

Home Amenities & Updates

1415 SE Anspach St Milwaukie, Or 97267

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- This well-maintained home has been thoughtfully upgraded with quality finishes and systems throughout:
- Plumbing & Systems: Recently updated with newer PEX plumbing throughout the home and a new main water line to the street. A brand-new (2024) Bradford White gas hot water heater ensures reliable comfort. Enjoy year-round efficiency with a Trane gas heating, AC, and air filtration system complete with a heat pump.
- Windows & Insulation: Premium Milgard windows installed throughout the home and garage offer energy efficiency and timeless appeal.
- Roof & Exterior: The roof was fully replaced in May 2025, taken down to the rafters with all new plywood sheathing—over a \$20,000 investment. The exterior has been freshly painted, including gables, soffits, select trim boards, and gutters.
- Garage & Outbuildings: Oversized garage features a built-in workbench and is wired with both 110 and 240 power—perfect for a workshop or EV charging. A spacious outbuilding provides additional storage or can be customized to suit your needs.
- Interior Craftsmanship: Custom, hand-crafted wood cabinets add warmth and charm to the kitchen, bathrooms, and window frames. The kitchen is designed for both beauty and function with granite tile countertops, pull-out cabinetry, an Asko dishwasher, deep sink, and newer faucet.
- Additional Features: Quality Karastan carpet in the living room adds a touch of luxury. The main bathroom features a stunning walk-in shower with stone tile surround and dual rain and standard shower heads (originally \$12,000). Appliances—including washer, dryer, gas stove, and refrigerator—are all included. A relaxing hot tub (original cost \$8,000) is ready to enjoy with dedicated 110v electrical.
- Peaceful Yard & Prime Location
- Beautiful Natural Setting: The front and backyard offer serene beauty and privacy, bordered at the rear by a creek with protected green space ensuring no future development.
- Lush Landscaping: The property is home to an incredible variety of mature trees and plants including fir, cedar, bamboo, Japanese maple, rhododendrons, azaleas, elm, dogwood, lilac, hydrangea, rose of Sharon, King Aralia, Solomon's Seal, tulips, bluebells, peonies, and iris.
- Ideal Location: Nestled in a quiet, highly desirable neighborhood in unincorporated Clackamas County—offering lower taxes. A small-boat ramp to the river is just ¼ mile away, and the nearby Trolley Trail provides easy walking and biking access to downtown Milwaukie and the scenic waterfront park.
- Community Feel: Located in the charming and established Oak Grove neighborhood, with easy access to all the exciting developments Milwaukie has to offer.