

20255 SE CHERRY BLOSSOM LANE, AMITY



THE  
KELLY  
GROUP  
REAL ESTATE

Kelly Hagglund, Principal Broker  
Licensed in Oregon









## *Welcome Home*

- ◆ Exquisite home on nearly 10 acres with cascade mountain & valley views
- ◆ Beautiful 3622 square foot home with 5 bedrooms and 3/1 bathrooms
- ◆ Imagine yourself living the dream, relaxing, entertaining and sharing the bounty of your orchard!





# Entry





## *Dining Room*



- ◆ Formal dining room
- ◆ High ceiling
- ◆ Abundant natural light

- Off the entry
- Hardwood floors
- 12 x 11



# *Kitchen*



- ◆ Built-in convection oven
- ◆ Built-in microwave
- ◆ Cooktop

- Free standing refrigerator
- Dishwasher
- Stainless steel appliances





- Disposal
- Walk-in pantry
- ◆ Granite countertops

- ◆ Hardwood floors
- ◆ Eating area
- ◆ 13 x 12



# Living Room



- ◆ Formal living room
- ◆ Wood burning stone fireplace
- ◆ Large picture windows
- Vaulted ceilings
- Wall to wall carpet
- 19 x 15







# *Family Room*



- ♦ Lower level
- ♦ Exterior door to backyard
- ♦ Wall to wall carpet
- ♦ 19 x 15



## *Bonus Room*



- ♦ Lower level
- ♦ Storage
- ♦ Wet-bar

- Woodstove
- Wall to wall carpet
- 21 x 11



# Master Suite



- ◆ Main level master suite
- ◆ Slider to back deck
- ◆ Built-in dresser
- ◆ Walk-in closet
- ◆ Dual vanity sink
- ◆ Jetted tub
- ◆ Walk-in shower
- ◆ 16 x 13







## 2nd Bedroom



- ◆ Upper level
- ◆ Closet
- ◆ 12 x 11

## 3rd Bedroom



- ◆ Upper level
- ◆ Closet
- ◆ 11 x 11





## 4th Bedroom



- ◆ Upper level
- ◆ Closet
- ◆ Built-ins
- ◆ 25 x 12



## 5th Bedroom

- ◆ Lower level
- ◆ Closet
- ◆ Built-ins
- ◆ 12 x 11



# *Exterior Features*



- ◆ Large wrap around deck
- ◆ Fenced
- ◆ Raised garden beds
- ◆ Patio and porch
- ◆ Satellite dish
- ◆ Shop
- ◆ Property has only had one owner
- ◆ 9.9 acres









## *Thank you for visiting*

Exquisite home on nearly 10 acres with cascade mountain and valley views. 5 acres of Royal Ann cherries is in farm deferral. Large, 24x36 pole barn. Inside the home, you will find high ceilings and hardwood floors. 2-story living room with abundant natural light and stone fireplace. Dual living capability with family/media room, wet bar and wine cellar. Imagine yourself living the dream, relaxing, entertaining and sharing the bounty of your orchard.





# RMLS



**Addr:** 20255 SE CHERRY BLOSSOM LN  
**City:** Amity **Zip:** 97101  
**Zoning:** EF-40  
**County:** Yamhill **Tax ID:** 524035 529813  
**Elem:** Amity **Middle:** Amity  
**High:** Amity **PropType:** DETACHD  
**Nhood/Bldg:** CC&Rs:  
**Legal:** LOT 197 EOLA WALNUT GROVES 2ND ADDITION = 5.00 ACRES;  
 LOT 190 = 4.9 ACRES CHERRIES  
**Open house:** N  
**Home Energy Score:**  
**Wrrnty:** HOME 55+ w/Affidavit Y/N: N  
[VTour #1](#)

## GENERAL INFORMATION

**Lot Size:** 7-9.99AC  
**# Acres:** 9.9  
**Wtfrnt:** MNTAIN, VALLEY  
**Body Water:** **View:**  
**Seller Disc:** DSCLOSUR

## RESIDENCE INFORMATION

**Upper SQFT:** 798 **SFSrc:** Trio **#Bdrms:** 5 **#Bath:** 3 / 1 **#Lvl:** 3 **Year Built:** 2003 / RESALE  
**Main SQFT:** 1412 **TotUp/Mn:** 2210 **Roof:** COMP **Style:** CRAFTSM, TRAD **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 1412 **#Fireplaces:** 2 / STOVE, WOOD **Parking:** DRIVEWAY **Exterior:** FIBRCEM, LAP  
**Total SQFT:** 3622 **Addl. SQFT:** **#Gar:** 2/ATTACHD, **Bsmt/Fnd:** FULLBAS  
**RV Desc:** RV-PRKNG

## REMARKS

**XSt/Dir:** OR-153/Lafayette HWY to SE Hood View Rd, R on Eola Hills Rd, R on Cherry Blossom Ln, Property on R.  
**Public:** Exquisite home on nearly 10 acres w/cascade mountain & valley views. 5 acres of Royal Ann cherries is in farm deferral. Large, 24x36 pole barn. Inside the home, you will find high ceilings & hardwood floors. 2-story living rm w/abundant natural light & stone fireplace. Dual living capability w/family/media rm, wet bar & wine cellar. Imagine yourself living the dream, relaxing, entertaining & sharing the bounty of your orchard!

## APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Living:</b> M/ 19 X 15 / FIREPL, FORMAL, VAULTED	<b>Mstr Bd:</b> M/ 16 X 13 / DECK, SUITE, WI-CLOS	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 13 X 12 / CONVECT, GRANITE, PANTRY	<b>2nd Bd:</b> U/ 12 X 11 / CLOSET, WW-CARP	<b>Upper Lvl:</b> 1/0
<b>Dining:</b> M/ 12 X 11 / FORMAL, HARDWOD, HI-CEIL	<b>3rd Bd:</b> U/ 11 X 11 / CLOSET, WW-CARP	<b>Main Lvl:</b> 1/1
<b>Family:</b> L/ 19 X 15 / EXTDOOR, WW-CARP	<b>4TH-BD:</b> U/ 25 X 12 / BLT-INS, CLOSET, WW-CARP	<b>Lower Lvl:</b> 1/0
<b>5TH-BD:</b> L/ 12 X 11 / CLOSET, WW-CARP	<b>BONUS:</b> L/ 21 X 11 / STORAGE, WET-BAR, WOODSTV	<b>Total Bth:</b> 3/1

## FEATURES AND UTILITIES

**Kitchen:** BI-MICO, BI-OVEN, CONVECT, COOKTOP, DISHWAS, DISPOS, FS-REFR, GRANITE, PANTRY, SSAPPL  
**Interior:** GAR-OPN, GRANITE, HARDWOD, HI-CEIL, JET-TUB, LAUNDRY, OWSECUR, SOUNSYS, TILE-FL, WASHDRY  
**Exterior:** DECK, FENCED, GARDEN, PATIO, PORCH, RAISDBD, SATDISH, SHOP, SPRNKL, YARD  
**Accessibility:**  
**Cool:** CENTAIR **Heat:** FOR-AIR, HT-PUMP **Hot Water:** ELECT **Fuel:** OTHER  
**Water:** WELL **Sewer:** SEPTIC

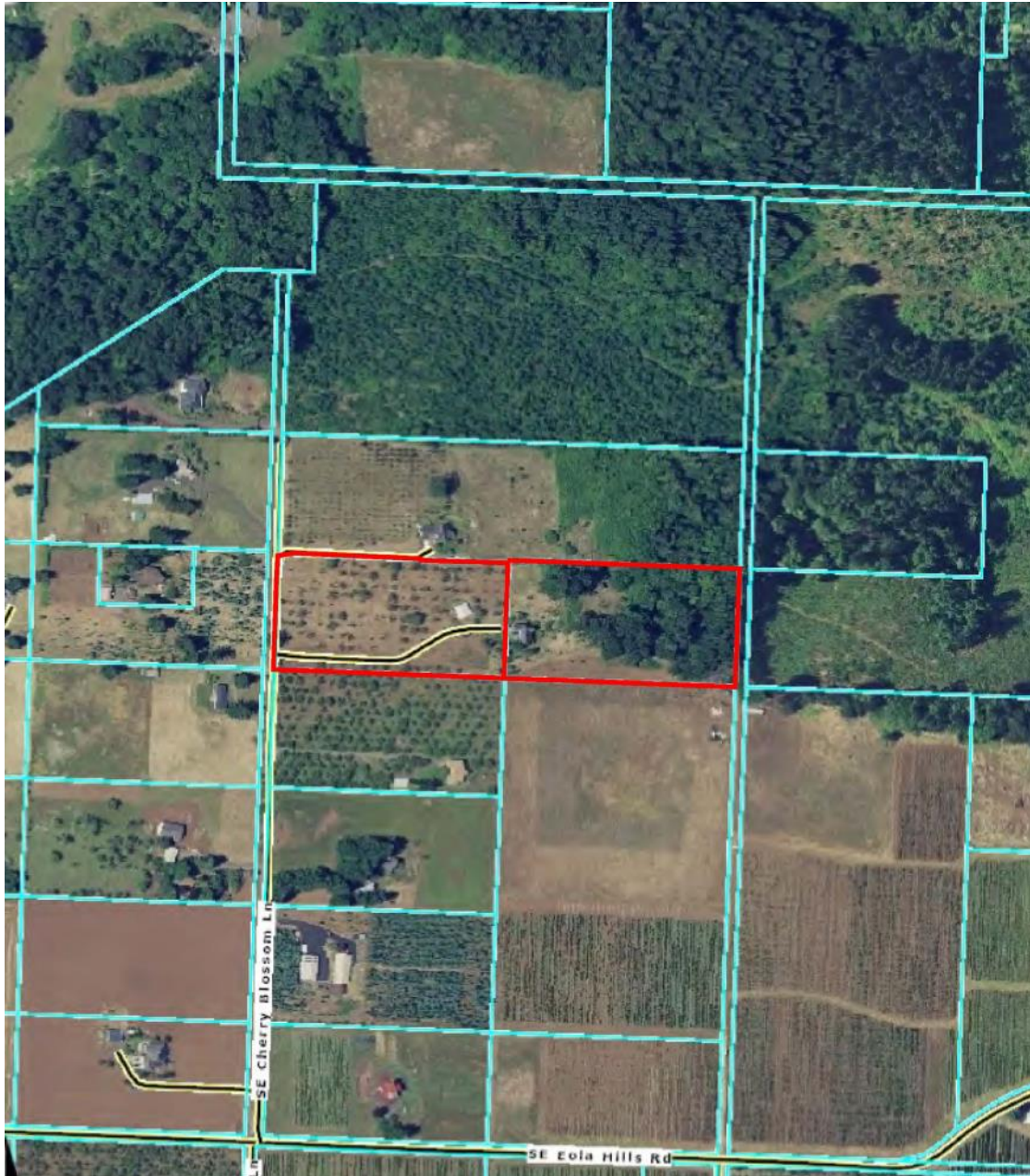
## FINANCIAL

**PTax/Yr:** \$4,990.02, 2017 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:** N **Dues:** **Other Dues:**  
**HOA Incl:**  
**Terms Considered:** CASH, CONV  
**List Date:** 9/6/2018

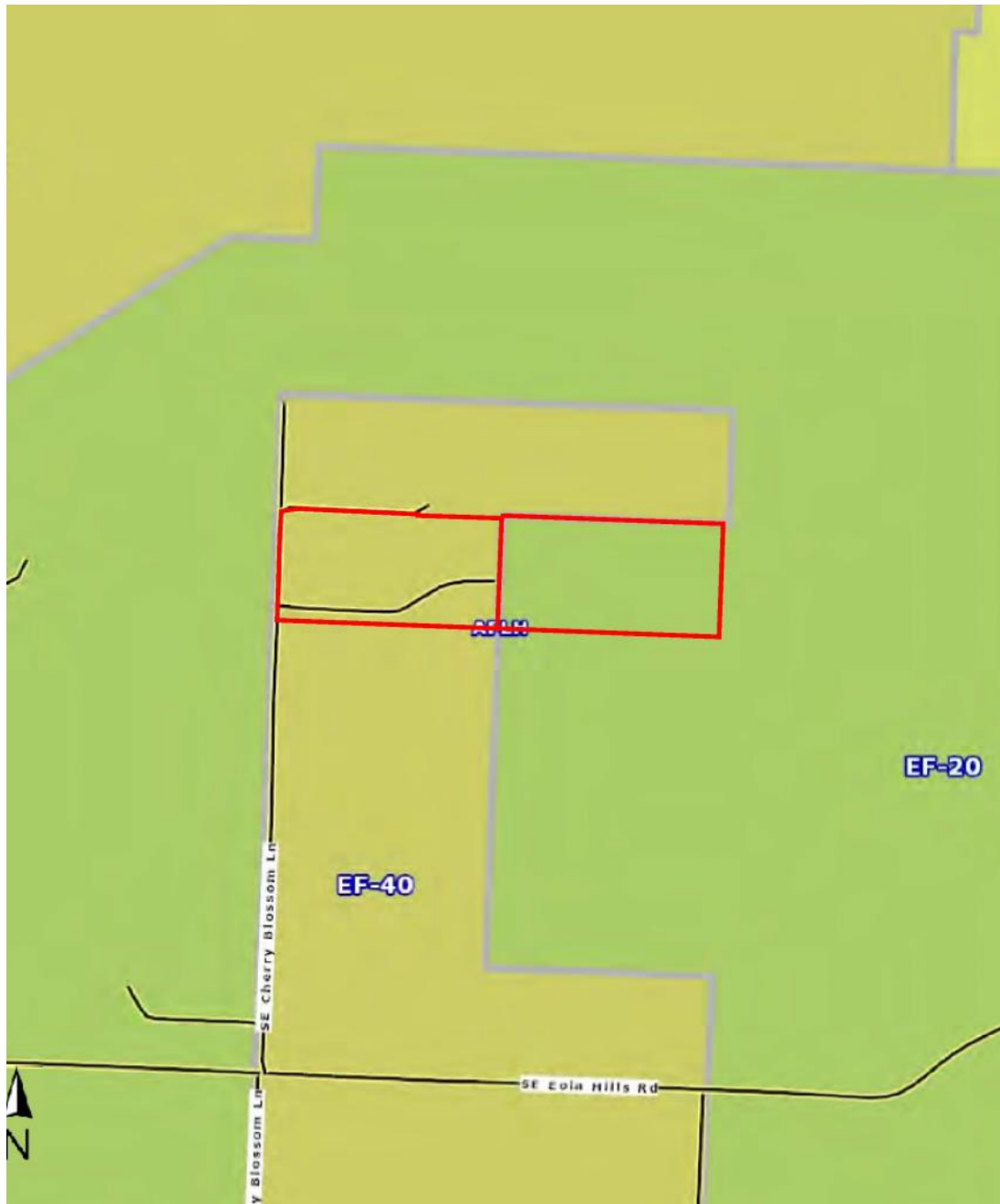
## COMPARABLE INFORMATION



# PLAT MAPS









# NOTES



# NOTES





# THE KELLY GROUP REAL ESTATE



Kelly Hagglund  
Principal Broker

*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 simply gives you more! More in professional marketing; more in service and genuine care; and more in integrity as The Kelly Group Real Estate 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 Real Estate 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 Real Estate.*

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

Home Packet Designed by The Kelly Group Real Estate. All information deemed reliable but not guaranteed. 9.11.2018