

- \$625000 / 3br - 2700ft<sup>2</sup> - Victorian modern house for sale (se portland)

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Posted: 2013-05-11, 9:09AM PDT

This is an original Portland Victorian, built in 1897, in the coveted SE Hawthorne and Sunnyside neighborhood. It is a 3 bedroom, 2 full bathroom charmer completely renovated from the studs out. Over \$300,000 invested in improvements. All city permits approved, new electrical, plumbing, yard,

34th av at madison

3BR 2700ft<sup>2</sup> apartment

deck.



Original finished hardwood floors throughout first floor. Clean dry unfinished basement with washer and dryer. New efficient gas heater and water heater. New Marvin double hung windows as well as all new bathrooms. Carpeted office in basement, DSL wired for high speed internet. House is on 34th Av. with a secluded fenced in backyard and a single car garage. Located just blocks from the best of Hawthorne's shopping, dining and entertainment. Formal living room, with separate dining room. Gas-fired central heat. The house is modernized, with ample electric outlets, smoke detectors, phone plugs, and cable outlets. Large new sundeck (with access to the kitchen). Classic inner SE neighborhood, walk to Zupan's, new Seasons, Fred Meyer, Sunnyside Environment School, Laurelhurst Park, Zip Car, Baghdad Theater, buses, Stumptown. Walkability 97%.

1321 SE 34th Av. Portland, Oregon 97214  
The neighborhood of Hawthorne, Sunnyside School  
Walk score 98

Historically correct custom milled interior and exterior trim  
Hand Stripped old paint on the outside, primed it, painted with Pratt and Lambert Paint  
Installed brand new Marvin wood windows  
Installed Velux skylights  
Whole house electronic alarm system  
New high efficiency furnace and gas water heater  
Whole house water filtration system  
Custom made privacy window treatments  
Refinished original fir flooring  
Replaced all plumbing with pecs  
Rewired all electrical with new and added 200 amp service  
Installed new kitchen with Birch Ikea cabinets, marmoleum floor and Wolf dual convection stove, Bosch dish-washer  
Huge walk in closet  
New separate sewer line connected to city sewer system  
Brought gas into the house  
Blew in spray foam insulation for reduced energy costs  
Dual flush Toto toilet  
Imported Italian fiberglass bathtub  
Landscaped garden with mature fruit trees  
Fenced in back yard with cement block patio  
New rain gutters and drainage system  
Insulated and heated basement  
Completed all permits for work

34th av at madison ([google map](#)) ([yahoo map](#))

- Location: se portland
- it's NOT ok to contact this poster with services or other commercial interests

Posting ID: 3798699580

Posted: 2013-05-11, 9:09AM PDT

Updated: 2013-05-25, 10:10AM PDT

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- **FORMAT:**
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