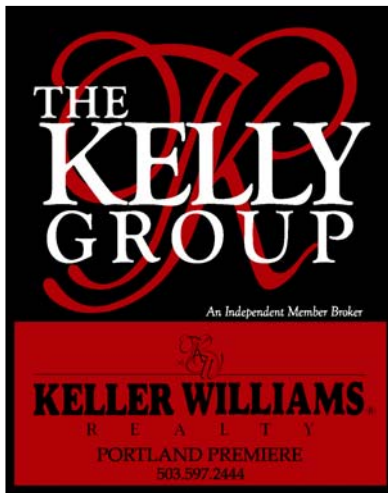




Kelly Hagglund
Principal Broker

Please take one!

Inside you will find—

*Detailed home information,
School & Community information,
Maps, & more!*



12205 SW Winterhawk Ln.
Beaverton, Oregon

Visual Tour @ www.TheKellyGroup.net

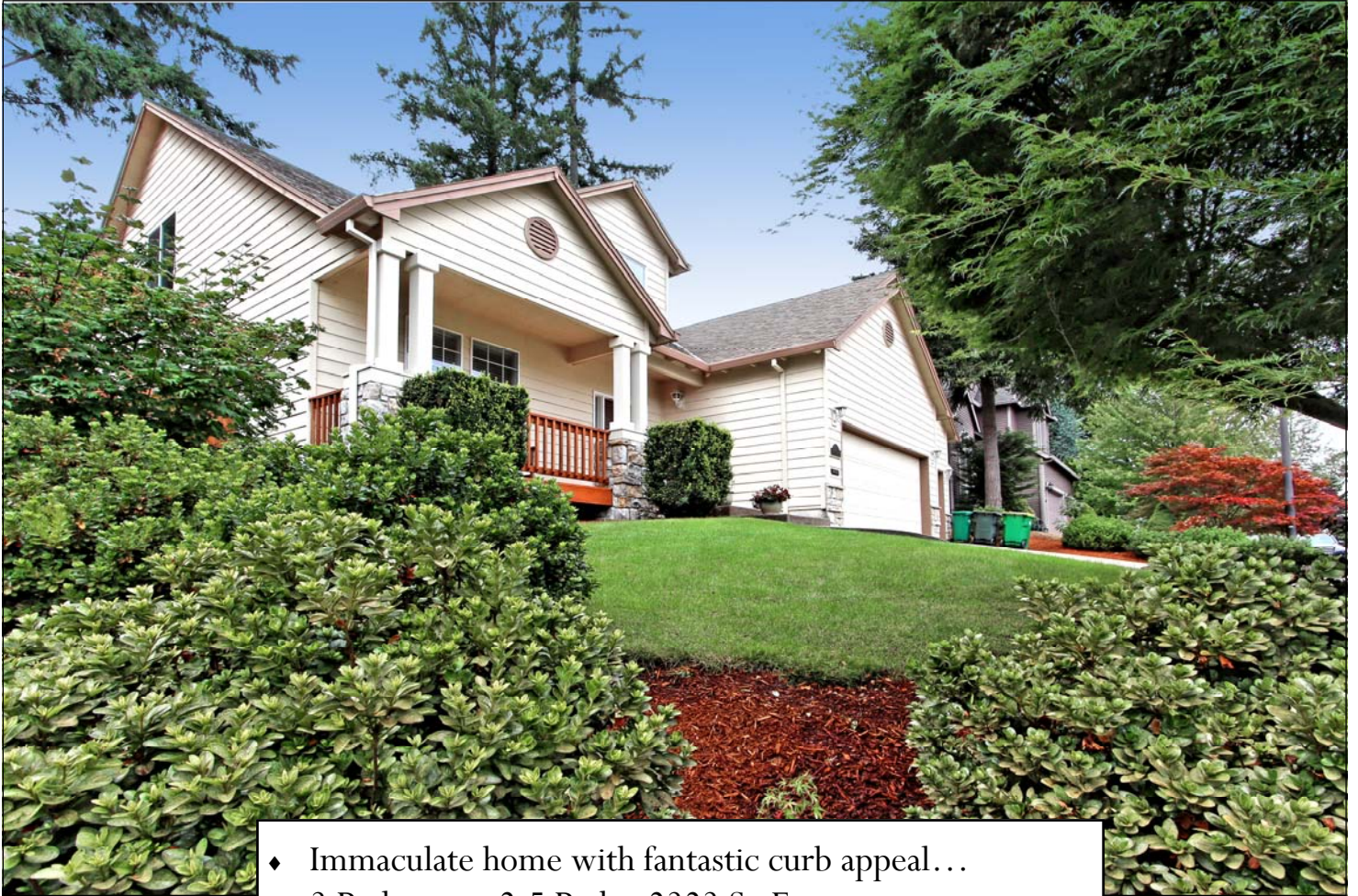
503-730-9999



Information deemed reliable, but not guaranteed. Prices and specifications subject to change without notice.

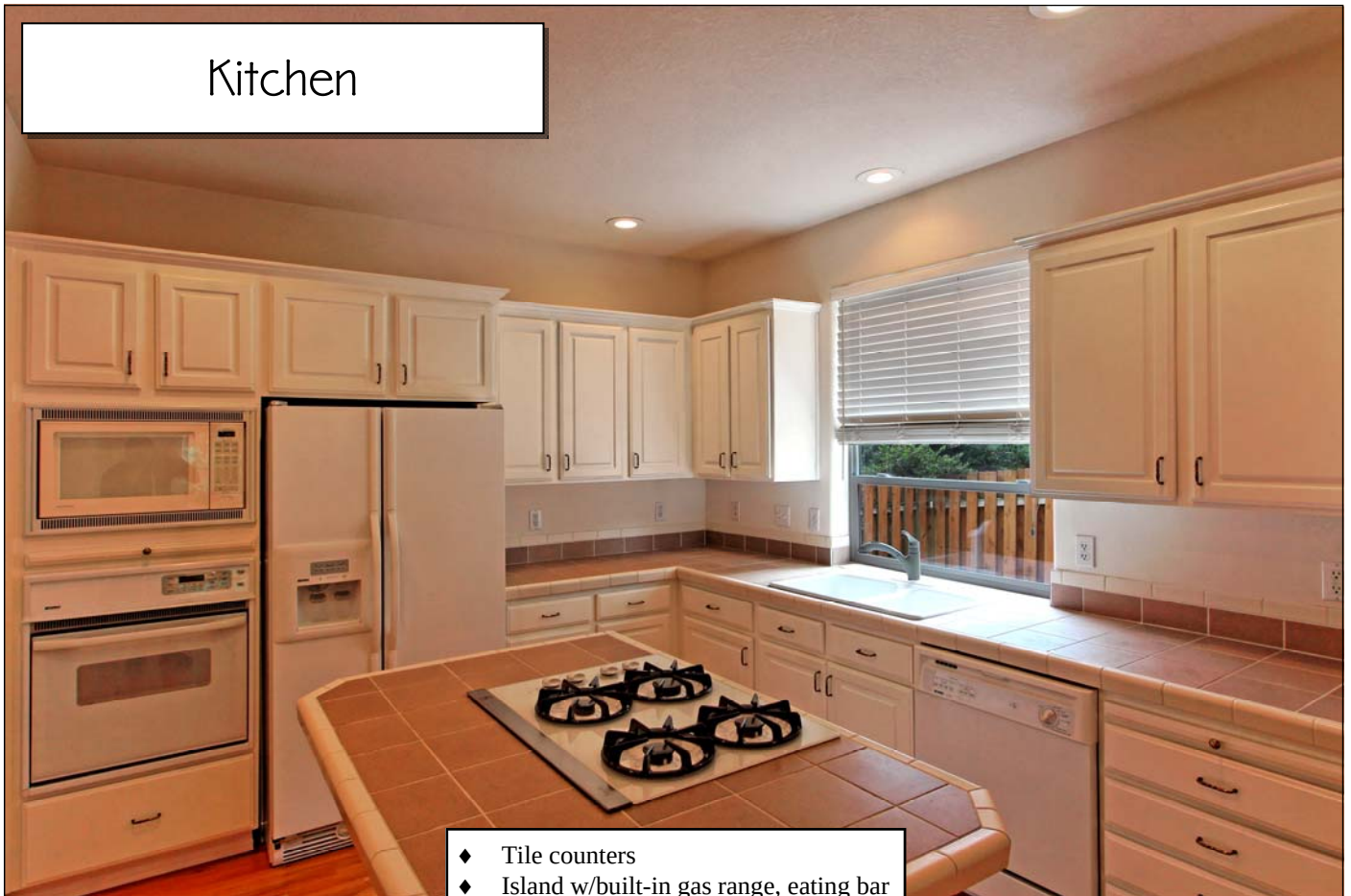


Welcome Home



- ♦ Immaculate home with fantastic curb appeal...
- ♦ 3 Bedrooms, 2.5 Baths, 2323 Sq Ft
- ♦ Built in 1998
- ♦ 3 Car Attached Garage
- ♦ Covered Front Porch
- ♦ Freshly painted Interior/Exterior

Kitchen



- ◆ Tile counters
- ◆ Island w/built-in gas range, eating bar
- ◆ Built in-microwave & oven
- ◆ Pantry
- ◆ White cabinets
- ◆ Dishwasher
- ◆ Disposal
- ◆ Hardwoods
- ◆ 11' x 13'



Dining

- ◆ Slider to patio
- ◆ Open to kitchen & family room
- ◆ Hardwoods
- ◆ Trayed ceiling
- ◆ 11' x 15'



Great Room



- ◆ Open to kitchen & dining area
- ◆ Gas Fireplace w/ledge stone hearth
- ◆ Pre-wired for surround sound
- ◆ Carpeted
- ◆ 13' x 17'

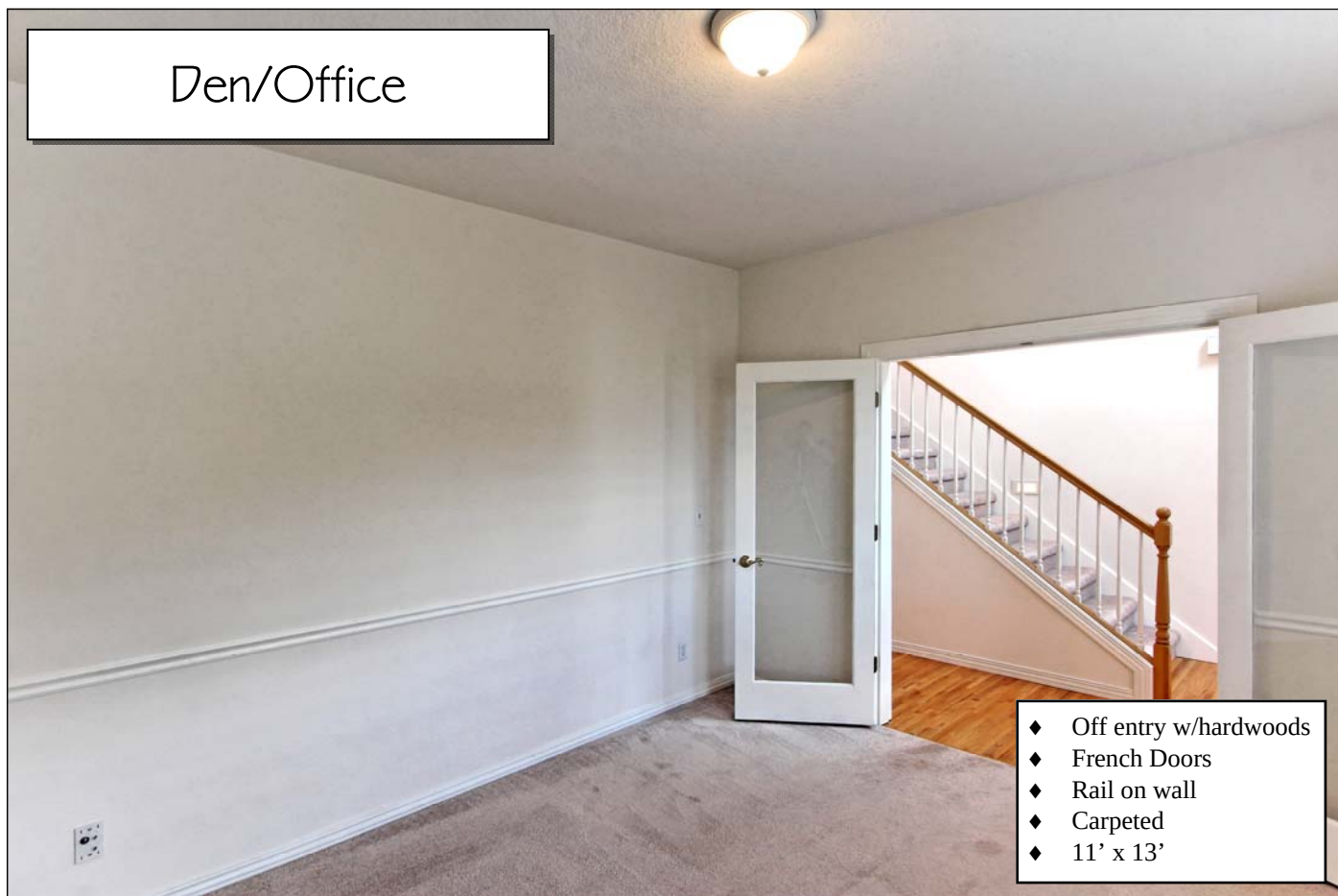
Master Suite



- ◆ Master Suite on Main Level
- ◆ Vaulted ceiling
- ◆ Double sinks
- ◆ Tile
- ◆ Soak Tub
- ◆ Glass block window
- ◆ Walk-in closet
- ◆ 13' x 16'

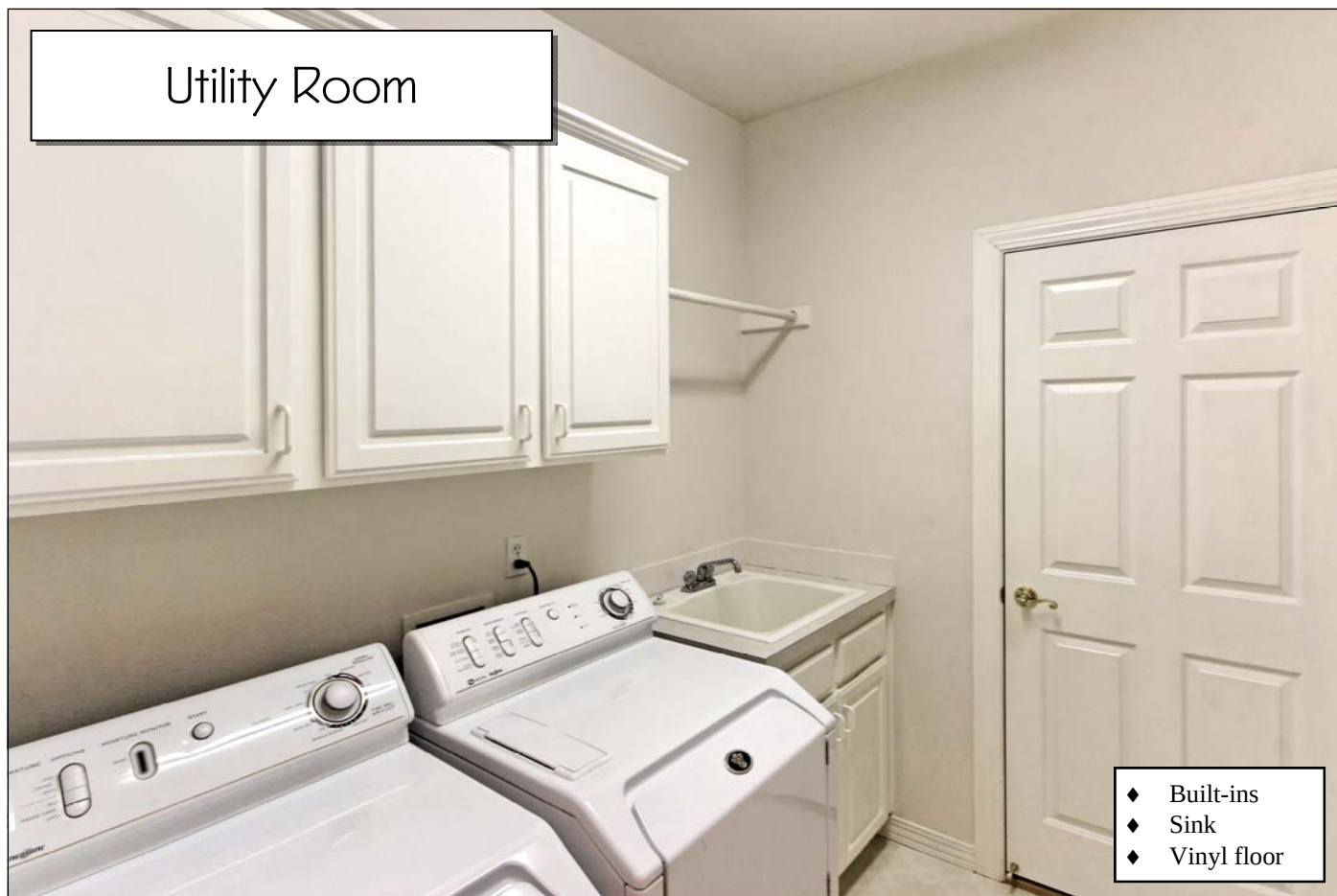


Den/Office

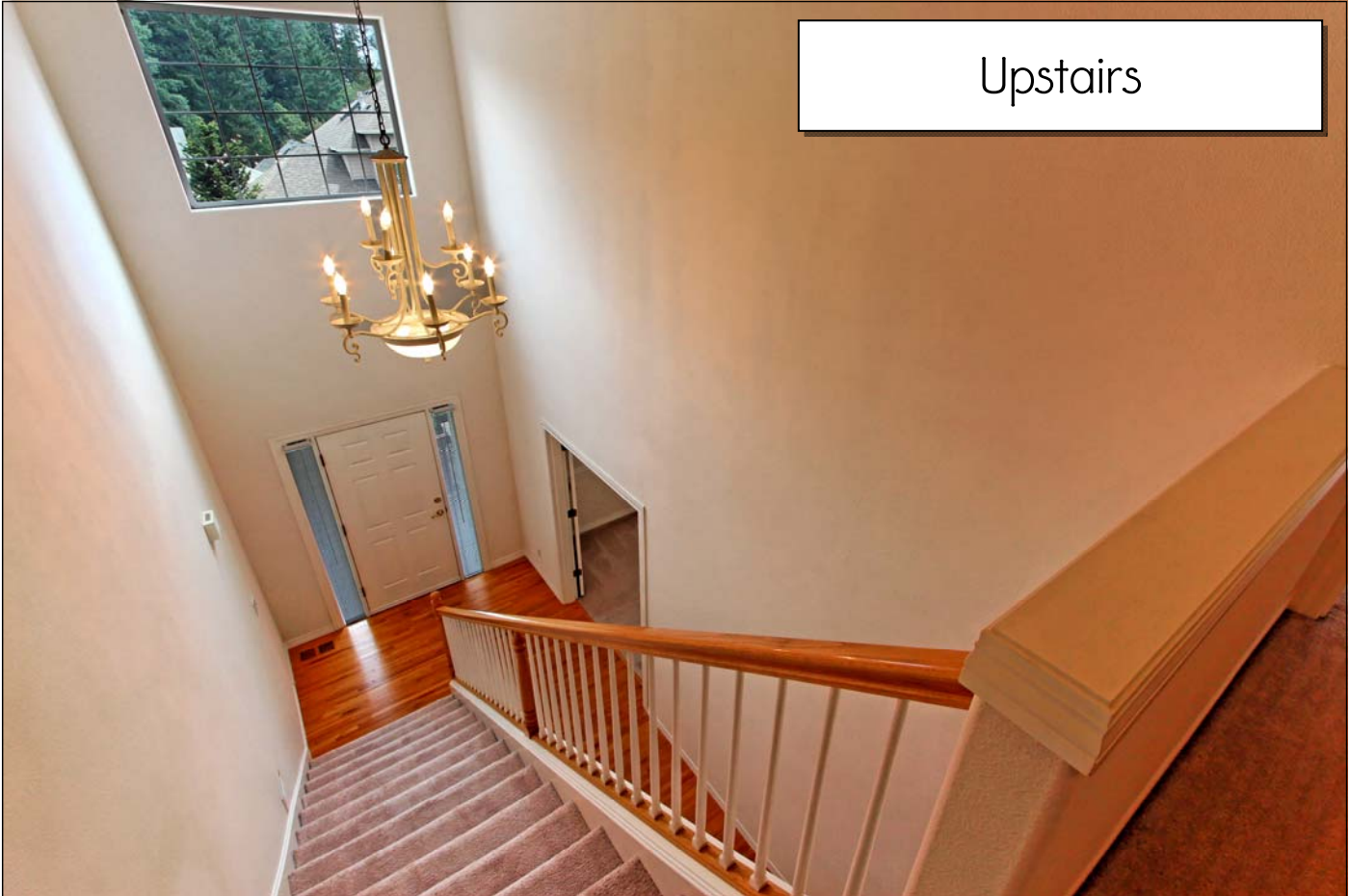


- ◆ Off entry w/hardwoods
- ◆ French Doors
- ◆ Rail on wall
- ◆ Carpeted
- ◆ 11' x 13'

Utility Room



- ◆ Built-ins
- ◆ Sink
- ◆ Vinyl floor

A high-angle photograph of an upstairs landing. A carpeted staircase with a wooden handrail leads down to a landing with a white door and a large skylight. A chandelier hangs from the ceiling.

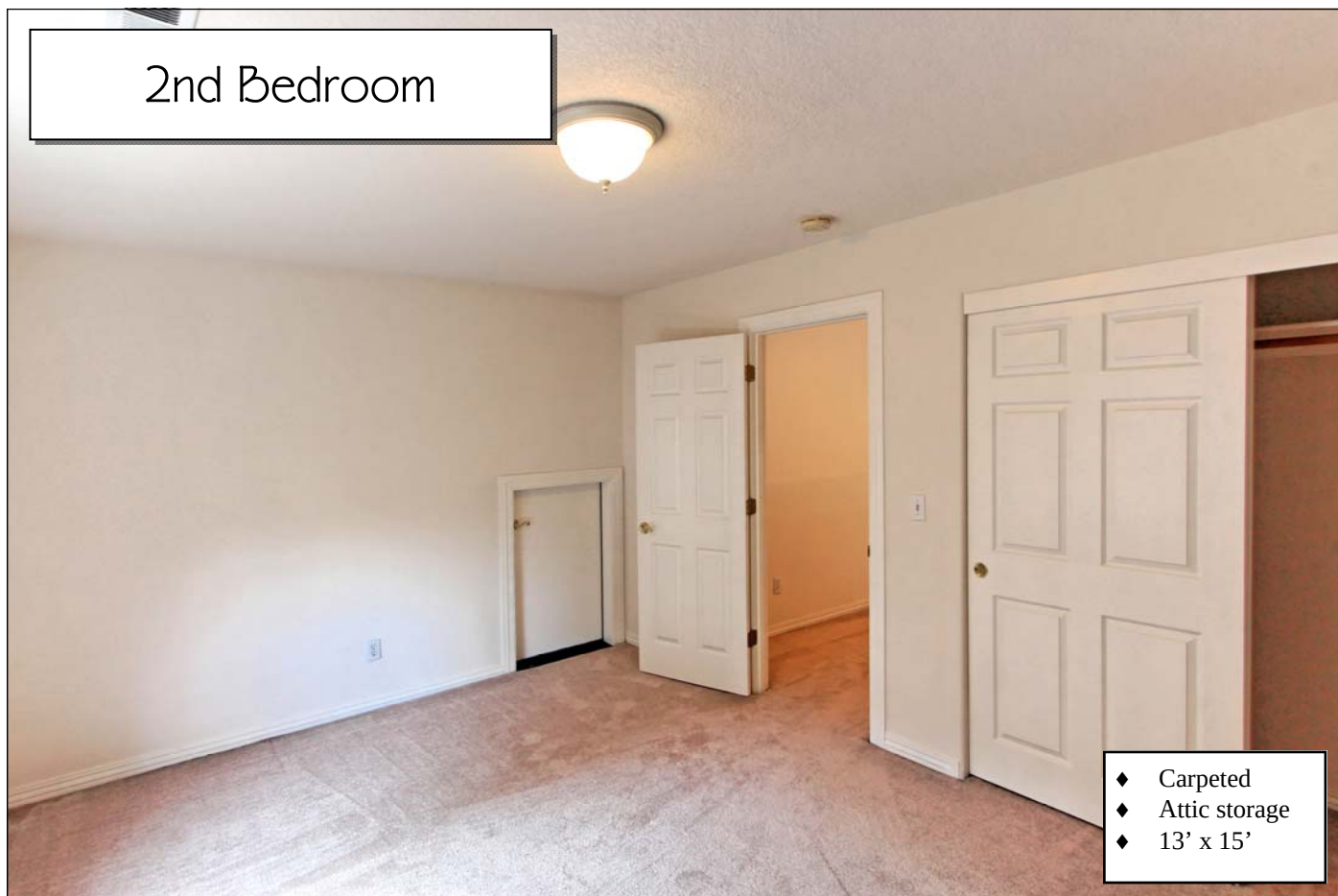
Upstairs

A photograph of a bonus room with a vaulted ceiling, carpeted floor, and two windows with white blinds. The room is empty and well-lit.

Bonus Room

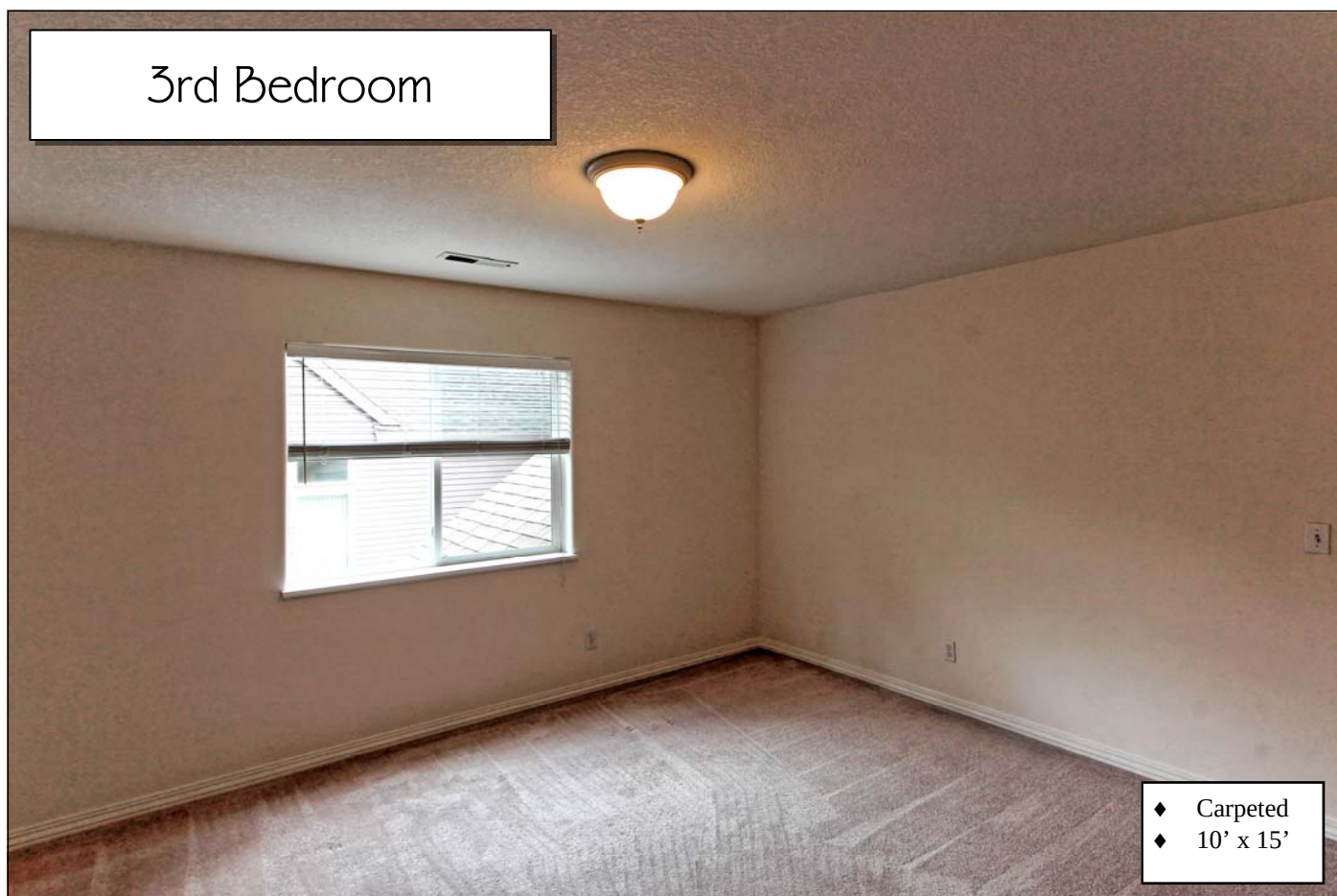
- ◆ Vaulted Ceiling
- ◆ Carpeted
- ◆ 13' x 14'

2nd Bedroom



- ◆ Carpeted
- ◆ Attic storage
- ◆ 13' x 15'

3rd Bedroom



- ◆ Carpeted
- ◆ 10' x 15'

Upstairs Full Bath



Thank You For Visiting

Light & Bright Beaverton Home w/Fantastic Layout! Master Suite on Main Level. Freshly painted interior/exterior. Tons of storage space throughout. Great Rm style Living, pre-wired for surround sound, gas fireplace. Kitchen feat island w/range, pantry, dishwasher and more... Home plumbed for vac. Tons of storage space throughout. Exterior features large patio, dog run and a very private setting, perfect for entertaining guests!





Addr: 12205 SW WINTERHAWK LN
City: Beaverton **Zip:** 97007
Map Coord: 654/H/4 **Zoning:**
County: Washington **Tax ID:** R2069622
Elem: SCHOLLS HTS **Middle:** CONESTOGA
High: SOUTHRIDGE **PropType:** DETACHD
Nhood/Bldg: CC&Rs:
Legal: BOB'S WINDSOR PARK, LOT 15, ACRES .18
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 7K-9,999SF **# Acres:** 0.18 **Lot Dimensions:**
Waterfront: **View:** **Lot Desc:** TREES, LEVEL, PRIVATE
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 830 **SFSrc:** trio **#Bdrms:** 3 **#Bth:** 2.1 **#Lvl:** 2 **Year Blt:** 1998 / RESALE
Main SQFT: 1493 **TotUp/Mn:** 2323 **Style:** 2STORY **Green:** /
Lower SQFT: 0 **Parking:** **#Garage:** 3 / EXTDEEP **#Fireplaces:** 1/ GAS
Total SQFT: 2323 **Roof:** COMP **Exterior:** FIBRCM **Bsmf/Fnd:** CRAWLSP
Home Wrnty: 55+ w/Affidavit Y/N: N

REMARKS

XSt/Dir: Scholls Fry; South @ 158th; L @ Harlequin; L @ Sheldrake Wy; L @ Winterhawk
Public: Light & Bright Beaverton Home w/Fantastic Layout! Master Suite on Main Level. Freshly painted interior/exterior. Tons of storage space throughout. Great Rm style Living, pre-wired for surround sound, gas fireplace. Kitchen features island w/range, pantry, dishwasher. 3 car attached, extra deep garage. 1.2mi to Progress Ridge. This home is in great condition, see it today!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 13 X 17 / SOUNSYS, VAULTED, GREAT-R	Mstr Bd: M / 13 X 16 / SUITE, VAULTED, WW-CARP	Bths - Full.Part
Kitchen: M / 11 X 13 / ISLAND, HARDWOD, BI-RANG	2nd Bd: U / 10 X 15 / WW-CARP	Upper Lvl: 1.0
Dining: M / 11 X 15 / SLIDER, FORMAL, HARDWOD	3rd Bd: U / 13 X 15 / WW-CARP	Main Lvl: 1.1
Family: / /	DEN/OFF: M / 11 X 13 / FNCH-DR	Lower Lvl: 0.0
BONUS: U / / VAULTED	: / /	Total Bth: 2.1

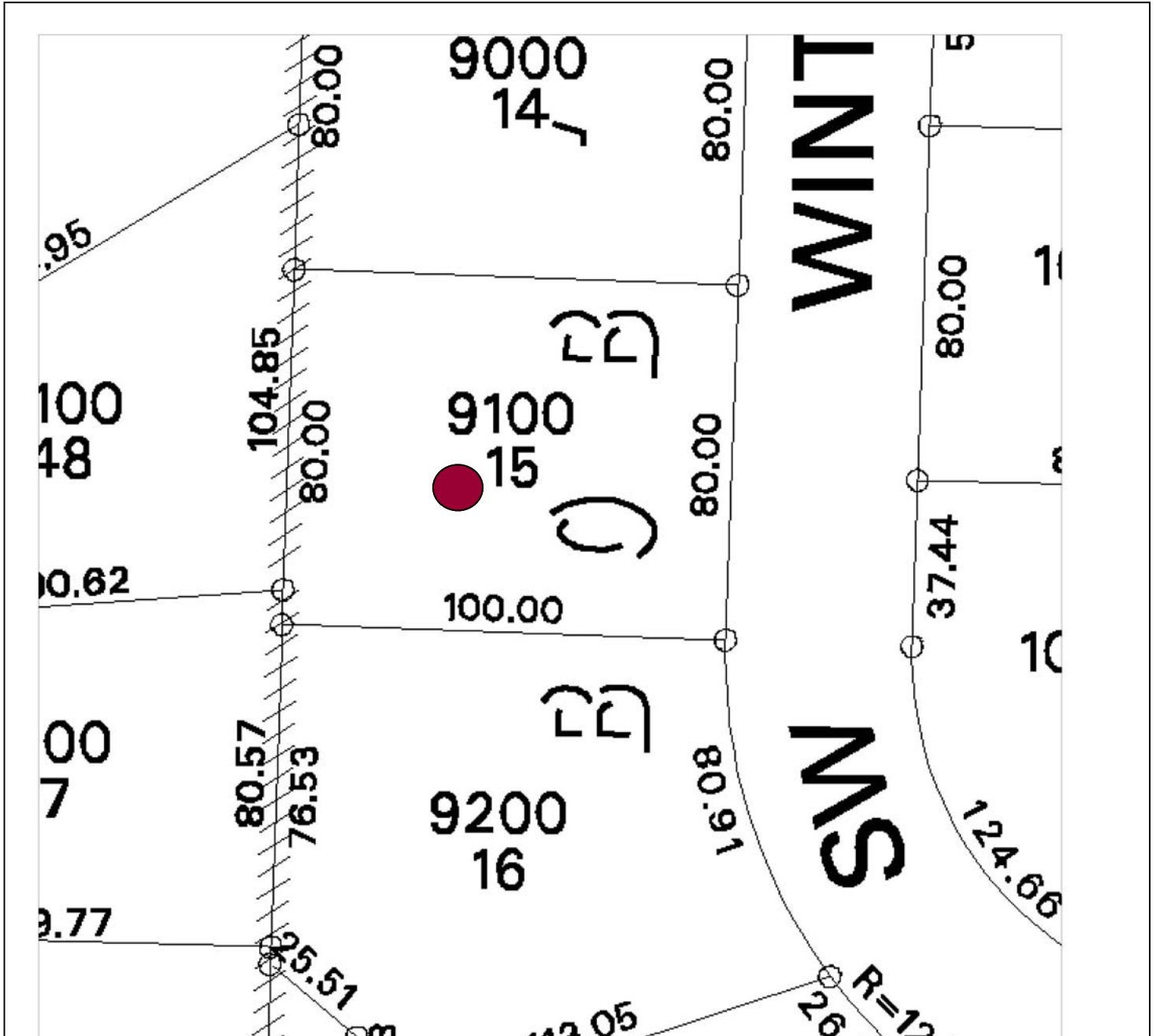
FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, COOK-IS, GASAPPL, PANTRY, BI-OVEN, TILE
Interior: HARDWOD, GAR-OPN, SOUNSYS, SOAKTUB, WOODFLR, WW-CARP, SPRNKL
Exterior: SPRNKL, PATIO, PORCH, FENCED, DOG-RUN
Accessibility: MNBDBTH

Energy Eff:	Cool:	Heat: FOR-AIR
Water: PUBLIC	Hot Water: GAS	Fuel: GAS
Sewer: PUBLIC	FINANCIAL	
PTax/Yr: \$5,039.62	Rent, If Rented:	Short Sale: N
HOA Dues:	Other Dues:	Bank Owned/REO: N
HOA Incl:		

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Plat Map



This home is located in the following school district

Scholls Heights



Home of the Knights



Scholls Heights is an elementary school that is child centered. Children's best interests are at the base of all our decisions. We welcome parents as our partners as we know that building a strong relationship with families only enhances their students as learners. The staff at Scholls Heights is proud of their school and their accomplishments. High expectations allow the teachers to continue to try new strategies to help our students achieve their best. It's important to us that our students' school experience build a solid foundation for their future.

16400 S.W. Loon Dr.
Beaverton, OR 97007
Phone 503- 524-1365

Conestoga Middle School



Conestoga Middle School is committed to instilling an appreciation of self, a respect for others, and a love of learning in young adolescents. Our students, families, and staff believe this commitment can best be met in a supportive environment which fosters successful and challenging learning experiences and responsible attitudes towards self, others, and society. Our school will prepare students to be contributing members of local and global communities.

12250 SW Conestoga Dr
Beaverton OR 97008
Phone 503-524-1345

Southridge High School



Thank you for taking time to visit one of the finest high schools in the United States. Established in 1999, Southridge is the newest of five comprehensive high schools in the Beaverton School District. With a focus on academic rigor, school involvement, and relationships with the community, Southridge continues to "Lead the Way" in all areas in and out of the classroom.

9625 SW 125th Avenue
Beaverton OR 97008
Phone 503-259-5400



Beaverton School District
16550 SW Merlo Road
Beaverton OR 97006
503-591-8000

Pictures & Information courtesy of www.beaverton.k12.or.us

COMMUNITY INFORMATION

BEAVERTON, OREGON

Beaverton Farmer's Market



Breathe deep and enjoy the scenery. There are few places in Oregon more beautiful and accessible than the City of Beaverton.

Nestled in the heart of the Tualatin Valley, Beaverton is just seven miles west of Portland, combining the best of the energy of a big city and the peaceful surroundings of a county setting. There is no shortage of activities for the intrepid adventurer in Beaverton; your opportunities are limited only by your imagination.

Whatever your preferred style of living, you can find it in Beaverton. From luxury condominiums to architecturally diverse homes, the city has something for you. With a low crime rate, exceptional schools, active community participation, accessibility to transportation, and clean air and water – Beaverton is a great place to live and work.

City of Beaverton
citymail@ci.beaverton.or.us

PO Box 4755
4755 SW Griffith Dr.
Beaverton, OR 97076
(503) 526-2222

Pictures & information courtesy of www.beavertonoregon.gov/visitors

COMMUNITY TELEPHONE NUMBERS

BEAVERTON, OREGON

Cable TV	Charter Communications	866-731-5420
	Comcast	503-932-1411
	D&D Satellite	803-472-4387
	Direct Satellite TV	800-203-4860
	Willamette Broadband	503-843-4443
	Sky Tech Satellite	877-288-7066
Electricity	PGE	503-228-6322
Emergency	Fire, Police, Ambulance	911
Garbage Service	City of Beaverton	503-526-2665
Telephone Service	Verizon	800-483-4000
	Comcast	800-288-2085
	Integra Telecom	800-547-4445
	Sprint	800-877-7746
	AT&T	800-222-0300
	Oregontel	503-565-5000
Natural Gas	NW Natural	503-585-6611
Newspapers	Beaverton Valley Times	503-226-6377
	Oregonian (Portland)	503-221-8327
	Statesman Journal (Salem)	503-399-6622
Preschools	Children's World Learning Center	503-524-8936
	Happy Hollow Children's Center	503-626-3214
	Kinder Care	503-645-8244
Water & Sewer	Tualatin Valley Water District www.tvwd.org	503-642-1511

SCHOOL TELEPHONE NUMBERS

BEAVERTON, OREGON

Beaverton School District

Elementary

Aloha Huber Park	503-259-6490
Barnes	503-672-3500
Beaver Acres	503-259-3815
Bethany	503-533-1810
Cedar Mill	503-259-6685
Chehalem	503-672-3515
Cooper Mountain	503-259-3830
Elmonica	503-533-1815
Errol Hassell	503-259-3845
Findley	503-533-1830
Fir Grove	503-672-3530
Greenway	503-524-1300
Hazeldale	503-259-3860
Hiteon	503-524-1315
Jacob Wismer	503-533-1950
Kinnaman	503-259-3875
McKay	503-672-3545
McKinley	503-533-1845
Montclair	503-259-7685
Nancy Ryles	503-524-1330
Oak Hills	503-533-1860
Raleigh Hills	503-259-7385
Raleigh Park	503-259-7435
Ridgewood	503-259-7535
Rock Creek	503-533-1875
Scholls Heights	503-524-1365
Sexton Mountain	503-672-3560
Terra Linda	503-672-3575
Vose	503-672-3590
West Tualatin View	503-259-7830
William Walker	503-672-3605

Middle Schools

Cedar Park	503-672-3620
Conestoga	503-524-1345
Five Oaks	503-533-1890
Highland Park	503-672-3660
Meadow Park	503-672-3660
Mountain View	503-259-3890
Stoller	503-533-1910
Whitford	503-672-3680

High School

Aloha	503-259-4700
Beaverton	503-259-5000
Southridge	503-259-5400
Sunset	503-259-5050
Westview	503-259-5218

www.tvwd.org



**OREGON REAL ESTATE AGENCY
DISCLOSURE PAMPHLET
OAR 863-015-215 (4)**

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent"), agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

**Duties and Responsibilities of an Agent
Who Represents Only the Seller or Only the Buyer**

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, as well as other parties and their agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

In addition to Nos. 1, 2, and 3, above, an agent who represents only the seller or only the buyer owes the following affirmative duties only to their client:

4. To exercise reasonable care and diligence;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.



None of the above affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between the client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

For further details, Buyer is encouraged to review the Oregon Property Buyer Advisory at "<http://www.ora.state.or.us/>" or at "<http://www.oregonrealtors.org>".

**Duties and Responsibilities of an Agent
Who Represents More than One Client in a Transaction**

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising broker and the agents representing either the seller or the buyer have the following duties to the buyer and seller:

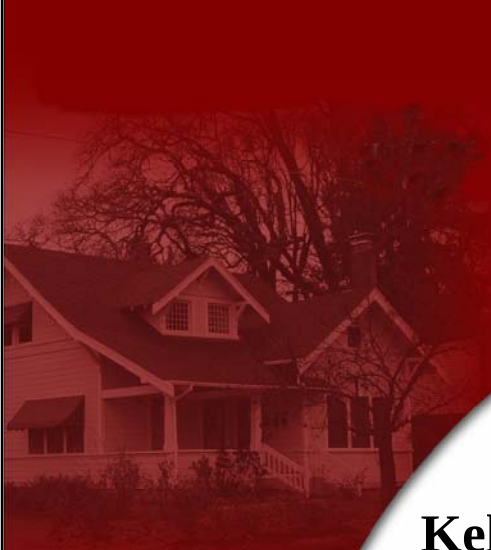
1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.



215 N. Blaine Street
Newberg, OR 97132



KELLER WILLIAMS
REALTY
PORTLAND PREMIERE
503.597.2444

503.730.9999

Kelly Hagglund Principal Broker

About The Kelly Group:

Kelly Hagglund is ranked among the top 1% of agents in the Metropolitan Portland real estate market of over 8,000 agents. How did this happen in less than 5 years? Because Kelly, and her team, simply give you more! More in professional marketing; more in service and genuine care; and more in integrity as The Kelly Group is determined to maintain the highest of business virtues.



People are important to me. My whole life has been filled with helping people. Real Estate is a joy because I get to assist people in one of the most important events in life. Buying or selling a home sometimes feels a little like a roller coaster ride; sometimes it is not always smooth. I do my best to smooth out the ride. I share the seat right next to those I serve. Integrity and genuine concern are what I value in all areas of my life, with my family, my friends, and my clients.

The Kelly Group was formed to give the finest service for real people with Real Estate needs. I have carefully chosen those to serve with me so that together we can give you more than I could on my own. We look forward to working with you and for you!

Kelly Hagglund for The Kelly Group

8.15.2012