

Home Amenities & Updates

3030 Ruidoso Ct., West Linn

Interior - Main Level

- Owner's suite has its own entrance and patio with swing, his and hers closets, separate sit-down vanity space, and updated shower (2021)
- Two large bedrooms with a Jack-and Jill bath
- 3 fireplaces-2 natural gas and 1 wood burning
- 2 offices: both with separate entrances
- Kitchen: double ovens, gas range, new dishwasher (2021), full-size refrigerator and freezer (2017), pantry
- Original old growth Fir Floors throughout main level (some refinished in 2019)
- Central vac (2005)
- Surround sound throughout the main level, control is in office closet
- 85" Sony TV In living room with surround sound (2016)
- All large windows replaced with Anderson windows with UV protection (2018)
- 4 exterior doors replaced with Anderson Doors and all new hardware (2018)
- All toilets replaced (2018)
- New skylights in Office/Den (2019)
- Dumb waiter (controls upstairs living room) new 2 ton motor (2019)
- Interior paint touch up (2021)
- Laundry hook ups on the main level in the office closet behind shelves
- All the lights were replaced & installed (2005)
- All gas fireplaces and glass doors were installed (2005)
- Den/library brass wood stove door custom made and installed (2005)
- Installed life MXL15 water filter and ionizer at kitchen sink

Interior - Basement

- Basement finished 2005
- 4th bedroom /Craft/Sewing room (basement ingress-egress non-conforming)
- 1 Large pantry/extra food storage
- Exercise room
- Theatre room with 110 inch theatre quality screen, \$10K in associated audio/video equipment, built-in bookcases, pool table, and a gas fireplace
- Full bath and laundry room added 2005
- 2 high-efficiency gas furnaces and 2 heat pumps (2005) Each system equipped with electrostatic air filter, high efficiency paper filter and UV lamp to disinfect the air continuously.
- One instant hot water and one hot water tank (2023)
- Central vac (canister)
- New fixtures for clawfoot tub in the basement 2021
- New window treatments/blinds 2021
- Dumb waiter, controls at the wall
- Gas fireplace

Exterior

- Raised Garden beds (2018)
- 3 car garage with new garage door openers (2025) and lots of extra storage
- Two windows in the Garage are also new
- New barn door on rear entrance to the garage (2020)
- New rain gutters (2019)
- Roof treated, stained and sealed (2018)
- \$40k in roof repairs (2021)
- Yard and flower beds on a sprinkling system
- New exterior paint (2020)
- Large terra cotta patio (2019)
- New hardware on doors (interior and exterior 2020)
- New exterior lights (2020-2021)
- Weekly yard care and sprinkler system maintenance with NW Landscaping
- .89 acre lot with an awesome views of Mt Hood and the Cascades with lots of privacy
- Natural gas line at exterior patio for BBQ
- Barrier Pest Control
- Electrical panel wired to connect with backup electrical generator outside of office at the south end of home
- Chimneys repaired and functioning properly (\$45k)
- Zoned R-10, potential for 2 extra lots-buyer to all due diligence with city of West Linn
- Private entrance to Hidden Springs Neighborhood pool and tennis court (membership is optional)
- There is 15' City of West Linn equestrian path easement along the east fence line. Over 51 years ago (approx. 1970) the City of WL stopped maintaining this property and turned the maintenance and upkeep of the path over to the abutting homeowners. We have planted it with grass, small trees and grape vines. Some of the homeowners have added sports courts, swimming pools, and fencing in their portion of that pathway.