



Client Full Residential 1/25/2023 5:00PM

\$735,000 4 bd | 2 / 1 ba | 2479 sqft

Status: **Active**

List Date: 1/25/2023

DOM: Acres: 0.11

MLS#: 23531444

Year Built: 2020 / RESALE

11385 SE COURTEOUS CT Happy Valley, OR 97086

Unit #: Condo Loc:

XST/Dir: SE 152nd/SE 147th to SE Scouters Mountain Rd, R on Helpful Pl, L on Baden Powell, R on Courteous Ct

Property Details:

Property Type: Detached	Area: 145
Style: 2 Story, Craftsman	Zoning:
County: Clackamas	Seller Disclosure: Disclosure
Nhood/Bldg: Scouters Mountain	Waterfront:
CC&Rs: Y	Lot Desc: Cul-de-sac, Green Belt,
Legal: SUBDIVISION SCOUTERS MOUNTAIN 4560 LT 136	Private, Trees
Warranty:	Lot Size: 3,000 to 4,999 SqFt
55+ w/Affidavit Y/N: N	Lot Dimensions:
Open House:	View: Park/Greenbelt,
	Territorial, Trees/Woods
	Body Water:
	Tax ID: 05034266
	# Supplements: 1

Upcoming Open House:

Better than NEW! Fabulous home in Scouters Mountain Neighborhood, situated on quiet culdesac. \$50k in upgrades! Home backs to walking path & treed greenspace, offers natural privacy. Popular Magnolia floorplan w/spacious living room/kitchen, perfect for entertaining! Large kitchen island & tons of cabinets! Custom built-ins w/fridge in living room. Covered deck w/heater for year round use! Primary suite w/dbl sinks, soaking tub & spacious wlk-in closet. New interior paint & low maintenance yard.

Schools:

Elementary: Scouters Mtn
Middle: Happy Valley
High: Adrienne Nelson

Residence Information:

Upper SQFT: 1467	SQFT Source: Plans	Levels: 2	Green Certification:
Main SQFT: 1012	Total Up/Main: 2479	Roof: Composition	Energy Efficiency:
Lower SQFT: 0	Fireplaces: 1	Parking: Driveway, On Street	Exterior: Cultured Stone, Fiber Cement
Additional SQFT:	Garage: 2 / Attached,,	Basement: Crawl Space	RV Description:
Unreinforced Masonry Building:	Foundation: Concrete Perimeter	Road Surface: Paved	

Approximate Room Sizes and Descriptions:

Living:	M	15 X 23	Built-in Features, Fireplace, Family Room/Kitchen Combo
Kitchen:	M	14 X 18	Built-in Oven, Built-in Dishwasher, Family Room/Kitchen Combo, Island, Pantry, Quartz
Dining:	M	12 X 14	Deck
Family:	U	12 X 14	Loft, Wall to Wall Carpet
Laundry:	U	6 X 11	Storage
Primary Bedroom:	U	14 X 15	Double Sinks, Shower, Soaking Tub, Suite, Walk in Closet, Wall to Wall Carpet
2nd Bedroom:	U	12 X 12	Closet, Wall to Wall Carpet
3rd Bedroom:	U	12 X 12	Closet, Wall to Wall Carpet
Bedroom 4:	U	12 X 12	Closet, Wall to Wall Carpet

Baths - Full/Part Upper Level: 2/0 Main Level: 0/1 Lower Level: 0/0 Total Baths: 2/1

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Built-in Dishwasher, Disposal, Gas Appliances, Island, Pantry, Plumbed For Ice Maker, Quartz, Stainless Steel Appliance(s)

Cool: Central Air
Water: Public Water
Heat: Forced Air - 95+%, Forced Air
Security:

Sewer: Public Sewer
Hot Water: Tankless
Fuel: Gas
Internet:
Windows: Vinyl Frames

Interior: Garage Door Opener, High Ceilings, Laundry, Quartz, Soaking Tub, Tile Floor, Wall to Wall Carpet

Exterior: Covered Deck, Deck, Fenced, Raised Beds, Sprinkler, Yard

Accessibility:

Financial:

Property Tax/Yr: \$6,960.73 / 2021
HOA: Y

Rent, If Rented:
Dues: \$65 / Monthly

Short Sale: N
Other Dues:

Bank Owned/Real Estate Owned: N

Association Amenities: Basketball Court, Commons, Maintenance Grounds, Management

Terms Considered: Cash, Conventional, FHA, VA Loan

Comparable Information:

Original Price: \$735,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Townhouse / Planned Community Supplement:

Parking Space #/ID: NA

Parking space Owned?:

Public: Neighborhood features park/playground & basketball court as well as walking paths throughout the community. Enjoy events in/around Happy Valley including Concerts in the Park, 4th of July Festival, Farmers Markets & Tree Lighting!

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