



Agent Full Residential
\$500,000 3 bd | 3 / 0 ba | 1731 sqft
18765 SW KINNAMAN RD Beaverton, OR 97078
Unit #: Condo Loc:
Status: **Active** DOM: 0
List Date: Acres: 0.22
Year Built: 1970 Resale MLS#: 24546615
XST/Dir: Kinnaman Road between 198th and 185th.
Across from Aloha Swim Center.

ShowHrs:
Occ: Vacant
Show: Aligned Showings,
Lockbox, Vacant
LB/Loc/Cmb: Fence
Offer/Nego: Seller's Agent
Only
AG: Kathryn King
AG Ph: [503-997-9035](tel:503-997-9035)
AG Cell/Text: [503-997-9035](tel:503-997-9035)
CoAgent:
CoPh:

Private: Seller prefers OREF forms. Buyer must verify sq.ftgs. and schools. Please allow 3 business days for seller response. CBO tours days 1-7, CBO offers day 8-14. Please submit Exemption and LBP with offer. Escrow Molly Kearney, Chicago Title teamkearney@ctt.com

Last Updated: 4/20/2025 8:31:34 PM

Public: Welcome to 18765 SW Kinnaman Road—a beautifully updated 3-bedroom, 2-bath home ready for you! Fresh exterior and interior paint give this wood-sided gem a crisp, modern feel. Enjoy stylish LVT flooring, a cozy fireplace, and a primary ensuite for ultimate comfort. The spacious front yard and fenced backyard offer plenty of room to relax, garden, or entertain. Kitchen appliances are included, and with vinyl windows, updated fixtures, a gas water heater, and a gas furnace, this home is truly move-in ready! Don't wait—come see it today and make it yours!

Last Updated: 3/8/2025 7:34:23 PM

Property Details:

Property Type: Detached	Legal: JAYBEE, LOT 15	Lot/Land Lease/Rent	Open House:
County: Washington	Tax ID: R364689	Payment: /	Upcoming Open House:
Nhood/Bldg:	Warranty:	Lot/Land Lease: No	Broker Tour:
Area: 150	Seller Disc: Exempt	Lot Size: 7,000 to 9,999 SqFt	Upcoming Broker Tour:
Zoning:	Other Disc:	Lot Dimensions:	
Elementary: Kinnaman	List Type: Exclusive Right to Sell	Lot Desc: Level	
Middle: Mountain View	Limited Representation: No	View:	
High: Aloha	Style: 1 Story, Traditional	Waterfront:	
Internet: Yes	Opportunity Zone:	Body Water:	
Address: Yes	Short Term Rental Allowed:	CC&R: Yes	
No Blog:	Floor #:	55+ w/Affidavit Y/N: No	
No AVM:			

Residence Information:

Upper SQFT: 1269	Fireplaces: 1 / Wood Burning	Roof: Composition	Foundation: Concrete
Main SQFT: 462	Green Cert:	Parking: Driveway	Perimeter
Lower SQFT: 0	Energy Eff. Report:	Garage: 2 / Attached	Basement: Crawl Space
Total SQFT: 1731	Exterior: Wood Siding	RV Description:	Road Surface: Paved
Total Up/Main: 1731			Unreinforced Masonry
Additional SQFT:			Building:
Levels: 2			
SFSrc: TRIO			

Approximate Room Sizes and Descriptions:

Living:	M	Fireplace			
Kitchen:	M	Vinyl Floor			
Dining:	M	Kitchen/Dining Room Combo, Living Room/Dining Room Combo, Vinyl Floor			
Primary Bedroom:	M	Closet, Ensuite, Walk-in Shower			
2nd Bedroom:	M	Closet			
3rd Bedroom:	M	Closet			
Baths - Full/Part	Upper Level: 0/0		Main Level: 3/0	Lower Level: 0/0	Total Baths: 3/0

Features and Utilities:

Kitchen: Free-Standing Range, Free-Standing Refrigerator				
Interior: Luxury Vinyl Tile, Vinyl Floor				
Exterior: Fenced, Yard				
Accessibility: Minimal Steps, Walk-in Shower				
Security:				
Internet:				
Windows: Vinyl Frames				
Cool: None	Heat: Forced Air		Fuel: Gas	
Water: Public Water	Sewer: Public Sewer		Hot Water: Gas	

Financial:

Property Tax/Yr\$4,877.00 2024	Spcl Asmt Balance:	Tax Deferral:No	Short Sale:No
HOA:No	Dues:		\$ Pre-Approv:
Escrow Pref:Molly Kearney- Chicago Title		Other Dues:	3rd Party:No
Terms:Cash, Conventional, FHA, VA Loan			Bank Owned/Real Estate
Assumable Interest Rate:			Owned:No
Assumable Remaining Months Ending:			Rent, If Rented:
Assoc. Am:			

Broker/Agent Data:

Agent: Kathryn King	Agent Lic: 971100115	Agent Ph: 503-997-9035	Agent Cell: 503-997-9035	SAID: KINGKATH
Email(s) Agent: kathryn@kjkproperties.com				
CoAgent:	CoSAID:	CoBRCD:	CoPh:	
CoAgent Email:				
Office: KJK Properties PC	Office Lic: 200402352	Office Ph: 503-772-8825	Agent Ext:	Fax: 503-772-0351
BRCD: KJKR01	Owner Perm. Resid:		FIRPTA: No	
Owner(s): HOUSING AUTHORITY OF WASHINGTON COUNTY	Tenant/Other:		Contact1:	
Tran: 12/18/2024	Exp: 4/9/2027		Contact2:	
Poss: Close Of Escrow				

Comparable Information:

Original Price: \$