood floors & access to the back patio. The kitchen is home to any budding chef with gorgeous granite countertops, cooktop island, a large eat-in bar & plenty of cabinetry.

A huge master en suite, three additional large bedrooms and three full baths make this property perfect for your personal and multi-family comforts and or dreams.

VISIT THE HOME'S WEBSITE AT:

www.52560eSylvanDr.mhom.es



RESIDENCE

MAIN HOME

Bedrooms: **5**
Bathrooms: **3**
Year Built: **1945**
Lot Size: **24 Acres**
Square Feet: **4,424**
Garage: **2 Car - Attached**
Garage #2: **6 Car - Detached**
Storage Building
Shop (RV Pkg): **14' Doors**

CARETAKER'S HOME

Bedrooms: **1**
Bathrooms: **1**
Square Feet: **800 Approx.**

RECREATION ROOM

Large Room w/ Kitchen
Bathroom: **2 Exterior**
Square Feet: **1,000 Approx.**

TROUT FARM

- 10 Trout Ponds
- Water Rights
- Fish Cleaning Building
- Trout Farm Sales Office
- Lunch Table Areas
- Ask For More Info

SCHOOL

Elementary: **Firwood**
High School: **Sandy**

UTILITIES

Heating: **Forced Air**
Cooling: **Heat Pump**

TAXES

Property Taxes: **\$20,734.65**

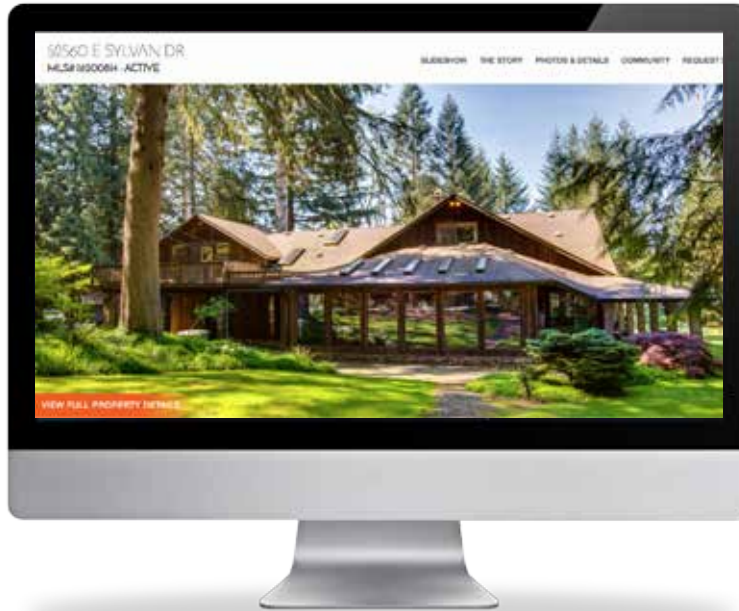
Buyer to verify all.



**CONNIE
KNITTEL**
Principal OR Broker

503.407.8020
ConnieK@mportlandhomes.com
HomesByConnieK.com





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PICTURE GALLERIES • VIDEOS • HOME DETAILS • SPECIFICATIONS



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M REALTY

17040 Pilkington Rd #200
Lake Oswego, OR 97035

