


15172 Southeast Spanish Bay Drive, Happy Valley, Clackamas County, Oregon, United States, 97086



Property summary


 **1** Garages

 **4** Bedrooms

 **3** Bathrooms

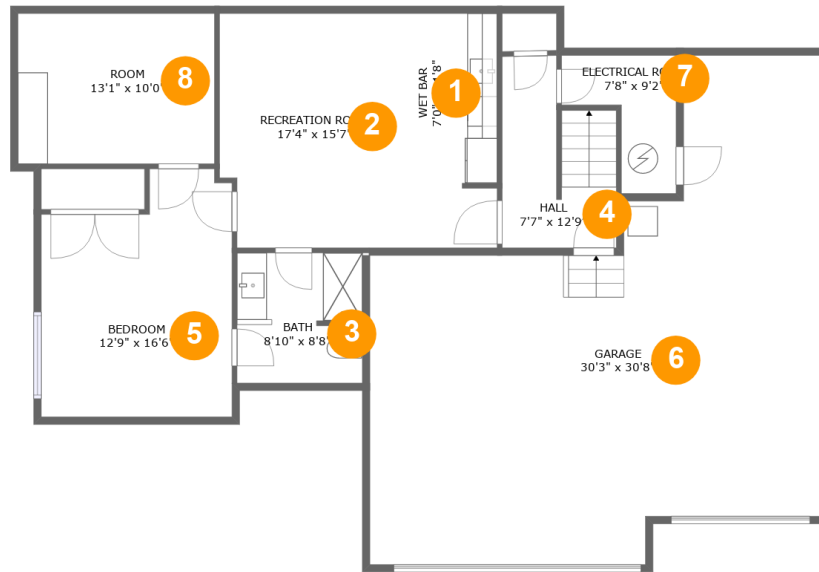
 **1** Half baths

 **3** Floors

 **3,392** Gross living area sqft

 **4,751** Total sqft

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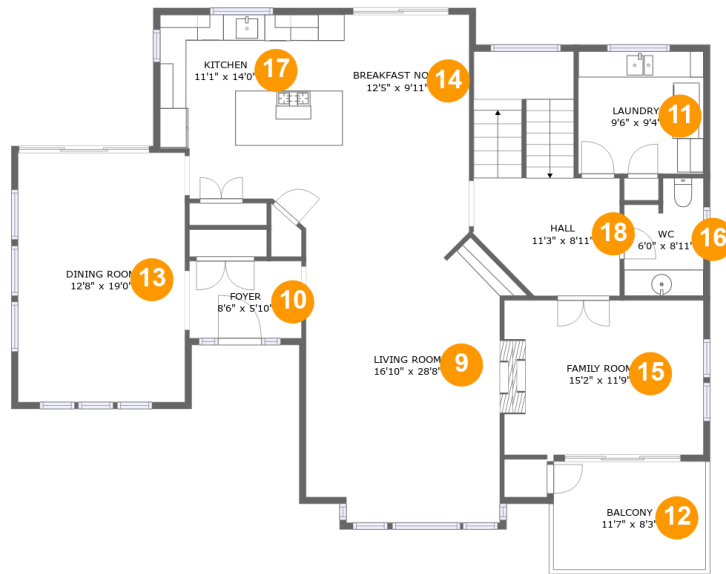
Room dimensions

Floor 1

Total sqft: 1699 Living area: 731

#		Dimensions	sqft	Counted as living area
1	Wet Bar	7'0" x 11'8"	81 sq. ft	Yes
2	Recreation Room	17'4" x 15'7"	202 sq. ft	Yes
3	Bath	8'10" x 8'8"	71 sq. ft	Yes
4	Hall	7'7" x 12'9"	81 sq. ft	Yes
5	Bedroom	12'9" x 16'6"	187 sq. ft	Yes
6	Garage	30'3" x 30'8"	723 sq. ft	No
7	Electrical Room	7'8" x 9'2"	47 sq. ft	No
8	Room	13'1" x 10'0"	131 sq. ft	No

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Room dimensions

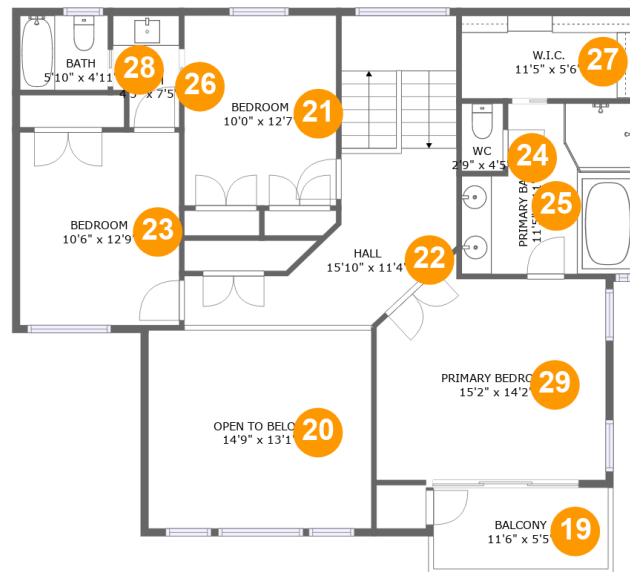
Floor 2

Total sqft: 1723

Living area: 1615

#		Dimensions	sqft	Counted as living area
9	Living Room	16'10" x 28'8"	400 sq. ft	Yes
10	Foyer	8'6" x 5'10"	50 sq. ft	Yes
11	Laundry	9'6" x 9'4"	89 sq. ft	Yes
12	Balcony	11'7" x 8'3"	95 sq. ft	No
13	Dining Room	12'8" x 19'0"	241 sq. ft	Yes
14	Breakfast Nook	12'5" x 9'11"	123 sq. ft	Yes
15	Family Room	15'2" x 11'9"	180 sq. ft	Yes
16	WC	6'0" x 8'11"	48 sq. ft	Yes
17	Kitchen	11'1" x 14'0"	150 sq. ft	Yes
18	Hall	11'3" x 8'11"	162 sq. ft	Yes

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Room dimensions

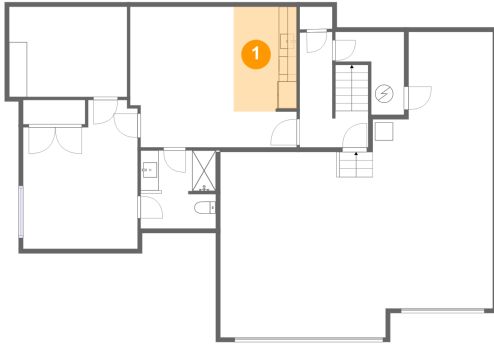
Floor 3

Total sqft: 1329 Living area: 1046

#		Dimensions	sqft	Counted as living area
19	Balcony	11'6" x 5'5"	62 sq. ft	No
20	Open To Below	14'9" x 13'1"	193 sq. ft	No
21	Bedroom	10'0" x 12'7"	126 sq. ft	Yes
22	Hall	15'10" x 11'4"	185 sq. ft	Yes
23	Bedroom	10'6" x 12'9"	134 sq. ft	Yes
24	WC	2'9" x 4'5"	12 sq. ft	Yes
25	Primary Bath	11'5" x 11'3"	114 sq. ft	Yes
26	Bath	4'5" x 7'5"	30 sq. ft	Yes
27	W.I.C.	11'5" x 5'6"	62 sq. ft	Yes
28	Bath	5'10" x 4'11"	29 sq. ft	Yes
29	Primary Bedroom	15'2" x 14'2"	197 sq. ft	Yes

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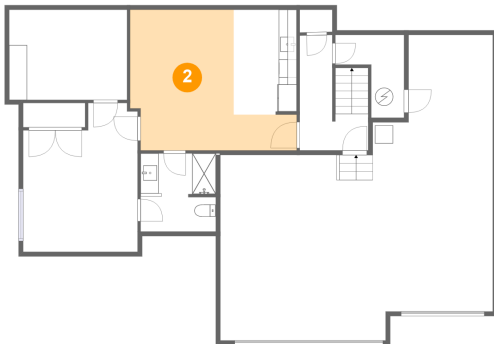
1 Floor 1 - Wet Bar



Dimensions: 7'0" x 11'8"
Area: 81 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Recreation Room

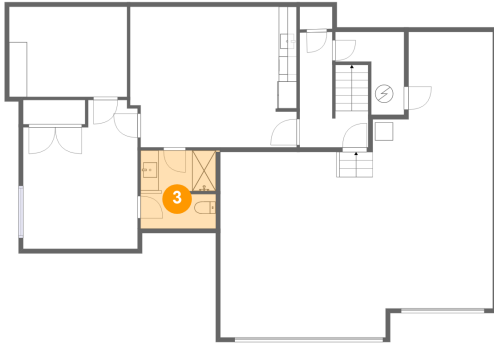


Dimensions: 17'4" x 15'7"
Area: 202 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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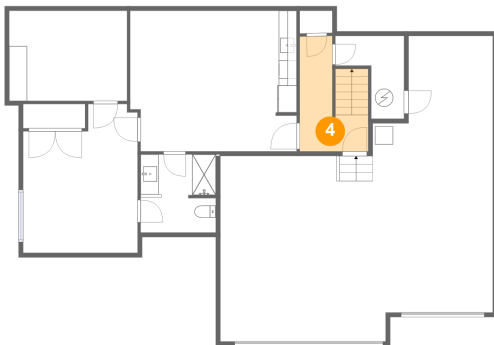
3 Floor 1 - Bath



Dimensions: 8'10" x 8'8"
Area: 71 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

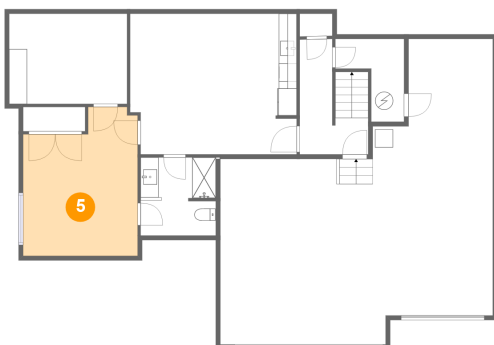
4 Floor 1 - Hall



Dimensions: 7'7" x 12'9"
Area: 81 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Bedroom

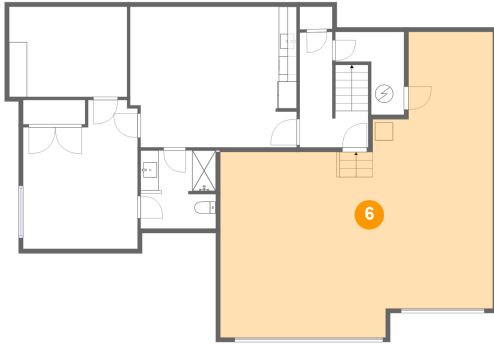


Dimensions: 12'9" x 16'6"
Area: 187 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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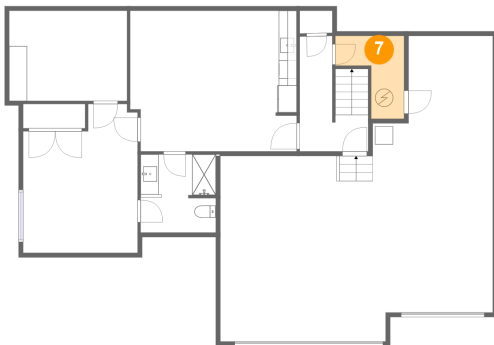
6 Floor 1 - Garage



Dimensions: 30'3" x 30'8"
Area: 723 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

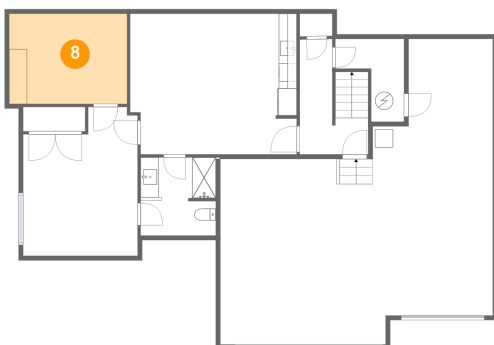
7 Floor 1 - Electrical Room



Dimensions: 7'8" x 9'2"
Area: 47 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Room

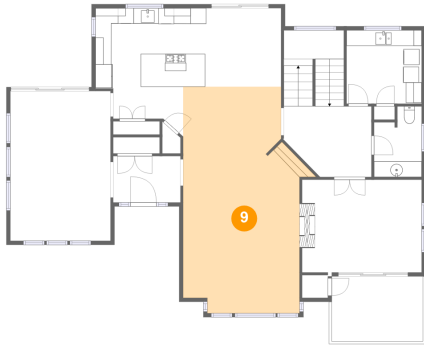


Dimensions: 13'1" x 10'0"
Area: 131 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

**15172 Southeast Spanish Bay Drive, Happy Valley,
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9 Floor 2 - Living Room



Dimensions: 16'10" x 28'8"
Area: 400 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10 Floor 2 - Foyer



Dimensions: 8'6" x 5'10"
Area: 50 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - Laundry



Dimensions: 9'6" x 9'4"
Area: 89 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

**15172 Southeast Spanish Bay Drive, Happy Valley,
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12 Floor 2 - Balcony



Dimensions: 11'7" x 8'3"
Area: 95 sq. ft
Counted as living area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

13 Floor 2 - Dining Room



Dimensions: 12'8" x 19'0"
Area: 241 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 2 - Breakfast Nook



Dimensions: 12'5" x 9'11"
Area: 123 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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15 Floor 2 - Family Room



Dimensions: 15'2" x 11'9"
Area: 180 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

16 Floor 2 - WC



Dimensions: 6'0" x 8'11"
Area: 48 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

17 Floor 2 - Kitchen



Dimensions: 11'1" x 14'0"
Area: 150 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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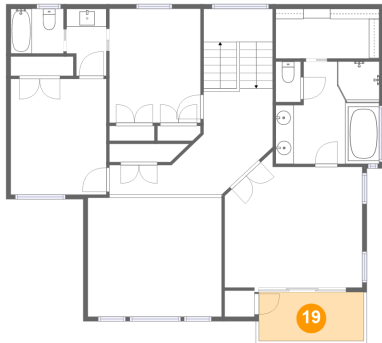
18 Floor 2 - Hall



Dimensions: 11'3" x 8'11"
Area: 162 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

19 Floor 3 - Balcony



Dimensions: 11'6" x 5'5"
Area: 62 sq. ft
Counted as living area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

20 Floor 3 - Open To Below

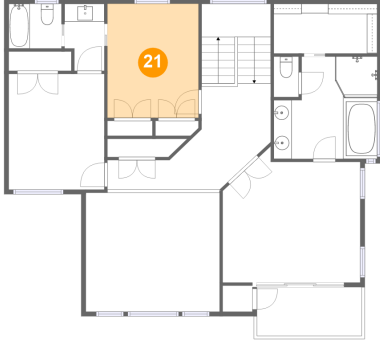


Dimensions: 14'9" x 13'1"
Area: 193 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No

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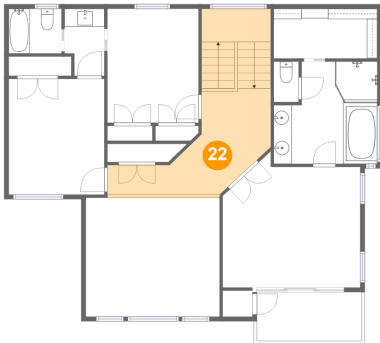
21 Floor 3 - Bedroom



Dimensions: 10'0" x 12'7"
Area: 126 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

22 Floor 3 - Hall



Dimensions: 15'10" x 11'4"
Area: 185 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

23 Floor 3 - Bedroom



Dimensions: 10'6" x 12'9"
Area: 134 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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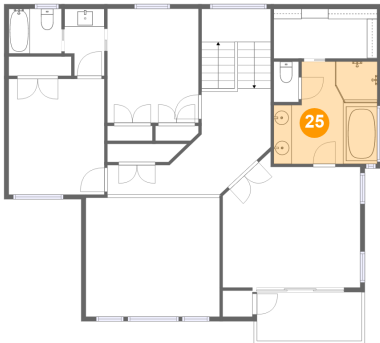
24 Floor 3 - WC



Dimensions: 2'9" x 4'5"
Area: 12 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

25 Floor 3 - Primary Bath



Dimensions: 11'5" x 11'3"
Area: 114 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

26 Floor 3 - Bath

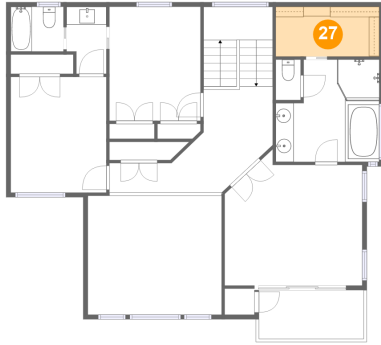


Dimensions: 4'5" x 7'5"
Area: 30 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

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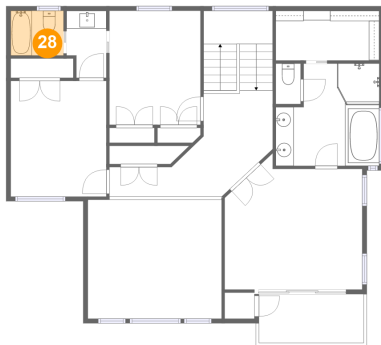
27 Floor 3 - W.I.C.



Dimensions: 11'5" x 5'6"
Area: 62 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

28 Floor 3 - Bath



Dimensions: 5'10" x 4'11"
Area: 29 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

29 Floor 3 - Primary Bedroom



Dimensions: 15'2" x 14'2"
Area: 197 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No