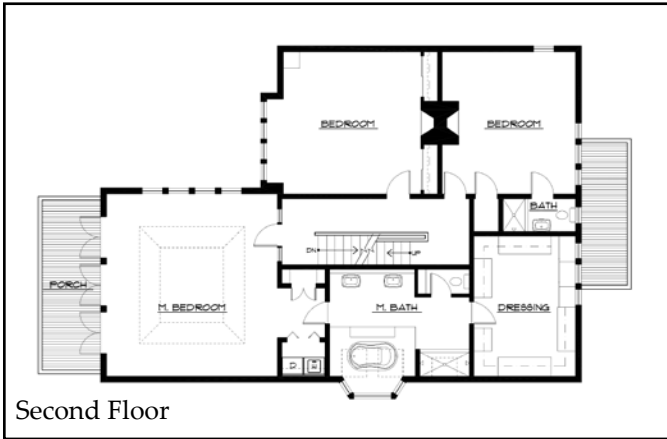




Soaking Tub and Porch off Master Suite



Second Floor

Redwood and Oak staircase with built-in seating nook. Coffered ceilings and wainscoting in the Living Room areas use a Redwood detail; the west Living Room has an ornate stone fireplace with ashlar pattern lower and running-bond brick upper. The Dining Room has a fireplace, built-in Redwood cabinets and Redwood picture rail.

The 2,514± square foot second floor contains three bedrooms, including the spacious master suite with soaking tub, shower, and walk-in closet with entirely built-in cabinetry. The master suite was part of a renovation which expanded the size of the second floor and added the decking. Full-size laundry appliances are adjacent to the master bathroom. The large second bedroom has a fireplace and full bathroom. The third bedroom has been used as a Library, and has fireplace and Russian Oak flooring with Mahogany inlay detailing.

The Seller is selling the home with some of the furnishings in both the Dining Room and Master Bedroom Suite. (See Supplemental Information Package for included-furnishings detail.)

The property had been two tax lots when it was originally purchased by the Seller.

There is a detached three-car garage located along the driveway. There is a large landscaped yard with irrigation, and a stone staircase from the home's main entry to SW Riverside Drive, also known as Oregon Route 43.

A new home is under construction on the adjoining property.

The A.C. Emmons residence is not listed in either the City or State of Oregon inventory of cultural resources, but may be eligible for listing. The Swiss Chalet style originated in Germany in the early nineteenth century, and found great appreciation in the Pacific Northwest. More information concerning the architecture and its history is contained in the Supplemental Information Package.

The 2012 – 2013 Multnomah County Real Market Value is \$1,506,560.

**LOCATION:** 10643 S.W. Riverside Drive. Block 4, Tax Lot 2200. From Portland, take Oregon Route 43 toward Lake Oswego. The drive is located just past S.W. Carey Lane, on the right. Exit from the Emmons estate is right turn, only.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, MAY 15, 2013