



## No Photo Available

Agent Full Residential  
**\$429,900** 3 bd | 2 / 1 ba | 1272 sqft  
4650 SW SOUTHVIEW TER Beaverton, OR 97078  
Unit #: Condo Loc:  
Status: **Active** DOM: 0  
List Date: Acres: 0.09  
Year Built: 1986 Resale MLS#: 727402648  
XST/Dir: SW Kinnaman RD, SW 197th Ave, SW  
Southview St, SW Southview Terrace

**ShowHrs:**

Occ: Vacant

Show: Aligned Showings,  
Combination Lock Box,  
Vacant

LB/Loc/Cmb: Front door

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 team [teamkearney@ctt.com](mailto:teamkearney@ctt.com). Door code 503.

Last Updated: 8/3/2025 12:45:08 PM

**Public:** Freshly painted interior! This starter has a nice fireplace that the current owner doesn't use. The garage is a deep single, Plenty of room for bicycles and your vehicle! The yard is basic and fenced. The living room has a charming big window. The kitchen is a combo with a nice size dining room. Affordable Zonal heat keeps cash in your pocket! Great schools, don't wait! Two houses next to one another - perfect for multigenerational needs!

Last Updated: 8/3/2025 12:41:34 PM

### Property Details:

<b>Property Type:</b> Detached	<b>Legal:</b> MEADOWBROOK NO.2, LOT 125	<b>Lot/Land Lease/Rent Payment:</b> /	<b>PDF Doc(s):</b> 2
<b>County:</b> Washington	<b>Tax ID:</b> R1249296	<b>Lot/Land Lease:</b> No	<b>Open House:</b>
<b>Nhood/Bldg:</b>	<b>Warranty:</b>	<b>Lot Size:</b> 3,000 to 4,999 SqFt	<b>Upcoming Open House:</b>
<b>Area:</b> 150	<b>Seller Disc:</b> Exempt	<b>Lot Dimensions:</b>	<b>Broker Tour:</b>
<b>Zoning:</b>	<b>Other Disc:</b>	<b>Lot Desc:</b> Cul-de-sac, Level	<b>Upcoming Broker Tour:</b>
<b>Elementary:</b> Butternut Creek	<b>List Type:</b> Exclusive Right to Sell	<b>View:</b>	
<b>Middle:</b> Brown	<b>Limited Representation:</b> No	<b>Waterfront:</b>	
<b>High:</b> Century	<b>Style:</b> 2 Story	<b>Body Water:</b>	
<b>Internet:</b> Yes	<b>Opportunity Zone:</b>	<b>CC&amp;R:</b> Yes	
<b>Address:</b> Yes	<b>Short Term Rental Allowed:</b>	<b>55+ w/Affidavit Y/N:</b> No	
<b>No Blog:</b>	<b>Floor #:</b>		
<b>No AVM:</b>			

### Residence Information:

<b>Upper SQFT:</b> 732	<b>Fireplaces:</b> 1 / Wood Burning	<b>Roof:</b> Composition	<b>Foundation:</b> Concrete
<b>Main SQFT:</b> 540	<b>Green Cert:</b>	<b>Parking:</b> Driveway	<b>Perimeter:</b>
<b>Lower SQFT:</b> 0	<b>Energy Eff. Report:</b>	<b>Garage:</b> 1 / Attached, Extra Deep	<b>Basement:</b> Crawl Space
<b>Total SQFT:</b> 1272	<b>Exterior:</b> Cedar	<b>RV Description:</b>	<b>Road Surface:</b> Paved
<b>Total Up/Main:</b> 1272			<b>Unreinforced Masonry Building:</b>
<b>Additional SQFT:</b>			
<b>Levels:</b> 2			
<b>SFSrc:</b> TRIO			

Approximate Room Sizes and Descriptions:

Living:	M	Fireplace			
Kitchen:	M	Kitchen/Dining Room Combo			
Dining:	M				
Primary Bedroom:	U	Closet, Wall to Wall Carpet			
2nd Bedroom:	U	Closet, Wall to Wall Carpet			
3rd Bedroom:	U	Closet, Wall to Wall Carpet			
Baths - Full/Part	Upper Level: 2/0		Main Level: 0/1	Lower Level: 0/0	Total Baths: 2/1

Features and Utilities:

Kitchen:			
Interior:	Luxury Vinyl Tile, Wall to Wall Carpet		
Exterior:	Fenced, Patio, Yard		
Accessibility:			
Security:			
Internet:			
Windows:	Vinyl Frames		
Cool:	None	Heat: Wall Heater	Fuel: Electricity
Water:	Public Water	Sewer: Public Sewer	Hot Water: Electricity

Financial:

Property Tax/Yr	\$3,211.00 2024	Spcl Asmt Balance:	Tax Deferral:	No	Short Sale:	No
HOA:	No	Dues:			\$ Pre-Approv:	
Escrow Pref:	MollyKearney CT teamkearney@ctt.com		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:	<a href="tel:503-997-9035">503-997-9035</a>	Agent Cell:	<a href="tel:503-997-9035">503-997-9035</a>	SAID:	KINGKATH
Email(s) Agent:	<a href="mailto:kathryn@kjkproperties.com">kathryn@kjkproperties.com</a>								
CoAgent:		CoSAID:		CoBRCD:		CoPh:			
CoAgent Email:									
Office:	KJK Properties PC	Office Lic:	200402352	Office Ph:	<a href="tel:503-772-8825">503-772-8825</a>	Agent Ext:		Fax:	503-772-0351
BRCD:	KJKR01	Owner Perm. Resid:				FIRPTA:	No		
Owner(s):	HOUSING AUTHORITY OF WASHINGTON COUNTY		Tenant/Other:			Contact1:			
Tran:	7/7/2025	Exp:	7/1/2027			Contact2:			
Poss:									

Comparable Information:

Original Price: \$