

# Extensive Remodel Throughout



Recently Renovated Contemporary Lodge

## Enchanting Surprises!

- **Main Floor Master Suite:** Large Spa Style Bath with Dbl Vanities, Fabulous Multiple Shower, Water Closet & Laundry. Gas Fireplace, Dbl walk-in Closets, Atrium, Deck to Yard & Gazebo enclosed Hot Tub, Adjoining Exercise Room & Open Beam High Ceilings.
- **Centrally Located:** 22 minutes from Portland City Center. Less than 7 minutes to the Village Centers of Oswego, West Linn & Tualatin. Quiet, but less than 5 min. to I-5 & I-205 Interchanges.
- **Low Maintenance Landscape:** Mature Northwest Shrubs, Old Growth, Waterfall/Pond, Spa w/Gazebo.



The Oregon Dream Yard!

[www.726AshdownCircleWestLinn.com](http://www.726AshdownCircleWestLinn.com)

[www.SusanAndersonRealEstate.com](http://www.SusanAndersonRealEstate.com)

**726 Ashdown Circle  
West Linn  
Oregon 97068**

**Stafford Primary, Athey Creek, West Linn High**

Highly Regarded by the Community. Exceptional Grading by the State  
<http://www.wlww.k12.or.us/Schools>

### 1.66 Level Acres

- 4654 Square Feet
- Sunny Great Room
- New Main Flr Master
- New Windows
- New 50 Year Roof
- 4 Car Garage
- 5 Bedrooms
- 4 Bathrooms
- 5 Fireplaces
- Formal Entry
- Formal Living Room
- Formal Dining
- Main Floor Library

### Bonus Family Room or Bonus Master Up

- Laundry Main & Up
- T&G Oak Hardwood Floors Throughout
- Bouvet Hardware
- Hand Hewn Copper Granite
- Travertine Slate
- Waterfall & Pond
- Gazebo Encl Spa
- Extensive Decks
- RMLS 7044613

### Kitchen Details

- Granite Island
- Hickory Cabinets
- Gas Range
- Dble Ovens
- Microwave
- Built-in Refrigerator
- Wine Cooler
- Deli Frig
- Serving Bar.
- Breakfast Dining
- Window Seat,
- Waterfall View
- Family Room



Spacious & Casual Elegance



New Master Bath w/Spa Shower

Don't miss a Rare Opportunity to own one of only 33 Unique Like-Sized & Quality Estates in & highly desired Ashdown Wood. You will be embraced by over 100 Acres of Native Forested Common Area with numerous trails owned by The Ashdown Wood Home Owners.

A breath of fresh air in your own backyard. Protective CC&R's, Community Water & Low HOA fees only \$500 per year.

**Susan Anderson**  
**Principal Broker**  
**Office: 503-636-4840**



**Your Native Resident Relocation Expert For 30 years.**