



Client Full Residential 6/22/2022 2:36PM

**\$700,000** 3 bd | 2 / 1 ba | 2715 sqft

Status: **Active**

List Date: 6/22/2022

DOM: Acres: 0.11

MLS#: 22200083

Year Built: 2001 / REMOD

**7755 SW ROANOKE DR Wilsonville, OR 97070**

Unit #:

Condo Loc:

XST/Dir: Elligsen to Canyon Creek to Roanoke

### Property Details:

Property Type: Detached

Area: 151

Style: Traditional

Zoning:

County: Clackamas

Seller Disclosure: Disclosure

Nhood/Bldg: Canyon Creek

Waterfront:

Estates

Lot Desc: Level

CC&Rs: Y

Lot Size: 3,000 to 4,999 SqFt

Legal: SUBDIVISION CANYON CREEK ESTATES 3594 LT 45

Lot Dimensions:

Warranty:

View:

55+ w/Affidavit Y/N: N

Body Water:

Open House:

Tax ID: 05001921

Upcoming Open House:

# Supplements: 1

Fabulous location in Canyon Creek Estates! Updated one level living and original owners! Large primary suite on main w/direct access to backyard for relaxing in the hottub! Walk in closet, double sinks w/shower & soaking tub. Two additional bedrooms & laundry on main. Upper level features bonus/family room & office/flex space w/half bathroom. New Roof in 2020 updated flooring & all appliances included.

### Schools:

Elementary: Boeckman Creek

Middle: Meridian Creek

High: Wilsonville

### Residence Information:

Upper SQFT: 760

SQFT Source: Floor Plan

Levels: 2

Green Certification:

Main SQFT: 1955

Total Up/Main: 2715

Roof: Composition

Energy Efficiency:

Lower SQFT: 0

Fireplaces: 1

Parking: Driveway

Exterior: Fiber Cement, Lap

Additional SQFT:

Garage: 2 / Attached,,

Basement: Crawl Space

Siding

Unreinforced Masonry Building:

Foundation: Concrete Perimeter

Road Surface: Paved

RV Description:

### Approximate Room Sizes and Descriptions:

Living:	M	16 X 20	Ceiling Fan(s), Fireplace, Vaulted Ceiling(s), Wood Floors
Kitchen:	M	16 X 19	Built-in Microwave, Eating Area, Free-Standing Refrigerator, Gas Appliances, Granite, Island
Dining:	M	12 X 12	Coved, Wall to Wall Carpet
Family:	U	19 X 19	Wall to Wall Carpet
Laundry:	M	Washer/Dryer	
Primary Bedroom:	M	16 X 17	Ceiling Fan(s), Double Sinks, Soaking Tub, Suite, Walk in Closet, Wall to Wall Carpet
2nd Bedroom:	M	10 X 11	Closet, Wall to Wall Carpet
3rd Bedroom:	M	Closet, Wall to Wall Carpet	
Office:	U	14 X 17	Loft, Wall to Wall Carpet

Baths - Full/Part

Upper Level: 0/1

Main Level: 2/0

Lower Level: 0/0

Total Baths: 2/1

# Features and Utilities:

**Kitchen:** Built-in Microwave, Built-in Dishwasher, Disposal, Free-Standing Refrigerator, Free-Standing Gas Range, Gas Appliances, Granite, Island, Pantry, Plumbed For Ice Maker

**Cool:** Central Air  
**Water:** Public Water  
**Heat:** Forced Air  
**Security:**

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

**Interior:** Garage Door Opener, High Ceilings, Laundry, Vaulted Ceiling(s), Washer/Dryer, Wood Floors

**Exterior:** Fenced, Sprinkler, Yard

**Accessibility:** One Level, Garage on Main, Minimal Steps, Utility Room On Main

# Financial:

**Property Tax/Yr:** \$6,508.43 / 2021  
**HOA:** Y

**Rent, If Rented:**  
**Dues:** \$33 / Monthly

**Short Sale:** N  
**Other Dues:**

**Bank Owned/Real Estate Owned:** N

**Association Amenities:** Commons

**Terms Considered:** Cash, Conventional, FHA, VA Loan

# Comparable Information:

**Original Price:** \$700,000

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