

# Rare West Linn Acreage



**31200 SW Peach Cove Rd., West Linn**

## Property Features



3 Bedrooms



2.5 Bathrooms



2 Car Garage



1992 Sq Ft



This property offers a rare opportunity to create the kind of space that is increasingly hard to find. The land is the true highlight, with open grassy areas, pasture space, mature trees, and established landscaping. There is room here for animals, projects, outdoor living, and the flexibility to shape the property around your lifestyle. Inside, the layout flows naturally from the entry into the family room and dining area, continuing into a spacious kitchen and kitchen nook. The design supports both daily routines with an easy connection to the outdoor spaces. An inviting front patio and expansive back deck create multiple places to relax, entertain, and take in the surroundings. With its combination of usable land, thoughtful layout, and a setting that feels removed while still connected, this property offers space to live, create, and enjoy in a way that is hard to replicate.



## More to Love

- 4.5 acres of level, versatile land offering a blend of manicured lawn and open pasture.
- Brand-new HVAC system installed in 2026.
- Multi-functional shop and barn with a lean-to, providing ample space for projects, animals, or storage.
- Ideal setup for entertaining with a welcoming front patio and a massive rear deck.
- Private and serene setting situated near Hebb Park and the Willamette River.



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