



Just Listed

Offered at \$499,900

SINGLE LEVEL LIVING AT ITS FINEST

**13318 Squire Dr
Oregon City, OR 97045**

Come visit this stunning single level property in the coveted Nobel Ridge neighborhood and prepared to be delighted by the exceptional detail & fine craftsmanship showcased throughout the home. Open & bright with vaulted ceilings & tons of natural light, granite kitchen with cook's island, spacious master suite & so much more! Large level fenced lot & covered patio for year round entertaining. Rare 3 car garage with side gate to pad/patio. New roof installed. Desirable schools & just minutes from everything the popular & charming Oregon City area has to offer!

This information is deemed reliable, but not guaranteed.



NOELLE CRADDOCK
Licensed Realtor in Oregon

503.805.4278
noelle@noellecraddock.com
www.heartNhomes.net

Interior Design Services, too!

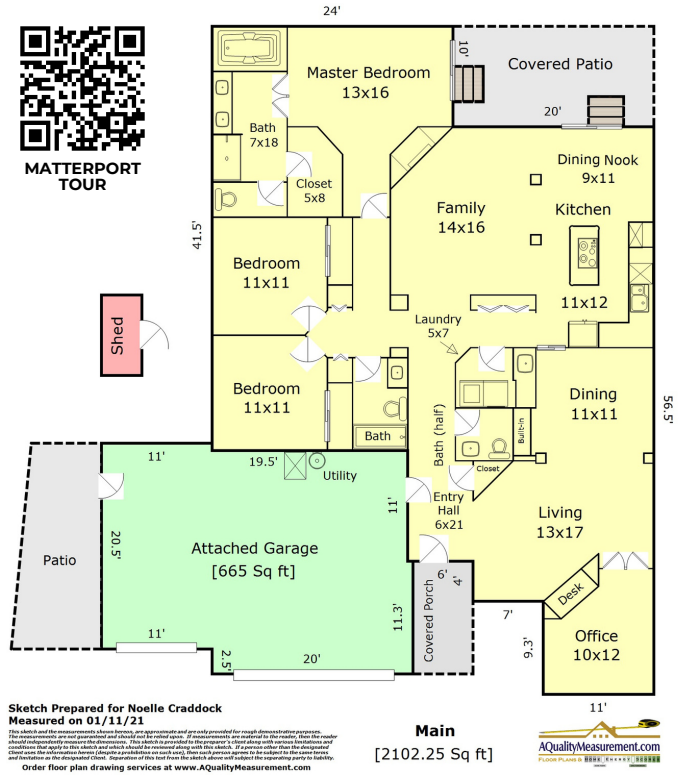


"Providing Exceptional Service From The Heart"

Soldera Properties is a boutique real estate agency with deep roots in the Pacific NW. Composed of professionals who are among the best in the industry, our firm has built a culture of excellence that is unmatched in the metro area.

Property Features

- Traditional Single Level | 2,102 Square Feet | Built in 1999
- 3 Bedrooms + Office/Den & 2.5 Baths
- Inviting Entry with Wide Hallway to Greet Guests
- Vaulted Ceilings | Hardwood Floors | Custom Finish Work
- Light & Bright with Large Picture Windows Throughout
- Cozy Den/Office Space with Built-In Desk & French Doors
- Formal Living Room & Dining Room with Built-In Buffet
- Nook with Sliding Door Access to Covered Patio for BBQ's
- Granite Kitchen with Gas Appliances, Chef's Island & Pantry
- Family Room with Gas Fireplace & Open Entertaining Space
- Spacious Master Bedroom Suite with Sliding Door Access to Patio
- Walk-in Shower | Double Vanities | Soaking Tub | Walk-In Closet
- Convenient Main Level Laundry Room | Sink | Counter & Cabinetry
- 3 Car Garage with Man Door | Oversized Gate to Side Pad/Patio
- Gas Furnace | Air Conditioning | Gas Water Heater
- Newly Installed Composite Roof
- Private Backyard with Convenient Tool Shed & Room to Garden
- Large, Level Lot | Fenced | Built-In Basketball Hoop
- Quiet Street | Minimal Traffic | Friendly Community
- Neighborhood Parks & Walking Trails Nearby
- Conveniently Located Near Shopping, Restaurants & Medical Facilities
- Easy Access to I-205 & PDX Airport
- Sought-After Assigned Schools & Clackamas Community College
- MLS# 21008870



This home is in a convenient area. Some errands require a car but most major services are within 2 miles.



The assigned schools are average for the area. There are also 16 private schools and 4 charter schools within 5 miles.



This home is located near a variety of outdoor activities.



This home is located near 43 moderately priced restaurants and has an average variety of cuisines.



SHOP
1 Mile



GYM
1.7 Miles



K-5 Assigned
Gaffney Ln Elementary School
.5 Miles



6-8 Assigned
Gardiner Middle School
1.5 Miles



9-12 Assigned
Oregon City High School
2.3 Miles



Community College
Clackamas (CCC)
2.1 Miles



GOLF COURSE
STONE CREEK GOLF CLUB
2.3 MILES



PARK
TANNER CREEK PARK
3.6 MILES



HIKING
CAMASSIA NATURAL AREA
2.8 MILES



DOG PARK
HAZELIA FIELD DOG PARK
6.8 MILES

BY CATEGORY

American	10
Pizza	8
Bars	7
Seafood	5
Fast Food	4
Mexican	3
Cafes	2
Coffee/Tea	2
Japanese	2
Asian	2
Other	3