



Agent Full Residential
\$449,000 3 bd | 2 / 0 ba | 1180 sqft
18836 SW Butternut ST Beaverton, OR 97078
Unit #:
Status: **Active** Condo Loc:
List Date: DOM: 0
Year Built: 1986 Resale Acres: 0.25
XST/Dir: SW Kinnaman Rd, SW Butternut ST
MLS#: 791638018

Photo Slide Show: [Virtual Tour #1](#)

ShowHrs: All
Occ: Vacant
Show: Aligned Showings,
Combination Lock Box,
Vacant
LB/Loc/Cmb: Front door
503
Offer/Nego: Call Seller's
Agent
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: LEGAL ADDRESS MUST BE ON OFFERS, Thanks! Buyer must verify sq.ftgs. and schools. Seller exempt from SPDF. Please allow 3 business days for seller response to all offers. If built prior to 1978 please submit LBP with offer. Property tax estimated by county assessor. Office hours 9-5 M-F. All offers must expire during the bus. week: Wed-Fri 9-5pm. OREF Forms only and no unattended contractors on one day codes. Home believed to be in great condition. Please include LEGAL ADDRESS and addendum uploaded. If your buyer wants the appliances you must have SPECIFICITY (list them). No generalities. Info. deemed reliable but not guaranteed. Escrow Chicago Title, Molly Kearney teamkearney@cctt.com. Door code 503.

Last Updated: 7/15/2025 7:05:10 PM

Public: This is a great starter house with an excellent layout. Freshly painted, Luxury Vinyl Tile flooring, updated cabs, quartz style counters in bathrooms. The fireplace was bricked over but that can be removed - fireplace box should be in great shape, was not used for decades. This home offers 3 bedrooms, one being a primary suite, and a hall bath. The living space/kitchen area is great room design. The garage is a boon for cars or hobbies. Conveniently located in Aloha, near the high school and swim center. Don't miss out, come tour this home at an affordable starter price!

Last Updated: 7/20/2025 7:55:41 PM

Property Details:

Property Type: Detached	Legal: KINNAMAN ESTATES NO. 2, LOT 59	Lot/Land Lease/Rent Payment: /	PDF Doc(s): 3
County: Washington	Tax ID: R1417764	Lot/Land Lease: No	Open House:
Nhood/Bldg:	Warranty:	Lot Size: 10,000 to 14,999 SqFt	Upcoming Open House:
Area: 150	Seller Disc: Exempt	Lot Dimensions:	Broker Tour:
Zoning:	Other Disc:	Lot Desc: Level	Upcoming Broker Tour:
Elementary: Kinnaman	List Type: Exclusive Right to Sell	View:	
Middle: Mountain View	Limited Representation: No	Waterfront:	
High: Aloha	Style: 1 Story, Traditional	Body Water:	
Internet: Yes	Opportunity Zone:	CC&R:	
Address: Yes	Short Term Rental Allowed:	55+ w/Affidavit Y/N: No	
No Blog: Yes	Floor #:		
No AVM: Yes			

Residence Information:

Upper SQFT: 0	Fireplaces: 0	Roof: Composition	Foundation:
Main SQFT: 1180	Green Cert:	Parking: Driveway	Basement:
Lower SQFT: 0	Energy Eff. Report:	Garage: 2 / Attached	Road Surface: Paved
Total SQFT: 1180	Exterior: Wood Siding	RV Description:	Unreinforced Masonry
Total Up/Main: 1180			Building:
Additional SQFT:			
Levels: 1			
SFSrc: Tax			

Approximate Room Sizes and Descriptions:

Living:	M	10 X 12	Living Room/Dining Room Combo, Vaulted Ceiling(s), Vinyl Floor			
Kitchen:	M	13 X 9	Vinyl Floor			
Dining:	M	17 X 9				
Primary Bedroom:	M	14 X 11	Ensuite, Shower, Vinyl Floor			
2nd Bedroom:	M	11 X 10				
3rd Bedroom:	M	12 X 9	Vinyl Floor			
Baths - Full/Part	Upper Level: 0/0		Main Level: 2/0	Lower Level: 0/0		Total Baths: 2/0

Features and Utilities:

Kitchen: Free-Standing Range					
Interior: Luxury Vinyl Tile, Vaulted Ceiling(s)					
Exterior: Fenced, Patio, 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	\$4,667.00 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	Tenant/Other:		Contact1:	
Washington County				
Tran: 7/5/2025	Exp: 7/1/2027		Contact2:	
Poss:				

Comparable Information:

Original Price: \$449,000