

ADDITIONAL HOME FEATURES

1046 SW King Ave | Portland, OR 97205 | 5 Bedrooms | 3 1/2 Bathrooms | 5,257 Square Feet

Originally constructed in 1900 by famed architects Whidden and Lewis, a comprehensive renovation project completed in 2013 ensures historic appeal, preserving distinctive original features while increasing the home's energy-efficiency, comfort, and longevity.

DEFINING FEATURES

- Exquisite care to period specific architecture utilizing highest quality products, craftsmanship and professional design
- All floors replaced or refinished
- Original pocket doors (first floor)
- High ceilings/Two staircases
- Five fireplaces
- New foundation and conversion of entire basement into oversized two-car garage (seismic-specific enforcement)
- Large flat backyard for entertaining

EXTERIOR

- New roof
- Copper gutter system
- Covered patio with gas hookup
- Rebuilt shutters
- New storm windows/screens
- Extensive foundation repair
- Upgraded grounds with new sidewalk, driveway, paths, landscaping, sprinkler systems, fencing and gates
- Original retaining wall rebuilt to exact replication

MAJOR SYSTEMS

- Plumbing, electrical and HVAC replaced
- Hard-wired security system
- New utilities including waterline, sewer line, gas, and communications
- Sound system main floor

KITCHEN *complete remodel

- Wolf appliances: 6 burner range, microwave (drawer)
- Asko Dishwasher
- Soapstone counters
- Wine cooler
- SubZero refrigerator

MASTER SUITE *complete remodel

- Dressing area/custom walk-in closet
- Fireplace

MASTER BATH *complete remodel

- Heated custom marble floors
- Soaker tub
- Large walk-in tiled shower

EXTRAS

- Luxurious 2nd floor utility room with loads of storage
- Front entry, family room, back entry, guest bathroom *Complete remodel
- Repoint masonry chimneys, install new step flashings
- New lighting fixtures throughout
- 3rd floor – new bathroom vanity, mirror, shower door, large storage space with high ceilings
- Refurbished original toilet (guest powder room; first floor)
- Wine cellar, SubZero refrigerator and extensive storage in garage

RESTORATION TEAM

- General Contractor: Olson & Jones Construction, Architect: Jeffrey L. Miller & Structural Engineer: VLMK Consulting Engineers