



mountain, and it seems in perfect keeping with its surroundings. It nestles in among the trees of the hills which rise on beyond it, and glimpses of the quaint gabled roof up near the skyline put the spirit of exploration into the passerby, and he immediately has a desire to climb the hill and see this pretty home at close range."

The Seller purchased the home over twenty-five years ago, and has invested over \$1 million in its restoration and remodel, using Cooper Construction. The 2 1/2 story home is located at the end of a circular private drive, above S.W. Riverside Drive, on a 1.56± acre parcel. There is opportunity, with the R-20 zoning, to create an additional home site, or a combination of tennis court, sport court and swimming pool using the level yard at the rear of the existing residence.

The Emmons residence is wood frame, 2 1/2 levels, and uses a simple rectangular plan, with full basement containing artisan-quality wood workshop and walk-in wine cellar. The home's top half-story is an entertainment-media room with superior built-in equipment. Generous outdoor covered porch and decking surround much of the main floor, as well as a covered deck located off the master bedroom suite upstairs.

The 1,954± square foot main floor contains the public areas of the home, with large, spacious rooms: East and West Living Rooms, formal Dining Room, Family Room with hand-built stone fireplace, Study, full Bathroom, and Kitchen that was remodeled, expanded and updated with Sub Zero and Gaggenau appliances. Floors are rich honey-colored Russian Oak, with Mahogany inlay detailing. The Main Entry Foyer features an ornate 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 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 that a portion of which could be re-used as an artist studio. 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.

**LOCATION:** 10643 S.W. Riverside Drive – Portland, Oregon, 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.

Auction conducted in affiliation with Realty Trust Group

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, NOVEMBER 20, 2013