

807 ELLIS AVE | \$ 3,600,000



## Property

Premier Builder, Elite Homes, brings you an opportunity to live just blocks from the core of downtown Lake Oswego. A transitional style farm house at just under 5,000 square feet with deeded access to Oswego Lake. Great room concept with all of the upgrades one would expect in finishes and appliance package. Four bedrooms, four full and one half bath, dedicated bonus room, office/den, fitness room, media room with bar wine cellar and covered outdoor living space and 3 car garage! Construction is just getting underway so the buyer can still influence finishes.

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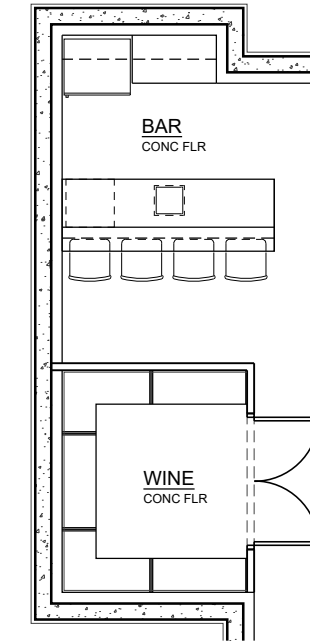
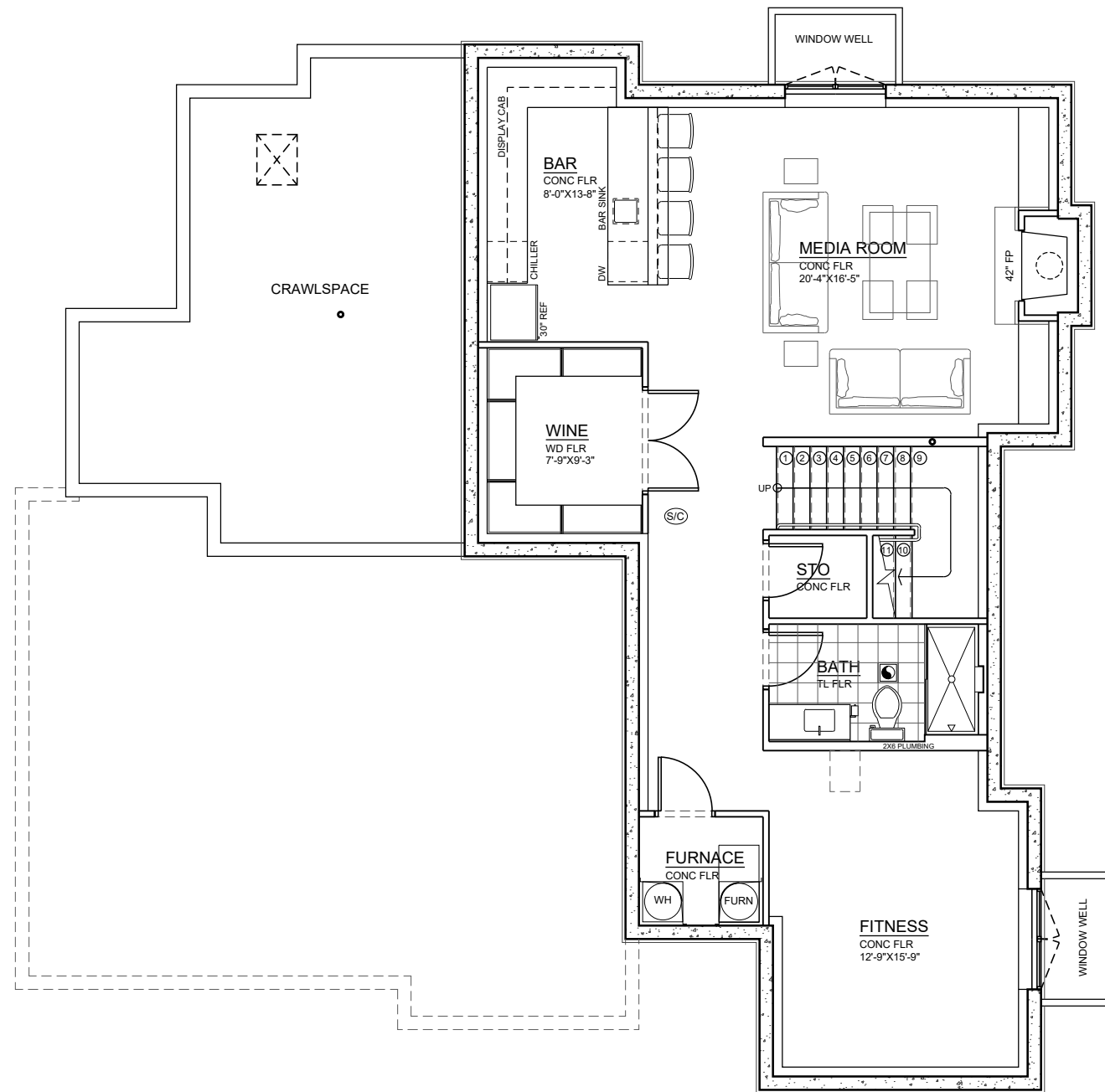
## Property Location

The Evergreen Neighborhood is located in the heart of Lake Oswego, Oregon just south of Portland.

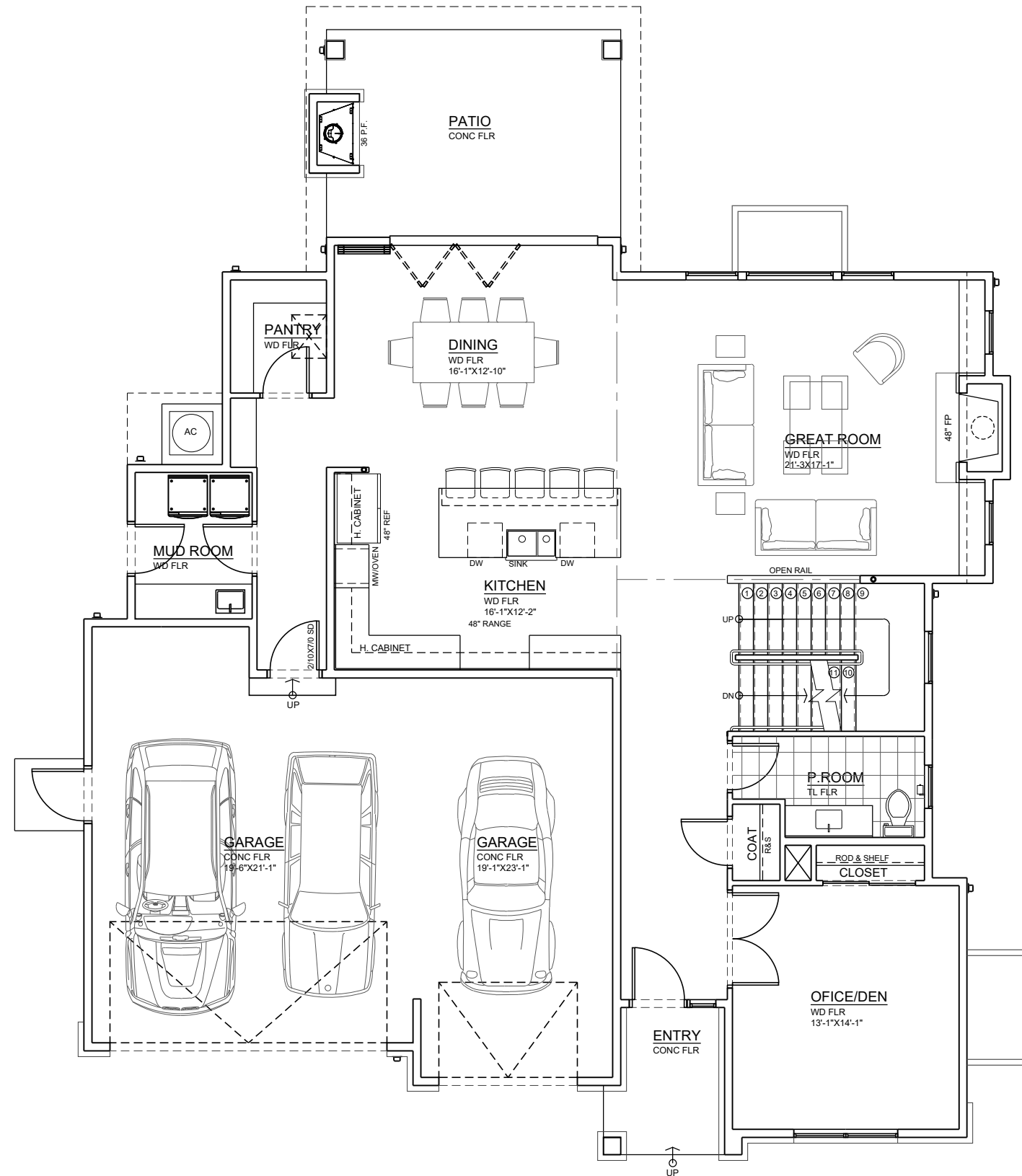
**Walkability** - walk the tree-lined streets or along Lakewood Bay and enjoy the serenity of the outdoors. In addition, numerous services, shops, and eating establishments are within walking distances.

**Schools** - the Lake Oswego School District is known for its excellence in education with over 80% of students going to college. Children in the neighborhood will go to Forest Hills Elementary, LO Junior High, and LO Senior High. Our Lady of the Lake (located in the neighborhood) offers an option for private schooling, grades K-8.

**Parks** - Two city parks are within neighborhoods borders. Evergreen Park at the corner of 3rd and Evergreen and Millennium Park Plaza which offers a multitude of events year round.



**OPTION 2**



**FLOOR AREA CALCULATION**

BASEMENT	1,180.00 SF
FIRST FLOOR	1,577.00 SF
SECOND FLOOR	2,207.00 SF
<b>TOTAL FLOOR AREA</b>	<b>4,964.00 SF</b>

