







42177 SW Dixon Mill Road

Gaston, OR 97119

Grand estate in a desirable, upscale community with panoramic views! Oversized shop with three RV bays, office/game room and bathroom. Relax in a park-like setting with mature trees, gardens and wildlife across 5.22 acres. Inside you will find an open layout with high ceilings and large picture windows, bringing in natural light. Expansive deck and patio with firepit and beautiful landscaping. Wonderful location, in the heart of wine country with numerous vineyards nearby.

5.22 Acres - 3 Bedrooms - 3/1 Bathrooms - 3,160 SF



Welcome Home





Formal Living Room

- High ceilings
- Propane fireplace with marble surround and mantle
- Open to foyer with Italian tile
- Double opening to formal dining room
- Wall to wall carpet
- 21 x 12



A formal dining room featuring a large, dark-stained wooden dining table surrounded by matching wooden chairs with upholstered seats. A large, ornate crystal chandelier hangs from the ceiling. The walls are decorated with several framed pictures and a large landscape painting. A glass centerpiece with a colorful, iridescent bowl and a glass sphere sits on the table. The room has a high ceiling and a wall-to-wall carpet. A doorway in the background leads to a living room with a light-colored sofa and a large rug.

Formal Dining Room

- High ceilings
- Bright natural light
- Easy access to kitchen and living room
- Perfect for small and large gatherings alike
- Wall to wall carpet
- 14 x 11







Gourmet Kitchen

- Extensive granite island and countertops
- Dining nook and eating bar
- Stainless steel appliances including refrigerator, built-in microwave, trash compactor, dishwasher, gas stove top and electric oven
- Stainless steel touch faucet
- 9-13 foot ceilings
- Huge walk-in pantry
- 12" Italian tile floor
- Dining nook with slider to deck
- 13 x 13



Family Room

- High ceiling with fan
- Propane fireplace with mantle
- Slider to deck
- Abundant natural light
- Sunken and open to kitchen
- 22 x 14



Master Suite

- High coved ceiling with fan
- Bright bay windows
- Glass door to deck
- Full walk-in closet with built-ins
- Dual vanity sink with tile counter
- Large soak tub with tile surround
- Walk-in shower
- Wall to wall carpet
- 16 x 15





2nd Bedroom

- High ceiling
- Large closet
- 17 x 11



3rd Bedroom

- High ceiling
- Walk-in closet
- 15 x 11



Den/Office

- High ceiling
- Wainscoting
- Great property views
- 14 x 13



Utility Room

- Extensive built-ins
- Utility sink
- Tile floor and counter
- 13 x 8



Shop

- Fully finished shop with 13 foot bay doors and propane heater plus min-split heating and cooling
- Additional laundry facilities and separate hot water heater
- Room has a ceiling fan, full bathroom and built-ins
- 15 foot ceilings throughout





The Deck

- Huge partially covered deck
- Fantastic panoramic valley, mountain and wine country views
- Perfect for outdoor entertaining!





The Property

- Large flagstone patio with built-in firepit
- Huge garden plus two additional garden beds
- Fully fenced backyard, orchard and field
- Irrigation faucets in field for garden
- Orchard includes apples, cherries, plums, prunes and blueberries
- Mature landscaping throughout
- Private park-like setting on 5.22 acres







Addr: 42177 SW DIXON MILL RD
City: Gaston **Zip:** 97119
Zoning: RES/RUR
County: Washington **Tax ID:** R2073808
Elem: Gaston **Middle:** Gaston
High: Forest Grove **Prop Type:** DETACHD
Nhood/Bldg: CC&Rs
Legal: ACRES 5.22
Open house: N
Home Energy Score:
Wnty: HOME 55+ w/Affidavit Y/N: N

[V Tour #1](#)

[V Tour #2](#)

GENERAL INFORMATION

Lot Size: 5-6.99AC **# Acres:** 5.22 **Lot Dimensions:**
Wtmt: **View:** TERRITR, TREEWOOD **Lot Desc:** CULDSAC, GEN-SLP, LEVEL
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** Trio **#Bdrms:** 3 **#Bath:** 3 / 1 **#Lvl:** 1 **Year Built:** 1999 / RESALE
Main SQFT: 3160 **TotUp/Mn:** 3160 **Roof:** COMP **Style:** 1STORY, TRAD **Green Cert:** **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** 2 / PROPANE **Parking:** DRIVWAY, RVACCPRK **Exterior:** BRICK, CEDAR
Total SQFT: 3160 **Addl. SQFT:** **#Gar:** 5/ATTACHD, DETACHD, **Bsmt/Fnd:** CRAWLSP
RV Desc: RV-PRKNG

REMARKS

XStDir: Hwy 47 to E on Gaston Road to Hardebeck Road, R on Dixon Mill Road, driveway on L
Public: Breathtaking estate in a desirable, upscale community w/panoramic views! Oversized shop w/3 RV bays, office/game rm & bthrm. Relax in a park-like setting w/mature trees, gardens & wildlife across 5.22 acrs. Inside you will find an open layout w/high ceilings & lg picture windows, bringing in natural light. Expansive deck/patio w/firepit & beautiful landscaping. Wonderful location, in the heart of wine country w/numerous vineyards nearby

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 21 X 12 / FIREPL, HI-CEIL, WWW-CARP	Mstr Bd: M/ 16 X 15 / BAYWIND, SUITE, WI-CLOS	Bths - Full/Part
Kitchen: M/ 13 X 13 / EATAREA, GRANITE, PANTRY	2nd Bd: M/ 17 X 11 / HI-CEIL, WI-CLOS, WWW-CARP	Upper Lvl: 0/0
Dining: M/ 14 X 11 / FORMAL, HI-CEIL, WWW-CARP	3rd Bd: M/ 15 X 11 / CLOSET, HI-CEIL, WW-CARP	Main Lvl: 3/1
Family: M/ 22 X 14 / BAYWIND, FIREPL, SLIDER	ENTRY: M/ 37 X 7 / HI-CEIL, TILE-FL	Lower Lvl: 0/0
UTILITY: M/ 13 X 8 / BLT-INS, SINK, TILE-FL	DEN/OFF: M/ 14 X 13 / HI-CEIL, WAINSCO, WWW-CARP	Total Bth: 3/1

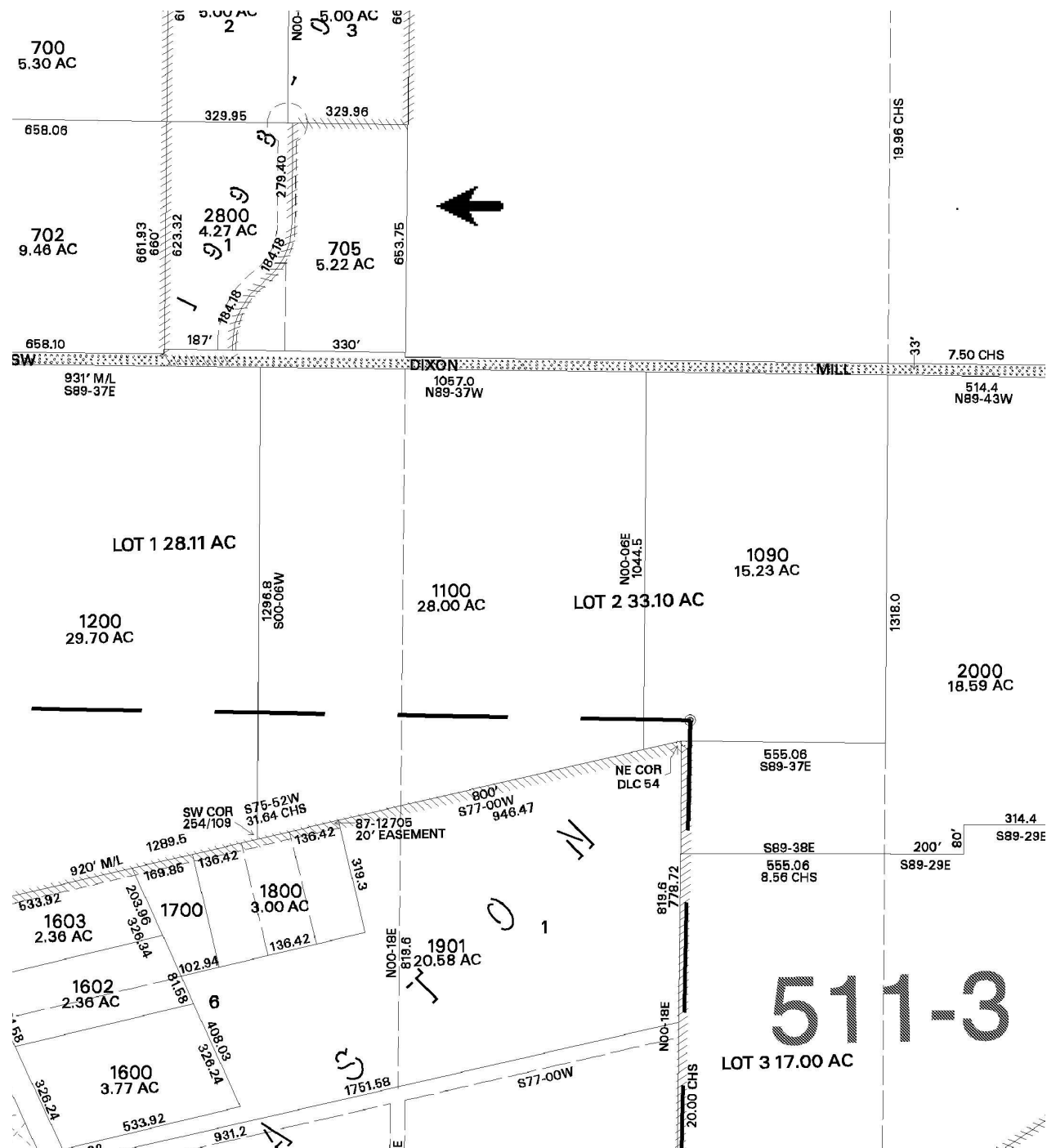
FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-OVEN, COMPCTR, DISPOS, GRANITE, ISLAND, PANTRY, PLB-ICE, SSAPPL
Interior: BI-VACM, CEILFAN, GAR-OPN, GRANITE, INTRCOM, LAUNDRY, SOUNSYS, TILE-FL, WWW-CARP
Exterior: 2ND-GAR, BBQ-PIT, DECK, GARDEN, PATIO, PORCH, SEC-LIT, SHOP, SPRNKLR, YARD
Accessibility: 1LEVEL, GRGMAIN, MINSTEP, MNDBBTH, NATUTE
Cool: CENTAIR **Heat:** FOR-95+, ZONAL
Water: COMMUNY, WELL **Sewer:** SEPTIC **Hot Water:** ELECT, PROPANE **Fuel:** ELECT, PROPANE

FINANCIAL

PTax/Yr: \$7,997.05, 2017 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
HOA Incl:
Terms Considered: CASH, CONV
List Date: 7/2/2018

COMPARABLE INFORMATION





THE
KELLY
GROUP
REAL ESTATE

Kelly Hagglund, Principal Broker
Licensed in Oregon



The Kelly Group Real Estate | 215 N Blaine Street, Newberg, OR 97132 | 503-538-4531
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