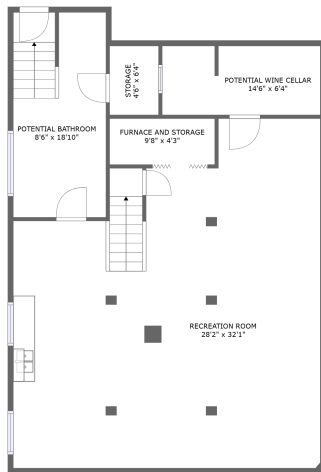


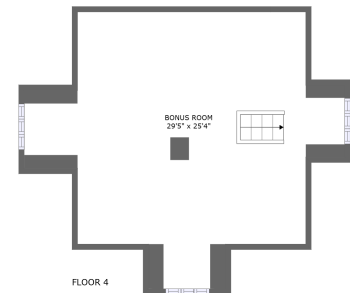
# 38315 Northwest Harrington Road, Roy, Cornelius, Washington County, Oregon, United States, 97113



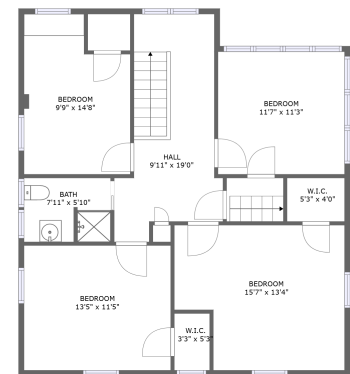
FLOOR 1



FLOOR 2



FLOOR 4



FLOOR 3

**Total Area: 3576 sq. ft**

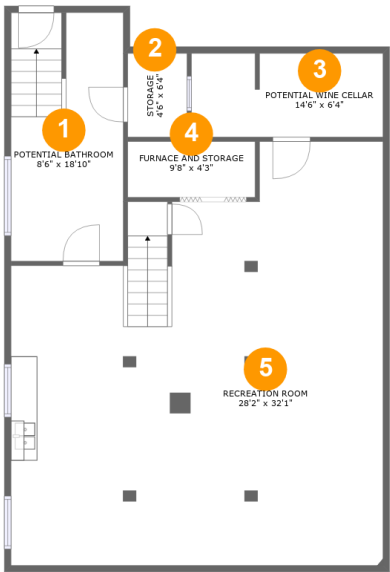
Floor 1: 832 sq. ft, Floor 2: 1447 sq. ft, Floor 3: 919 sq. ft, Floor 4: 378 sq. ft

Excluded: Potential wine cellar 94 sq. ft, Storage 31 sq. ft, Potential bathroom 160 sq. ft, Low ceiling 155 sq. ft, Walls: 285 sq. ft

## Property summary



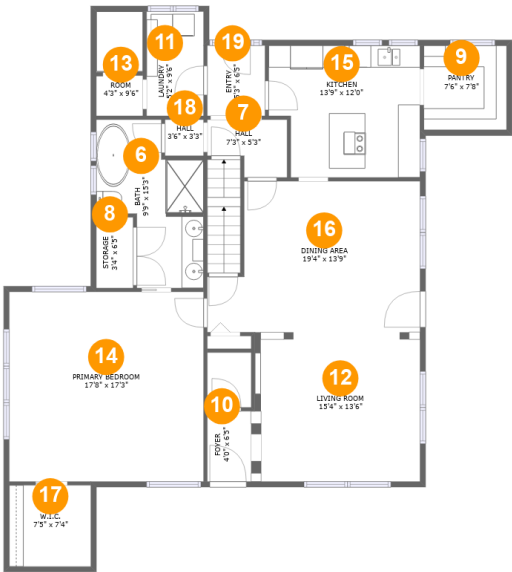
38315 Northwest Harrington Road, Roy, Cornelius,  
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Room dimensions

Floor 1 Total:832sqft    Excluded: 285sqft

#		Max Dimensions	sqft	Included
1	Potential Bathroom	8'6" x 18'10"	158 sq. ft	No
2	Storage	4'6" x 6'4"	28 sq. ft	No
3	Potential Wine Cellar	14'6" x 6'4"	91 sq. ft	No
4	Furnace And Storage	9'8" x 4'3"	41 sq. ft	Yes
5	Recreation Room	28'2" x 32'1"	772 sq. ft	Yes



Room dimensions

Floor 2

Total:1447sqft

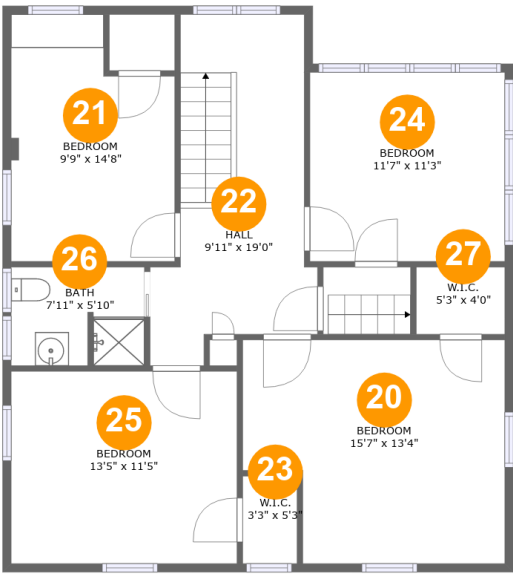
Excluded: 0sqft

#		Max Dimensions	sqft	Included
6	Bath	9'9" x 15'3"	109 sq. ft	Yes
7	Hall	7'3" x 5'3"	31 sq. ft	Yes
8	Storage	3'4" x 6'5"	21 sq. ft	Yes
9	Pantry	7'6" x 7'8"	58 sq. ft	Yes
10	Foyer	4'0" x 6'5"	25 sq. ft	Yes
11	Laundry	5'2" x 9'6"	49 sq. ft	Yes
12	Living Room	15'4" x 13'6"	205 sq. ft	Yes
13	Room	4'3" x 9'6"	40 sq. ft	Yes
14	Primary Bedroom	17'8" x 17'3"	304 sq. ft	Yes
15	Kitchen	13'9" x 12'0"	153 sq. ft	Yes
16	Dining Area	19'4" x 13'9"	236 sq. ft	Yes

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#		Max Dimensions	sqft	Included
17	W.I.C.	7'5" x 7'4"	55 sq. ft	Yes
18	Hall	3'6" x 3'3"	12 sq. ft	Yes
19	Entry	5'3" x 6'5"	34 sq. ft	Yes

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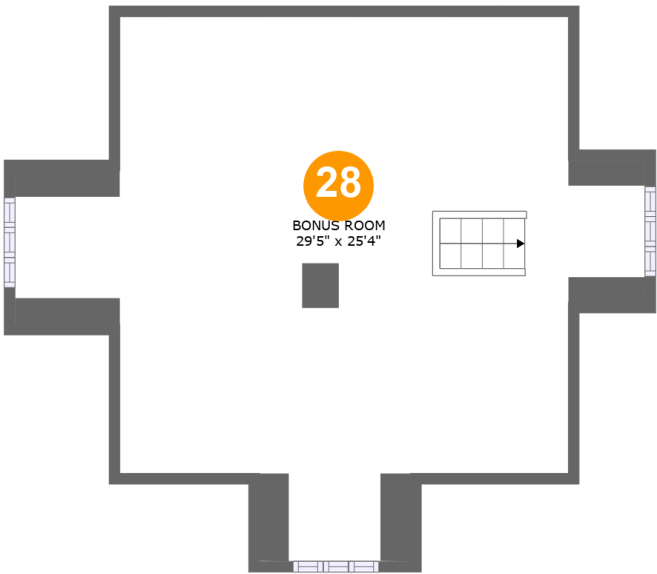


Room dimensions

Floor 3 Total:919sqft   Excluded: 0sqft

#		Max Dimensions	sqft	Included
20	Bedroom	15'7" x 13'4"	188 sq. ft	Yes
21	Bedroom	9'9" x 14'8"	128 sq. ft	Yes
22	Hall	9'11" x 19'0"	157 sq. ft	Yes
23	W.I.C.	3'3" x 5'3"	17 sq. ft	Yes
24	Bedroom	11'7" x 11'3"	131 sq. ft	Yes
25	Bedroom	13'5" x 11'5"	154 sq. ft	Yes
26	Bath	7'11" x 5'10"	46 sq. ft	Yes
27	W.I.C.	5'3" x 4'0"	21 sq. ft	Yes

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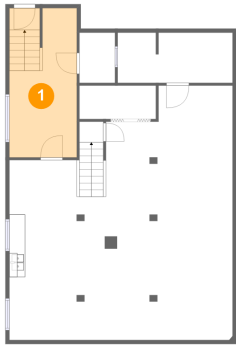
Room dimensions

Floor 4 Total:378sqft   Excluded: 155sqft

#		Max Dimensions	sqft	Included
28	Bonus Room	29'5" x 25'4"	378 sq. ft	Yes

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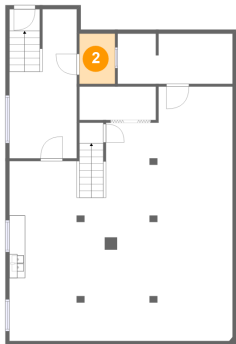
1 Floor 1 - Potential Bathroom



Max Dimensions: 8'6" x 18'10"  
Calculated Area: 158 sq. ft  
Included: No

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

2 Floor 1 - Storage

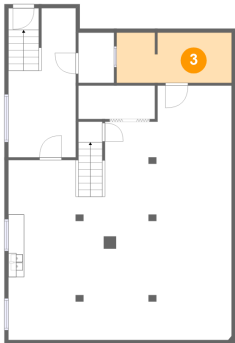


Max Dimensions: 4'6" x 6'4"  
Calculated Area: 28 sq. ft  
Included: No

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

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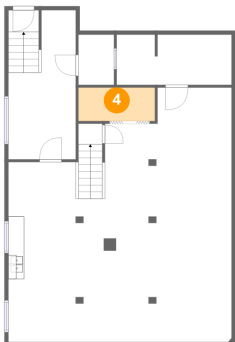
3 Floor 1 - Potential Wine Cellar



Max Dimensions: 14'6" x 6'4"  
Calculated Area: 91 sq. ft  
Included: No

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

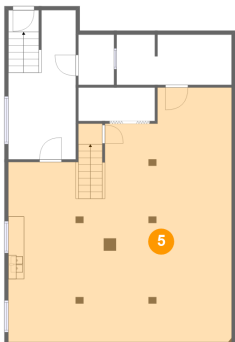
4 Floor 1 - Furnace And Storage



Max Dimensions: 9'8" x 4'3"  
Calculated Area: 41 sq. ft  
Included: Yes

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

5 Floor 1 - Recreation Room



Max Dimensions: 28'2" x 32'1"  
Calculated Area: 772 sq. ft  
Included: Yes

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



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## 6 Floor 2 - Bath



Max Dimensions: 9'9" x 15'3"  
Calculated Area: 109 sq. ft  
Included: Yes

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

## 7 Floor 2 - Hall



Max Dimensions: 7'3" x 5'3"  
Calculated Area: 31 sq. ft  
Included: Yes

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

## 8 Floor 2 - Storage



Max Dimensions: 3'4" x 6'5"  
Calculated Area: 21 sq. ft  
Included: Yes

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

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## 9 Floor 2 - Pantry



Max Dimensions: 7'6" x 7'8"  
Calculated Area: 58 sq. ft  
Included: Yes

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

## 10 Floor 2 - Foyer



Max Dimensions: 4'0" x 6'5"  
Calculated Area: 25 sq. ft  
Included: Yes

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

## 11 Floor 2 - Laundry



Max Dimensions: 5'2" x 9'6"  
Calculated Area: 49 sq. ft  
Included: Yes

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

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12 Floor 2 - Living Room



Max Dimensions: 15'4" x 13'6"  
Calculated Area: 205 sq. ft  
Included: Yes

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

13 Floor 2 - Room



Max Dimensions: 4'3" x 9'6"  
Calculated Area: 40 sq. ft  
Included: Yes

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

14 Floor 2 - Primary Bedroom



Max Dimensions: 17'8" x 17'3"  
Calculated Area: 304 sq. ft  
Included: 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 - Kitchen



Max Dimensions: 13'9" x 12'0"  
Calculated Area: 153 sq. ft  
Included: Yes

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

## 16 Floor 2 - Dining Area



Max Dimensions: 19'4" x 13'9"  
Calculated Area: 236 sq. ft  
Included: Yes

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

## 17 Floor 2 - W.I.C.



Max Dimensions: 7'5" x 7'4"  
Calculated Area: 55 sq. ft  
Included: 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



Max Dimensions: 3'6" x 3'3"  
Calculated Area: 12 sq. ft  
Included: Yes

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

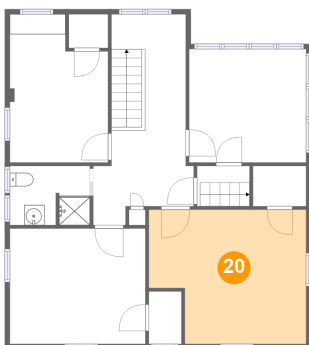
### 19 Floor 2 - Entry



Max Dimensions: 5'3" x 6'5"  
Calculated Area: 34 sq. ft  
Included: Yes

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

### 20 Floor 3 - Bedroom

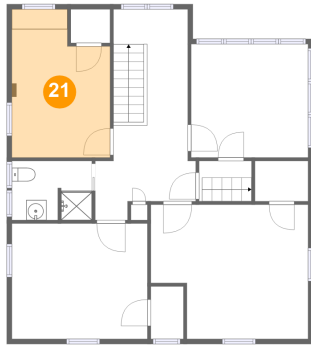


Max Dimensions: 15'7" x  
13'4"  
Calculated Area: 188 sq. ft  
Included: Yes

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

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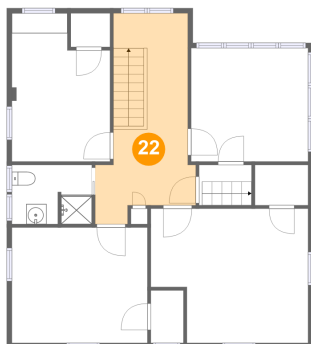
### 21 Floor 3 - Bedroom



Max Dimensions: 9'9" x 14'8"  
Calculated Area: 128 sq. ft  
Included: Yes

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

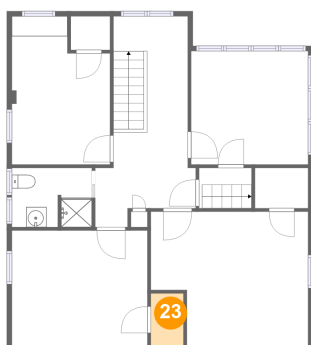
### 22 Floor 3 - Hall



Max Dimensions: 9'11" x 19'0"  
Calculated Area: 157 sq. ft  
Included: Yes

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

### 23 Floor 3 - W.I.C.

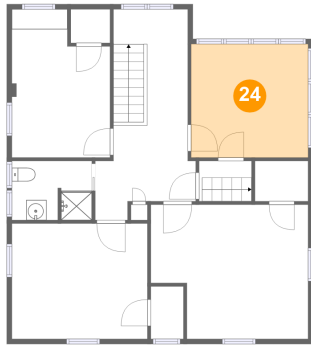


Max Dimensions: 3'3" x 5'3"  
Calculated Area: 17 sq. ft  
Included: Yes

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

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### 24 Floor 3 - Bedroom



Max Dimensions: 11'7" x 11'3"  
Calculated Area: 131 sq. ft  
Included: Yes

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

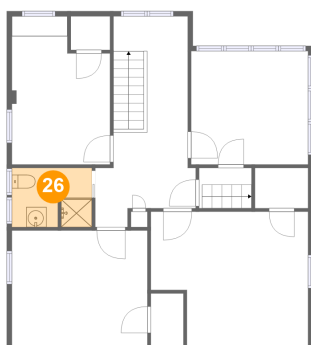
### 25 Floor 3 - Bedroom



Max Dimensions: 13'5" x 11'5"  
Calculated Area: 154 sq. ft  
Included: Yes

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

### 26 Floor 3 - Bath

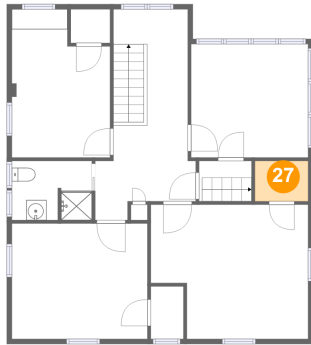


Max Dimensions: 7'11" x 5'10"  
Calculated Area: 46 sq. ft  
Included: Yes

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

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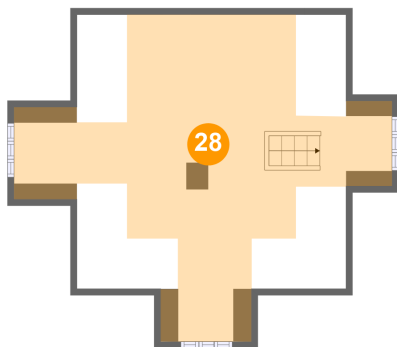
### 27 Floor 3 - W.I.C.



Max Dimensions: 5'3" x 4'0"  
Calculated Area: 21 sq. ft  
Included: Yes

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

### 28 Floor 4 - Bonus Room



Max Dimensions: 29'5" x 25'4"  
Calculated Area: 378 sq. ft  
Included: Yes

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