

# Home Amenities & Updates

## 8380 SW Rogue Ln., Wilsonville

### Interior:

- Original owner
- Milgard windows throughout
- Two en-suites: a primary suite on main and one suite upstairs
- Jetted bath with heated towel rack
- Custom cherry cabinets in kitchen and bathrooms with pull out drawers
- 1,700 square feet of oak hardwood floors
- Premier Carrier gas furnace and 3 ton air conditioning system, includes hypoallergenic Merv 13 air filtration
- Upgraded water remediation system in crawlspace (2024)
- Installed Certaineed Presidential 50 Year Composition Roofing (2015)
- Interior remodel (2015):
  - Replaced all new millwork throughout house with vertical grain fir
  - New interior and exterior Simpson solid hardwood doors
  - Remodeled all 4 bathrooms including: custom cabinetry, upgraded granite counter tops, upgraded plumbing and lighting, and conversion to tile shower upstairs in primary suite
  - New LVT flooring throughout all bathrooms and laundry
  - New paint throughout
  - Upgraded Shaw carpets
  - Upgraded lighting
  - Expansion of upstairs primary suite to add 121 square feet
- Remodeled stairwell banister with black powder coated balusters (2015)

### Exterior

- New exterior paint (August 2024)
- New covered pergolas off family room and primary suite
- New custom cedar fencing (2016)
- Added landscaping Pavers with wrap around pavers width of house and driveway (2000)
- Extensive landscaping
- Shed in backyard is included
- Large 10,000 sq ft lot with private fenced yard
- Covered storage area for trailer or boat
- Close to Willamette River dock and river walking trails
- 125 acre park next door with soccer and baseball fields, tennis, basketball, disc golf, community gardens, playgrounds, and dog park
- Close to town amenities like library, stores, restaurants, coffee shops, and community center