



*17251 SW Swank Road
Sherwood, Oregon*





Welcome Home





Southern Charm & Elegance

End of the road luxury intersects farm practicality at this one of a kind property. The main residence features detailed expert craftsmanship with unique finishes throughout. 1700 square foot wrap around porch provides amazing views of the pristinely landscaped yard featuring gardens, fruit trees, horse pasture and much more. Just minutes outside of Hillsboro and downtown Portland, this remarkable property offers relaxing privacy in the heart of Oregon Wine country.

Main Residence

- 4 bedrooms including 3 suites
- 3 full and 2 half baths
- 5197 square foot open floor plan
- Built on 6.05 acres
- Traditional 2-level custom home
- 50 year architectural shingle roof
- 2011 full exterior custom paint with 25 year wainscotting





Gourmet Kitchen

- Built-in Kitchen Aid stainless steel double oven and built-in microwave
- Slab granite island and countertops
- Butlers pantry with wine storage and built-ins
- Sub zero refrigerator/freezer with custom door to match cabinetry
- Large island with cherry cabinets, built-in storage and built-in bookshelf
- Kitchen aid cook top with custom vented hood
- Crown molding



- Dishwasher, disposal and trash compactor
- Bead board wood ceiling with recessed lighting
- Hutch with additional storage space
- Custom glass front cabinetry
- Classic crown molding throughout
- Easy access to formal and informal dining make this kitchen an entertainers dream
- Brazilian cherry hardwood flooring
- 12 x 16



Breakfast Nook

- Built-in cabinetry with glass front
- Slab granite counter top
- Abundant natural lighting through custom windows overlooking garden
- Brazilian cherry hardwood flooring
- Classic crown molding
- Easy access to kitchen and pantry
- Bead board wood ceiling
- Crown molding



Formal Dining

- Extensive built-in cabinetry
- Arched entry from foyer
- Traditional white wainscoting
- Brazilian cherry hardwood flooring
- Built-in wine rack and drink prep station
- Beautiful garden views from multiple windows
- Perfect for formal and informal entertaining
- Easy access to kitchen and entry
- Crown molding
- 12 x 12



Living Room

- Solid brick wood burning fireplace with wood mantle
- Arched entry from foyer with built-in lighted cabinetry with glass display front
- Coved ceiling with recessed lighting
- Brazilian cherry hardwood flooring
- French doors to covered porch with gorgeous lawn and garden views
- Crown molding
- 20 x 21





Family Room

- Built-in cherry wood entertainment center and cabinetry
- Built-in cherry wood bookshelves
- Built-in window seats with storage
- Classic wainscoting and trim
- Brazilian cherry hardwood flooring
- Cherry crown molding
- 12 x 16





Mud Room

- Built-in floor to ceiling storage and bench
- Separated garage from laundry and kitchen
- Crown molding
- Tile flooring
- 9 x 18



Utility Room

- Built-in cabinetry and storage
- Ample counter space
- Utility sink
- Tile flooring

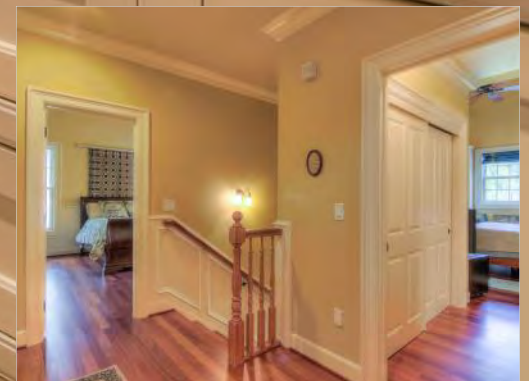


Upstairs...



Upper Landing

- Built-in cabinetry and shelving
- Recessed lighting
- Brazilian Cherry hardwood floors
- Crown molding
- Hallway closet



Master Suite

- Vaulted white washed cedar ceiling
- Faux painted detailed walls
- Private library
- French doors to master bath
- Walk-in closet beyond the master bath
- Brazilian cherry hardwood flooring
- Garden views
- 23 X 14





Master Bath

- Ceramic tiled floor and counter tops
- Pedestal mounted cast iron soaking tub
- Walk-in shower with opaque glass enclosure
- Built-in sitting bench
- Dual sink painted vanity
- Built-in dressing table
- Bead board wainscoting throughout
- Crown molding

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 - Bead board wainscoting throughout
 - Crown molding



Master Library

- Built-in cherry bookcases
- Solid brick wood burning fireplace with cherry mantle
- White washed cedar ceiling
- Brazilian cherry wood flooring
- 20 x 16





Bonus Room

- High ceiling with two ceiling fans and recessed lighting
- Large walk-in closet
- Great garden views
- 18 x 33



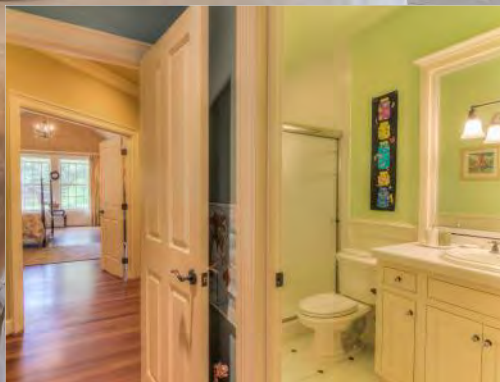
Additional Bedroom

- Vaulted white washed cedar ceiling with fan and upper loft area
- Built-in book shelves
- Garden views
- Full bath with built-ins, single sink vanity and walk-in shower
- Walk-in closet
- Brazilian cherry hardwood flooring
- Built-in window seat with storage
- 12 x 12



Additional Suite

- Vaulted white washed cedar ceiling with fan
- Built-in book shelves
- Garden views
- Full bath with built-ins, single sink vanity and walk-in shower
- Walk-in closet
- Brazilian cherry hardwood flooring
- Built-in window seat with storage
- 11 X 11



4th Bedroom/Den

- Vaulted white washed cedar ceiling
- Ceiling fan
- Bead board wainscoting
- Brazilian cherry hardwood flooring
- 14 x 18



The Porch

- 1700 square foot wrap around porch
- Fully covered with bead board cedar ceiling with recessed lighting
- Perfect area for outdoor entertaining
- French door access from living room
- Garden and equestrian views



The Patio

- Concrete private patio
- Surrounded by garden space and raised stone beds
- Walkway from back deck
- Perfect for barbequing and outdoor entertaining
- Additional gravel path to yard and equestrian facilities



The Grounds

- Extensive perennial gardens
- Blueberry's, currants and kiwi vines
- Trees include apple, plums, peach, pear, Bing cherry, and Asian pears
- Raised garden beds
- Deer fencing
- 4 acres of programmable irrigation including sprinklers and drip systems
- 70gpm well
- Chicken coup/dog run





Equestrian Facilities/Shop

- Custom 2008 built 4-stall barn with full loft
- 240 amp electric service with independent meter
- Includes tack room, hay storage, entry with 2 sets sliding doors and additional covered storage area
- Electric, cold and hot water with independent meter
- Cushioned matted stall flooring
- Custom concrete floor
- 2 fully fenced pasture areas with cross fencing
- Extra wide driveway to accommodate trailers and large vehicles





The Garage

- *Attached 3-car garage with 2 doors*
- *Tons of extra storage space*
- *Dog bath/run area*
- *Built-ins throughout with loft/attic*
- *Oversized driveway with room for trailers and RVs*



Tool Shed

- *Extra storage space*
- *Gravel walkway connects to patio*
- *Cottage style building with 50 yr roof*



The Property

- *Not in tax deferral but opportunities for deferral and lower taxes*
- *Private setting yes close to high tech corridor, Portland and wine country!*











Addr: 17251 SW SWANK RD
City: Sherwood **Zip:** 97140
Zoning: EFS
County: Washington **Tax ID:** R0566836
Elem: Groner
High: Hillsboro
Nhood/Bldg:
Legal: ACRES 6.05
Open house: N

Unit#:
Condo Loc:

Middle Prop Type: DETACHED
CC&Rs:

Home Energy Score: N
Wmty: 55+ w/Affidavit Y/N: N
[Video Tour](#)

GENERAL INFORMATION

Lot Size: 5-6.99AC **# Acres:** 6.05 **Lot Dimensions:**
Wtfmt: **View:** TREES **Lot Desc:** LEVEL, PRIVATE, TREES
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 2996 **SFSrc:** approx **#Bdrms:** 4 **#Bath:** 3/2 **#Lvl:** 2 **Year Built:** 2001 / RESALE
Main SQFT: 2201 **TotUp/Mn:** 5197 **Roof:** COMP **Style:** 2STORY, CUSTOM **Green Cert:** **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** 2 / WOOD **Parking:** RV-PARK **Exterior:** CEDAR
Total SQFT: 5197 **Addl. SQFT:** **#Gar:** 3/OVRSIZE,, **Bsmt/Fnd:** CRAWLSP
RV Desc:

REMARKS

XSt/Dir: Scholls-Sherwood, South on Swank (No sign) directionals off Swank to home
Public: Southern Charm defines property where classic elegance & farm practicality meet; 1700 sqft Wrap around porch, luscious landscaping, gardens, in/outdoor entertaining, vintage 4 stall barn w/loft & fruit trees greet you at the end of the rd. Hm has all the bells & Whistles w/expert craftsman handiwork t/out. Privacy yet minutes to HiTech/City, 70 GPM Well, DSL, Private Paradise!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 20 X 21 / FIREPL, FNCHDR, WAINSCO	Mstr Bd: U/ 23 X 14 / BLT-INS, SUITE, VAULTED	Bths - Full/Part
Kitchen: M/ 12 X 16 / EAT-BAR, EATAREA, PANTRY	2nd Bd: U/ 11 X 12 / BLT-INS, SUITE, VAULTED	Upper Lvl: 3/0
Dining: M/ 12 X 12 / BLT-INS, BTL-PAN, WAINSCO	3rd Bd: U/ 12 X 12 / SUITE, VAULTED, WI-CLOS	Main Lvl: 0/2
Family: M/ 12 X 16 / BLT-INS, HI-CEIL, WAINSCO	4TH-BD: U/ 14 X 18 / GREAT-R, VAULTED, WAINSCO	Lower Lvl: 0/0
DEN/OFF: U/ 20 X 16 / BLT-INS, FIREPL, HISPEED	BONUS: U/ 18 X 33 / BLT-INS, GREAT-R, WAINSCO	Total Bth: 3/2

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-OVEN, BI-REFR, BTL-PAN, COMPCTR, COOK-IS, COOKTOP, DISHWAS, GRANITE, PANTRY
Interior: AIRCLEN, BI-VACM, GAR-OPN, GRANITE, HARDWOD, HISPEED, OWSECUR, SOAKTUB, SOUNSYS, WAINSCO
Exterior: BARN, COVPAT, DECK, DOG-RUN, FENCED, GARDEN, PORCH, SPRNKLRL, TL-SHED, WDW-DBL

Accessibility:

Cool: HT-PUMP
Water: WELL

Heat: FOR-AIR, HT-PUMP
Sewer: SEPTIC

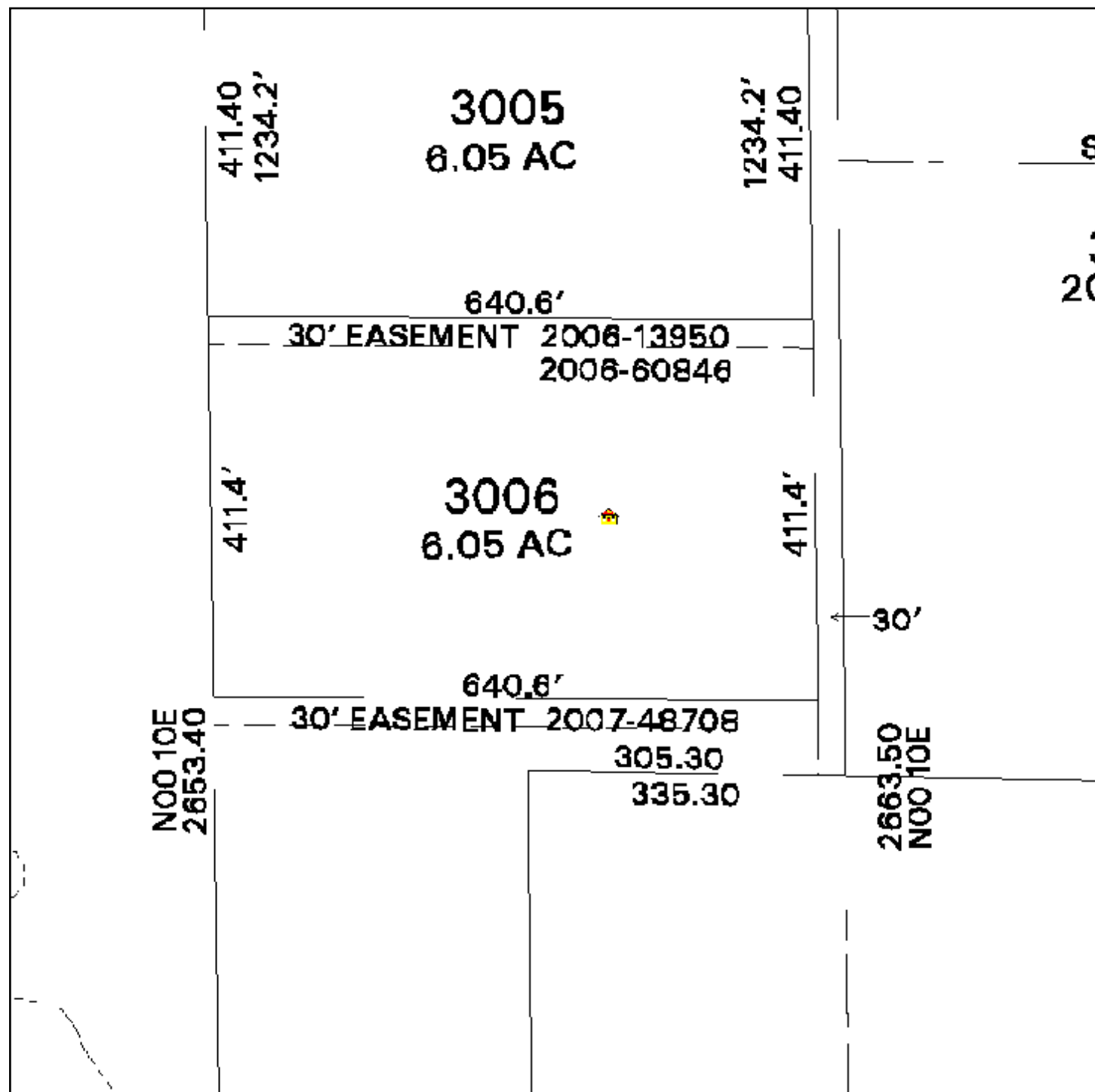
Hot Water: ELECT

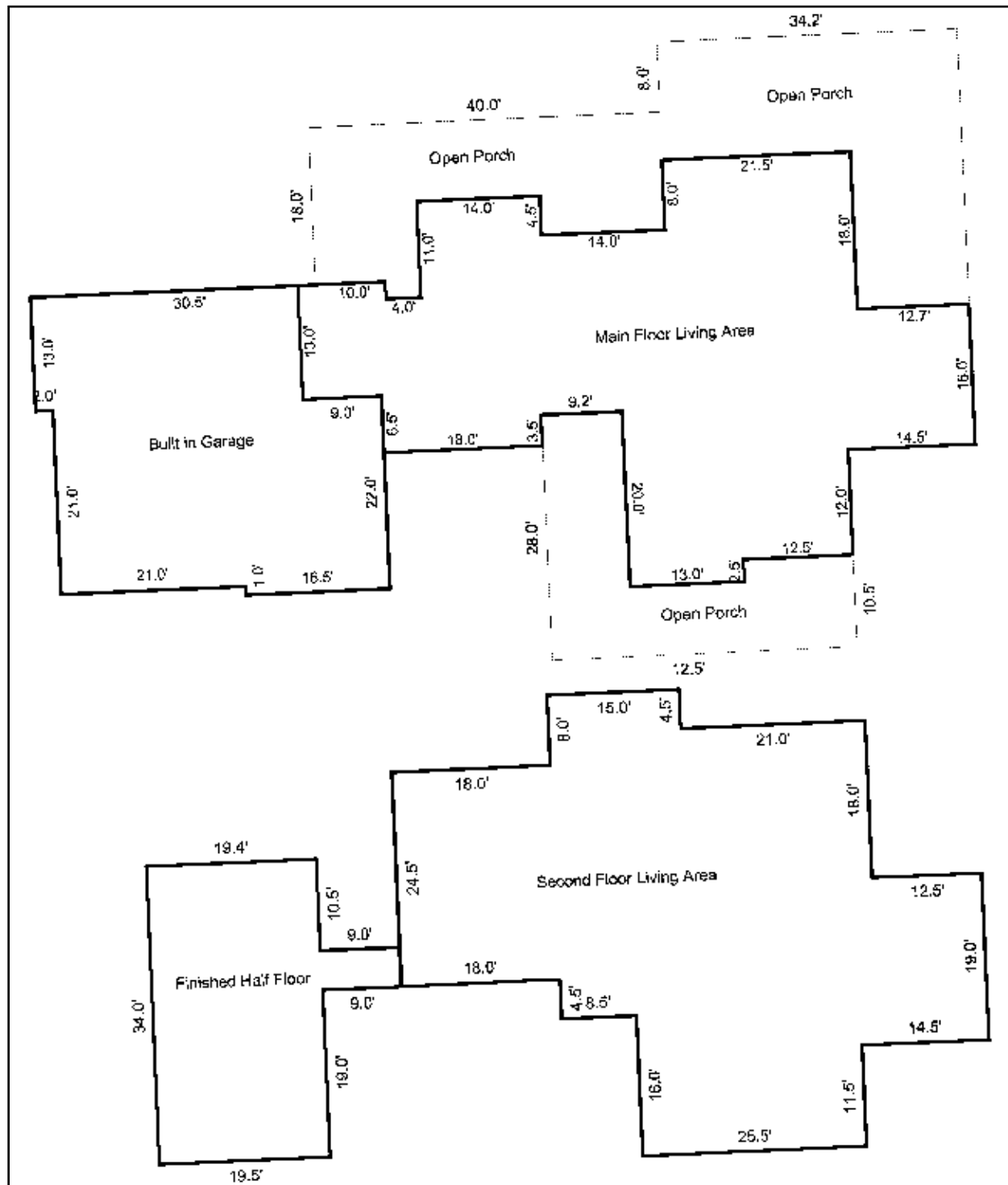
Fuel: ELECT

FINANCIAL

PTax/Yr: \$10,161.84 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
HOA Incl:
Terms Considered:
List Date: 12/5/2017

COMPARABLE INFORMATION













THE
KELLY
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REAL ESTATE

Kelly Hagglund, Principal Broker
Licensed in Oregon



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