

# Tranquil Living Near the River



## 1447 Holly Street, West Linn

### Property Features



BAC: Yes



4 bedrooms



3 bathrooms



2 car garage



2462 sq ft



Nestled on a spacious .37-acre lot in the heart of West Linn, this home offers both convenience and charm. With picture windows throughout, natural light pours into the generous living spaces, including multiple gathering areas featuring cozy gas fireplaces. The kitchen boasts ample counter and cabinet space, along with a gas range. As you step into the backyard there is a large, partially covered patio with pavers and a fire pit - the perfect setting for relaxing and entertaining. The deck offers stunning views enhanced by the mature trees and shrubs that contribute to a private atmosphere. Spend quiet mornings at the nearby market and library, both just a short walk away.



## More to Love

- Versatile bonus room in the basement with gas fireplace and brick surround.
- The home has the potential to be accessible from the ground level from the sliding door in back or from the garage.
- Plenty of storage space with the backyard shed, offering room for tools, seasonal items, and more.
- Fresh, homegrown produce right from your own yard from the multiple fruit trees.



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