



9792 SOUTHWEST
ARBORCREST WAY



OLD VISTA HILLS RESTORED ONE-LEVEL RAMBLER
Recently renovated one-level residence, completed by Otis Construction, features a detached heated workshop and is enveloped by 14,375 square feet of professionally landscaped gardens adorned with mature, blooming plantings.

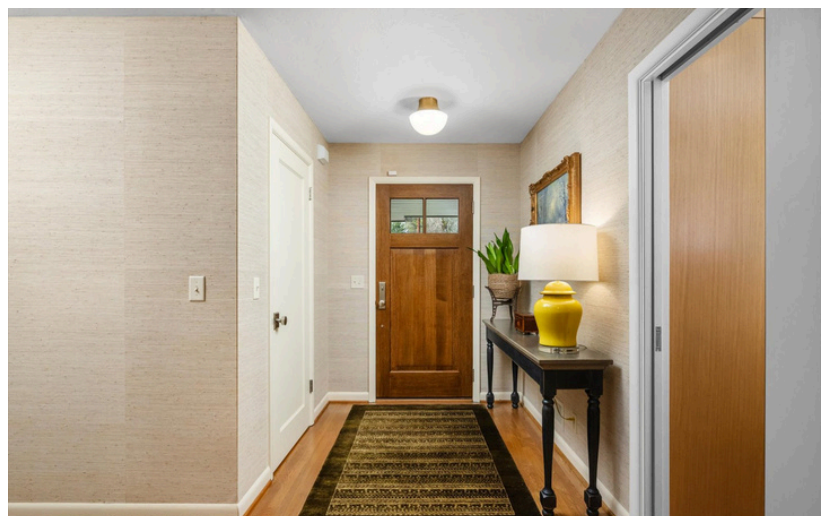
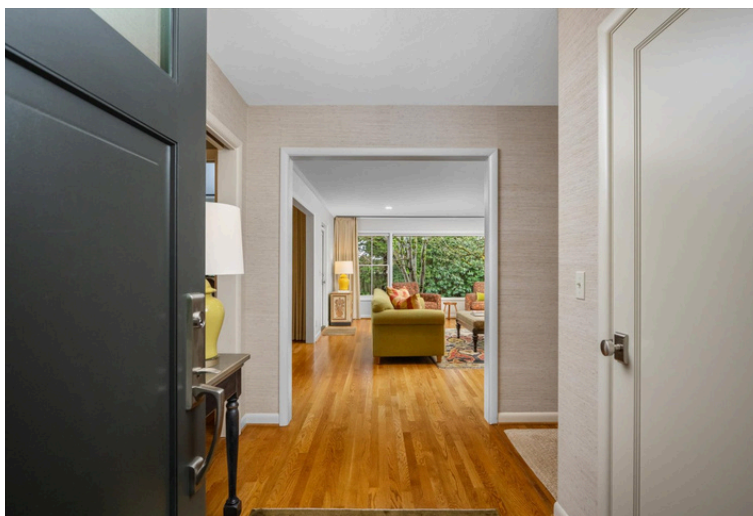
DAN VOLKMER TEAM
Specializing in Historic & Architecturally Significant Homes



Welcome to 9792 SW Arborcrest Way : A delightful reimagined one-level home from the 1950s, featuring a subtle, low-profile presence from the street. Recently, Otis Construction completed a comprehensive renovation that enhanced the surfaces, fixtures, and appliances while preserving the original scale and charm. The property is enveloped by beautifully landscaped gardens, offering enchanting views of mature blooming trees, carefully selected plantings, and the charming wildlife that also calls this tranquil place home.



Winding pathways gracefully traverse the property, linking to various patios, porches, and decks. An expansive overhang stretches over the front porch, providing a sheltered retreat—ideal for enjoying the serene landscaping during a spring rainstorm. The newly installed solid wood front door, adorned with Emtek hardware, warmly greets visitors. Refinished oak floors lead into the home. A generous coat closet is at the ready for coats, hats, shoes and more.





Stepping inside, you'll find the living room to be a welcoming focal point. The oak floors flow seamlessly throughout the home, creating a sense of connection and cohesion. A gas-fired fireplace beckons for cozy evenings. Expansive picture windows frame serene views of the private backyard, while a door opens to the spacious back deck.



The deck features a substantial overhang, providing enjoyment throughout the year. The level lawn is surrounded by mature trees and shrubs, many of which bloom periodically, adding beauty during the spring season. There are four access points from the home to this alluring outdoor space.



The living room and dining room are seamlessly connected by an expansive doorway, which not only provides a sense of definition but also facilitates effortless entertaining and encourages fluid conversation between the two spaces.



The dining room features direct access to the newly remodeled kitchen and connects to the adjacent family room through a set of glass pocket doors.



The kitchen remodel beautifully honors the minimalist aesthetic of the 1950s. Featuring ample storage, the maple cabinets provide a warm touch. New stainless steel appliances enhance the elegance of the cabinetry and hardware. The kitchen has both task, ceiling and undercabinet lighting enhancing not only the ambiance but the prep space for the cook.



The window over the kitchen sink captures outlooks to the front garden, which has many species of birds happily flitting about. Slab quartz countertops extend along two walls and seamlessly transition into the family room.



The adjacent breakfast nook is a perfect spot to enjoy morning coffee. A set of drawers offers storage for napkins & placemats. Around the corner is the family room with custom built-in bookshelves and cabinets below for media components.



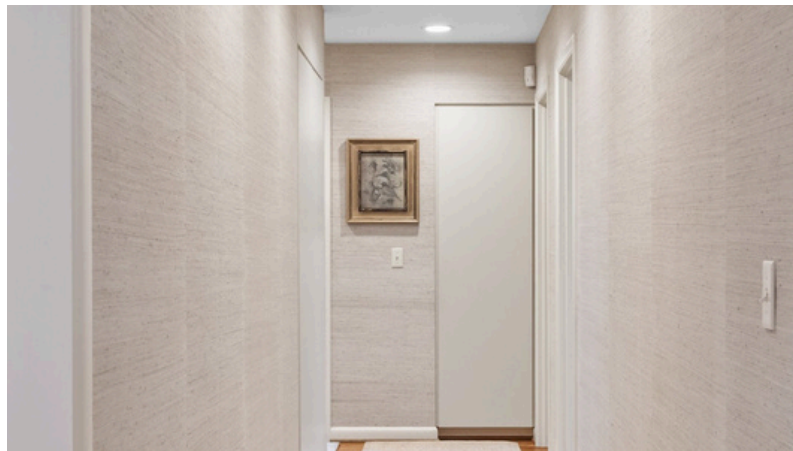
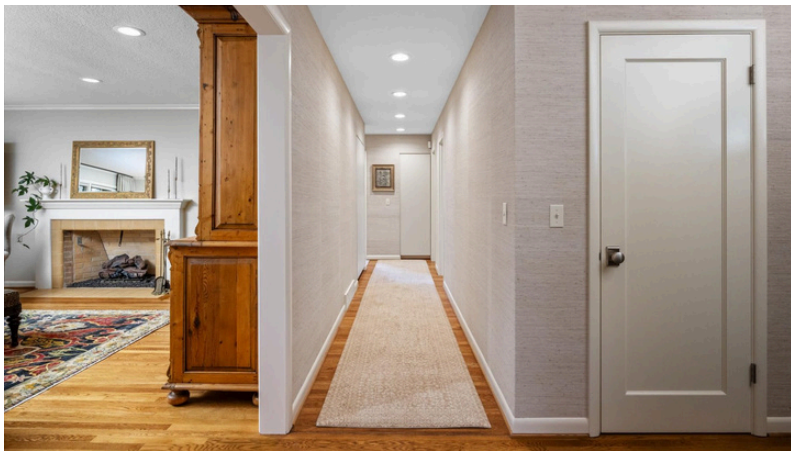
The family room has a gas fireplace, creating instant ambiance with the click of a remote. This room features an original architectural detail: a bank of eight windows that overlook the backyard. A door provides direct access to the deck, creating an ideal space for inviting guests outdoors for a summer dinner party. Additionally, the deck's overhang includes a window well, which allows natural light to permeate the family room, enhancing its brightness and ambiance.



Just off the family room is a private wing, which holds a study and adjacent half bath. This space has its own exterior entrance, creating an ideal home office set up.



The study features a wall of built-in shelves, including booth-style bookshelves, a desk, and upper cabinets.



The bedrooms are situated on the opposite side of the home, providing a tranquil retreat away from the living areas. Oak flooring runs along the hallway, enhancing the aesthetic appeal. The walls are adorned with extensive built-in cabinetry at each turn, maximizing storage space. Additionally, an extra-deep closet offers ample room for luggage and off-season items.



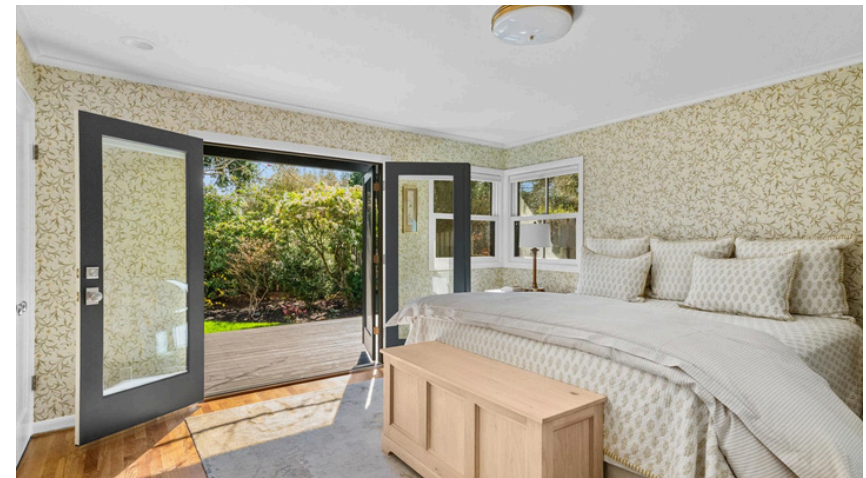
The first bedroom features elegant oak flooring and a wall adorned with built-in bookshelves complemented by lower cabinets. The oak floors extend throughout the room, enhancing its warmth and charm. A series of windows provides picturesque views of the beautifully landscaped yard. Additionally, a spacious double closet is equipped with custom built-ins for optimal organization.



The hall bathroom features quartz countertops and a seamless shower enclosure with a tub. This space is both functional and elegant, showcasing a harmonious blend of modern design and timeless comfort.



The second bedroom serves as an ideal retreat for guests. The elevated placement of the window provides privacy without compromising the tranquil outlooks. Additionally, a double closet equipped with ample built-ins completes this space. As we make our way to the primary suite, we are captivated by the impressive built-ins lining the hallway.



The primary bedroom received optimal positioning when designing the home. French doors, with Emtek hardware, lead to the primary suite deck, which takes in views of the garden. Rhododendrons and Azaleas are about to give us their spring show. William Morris wallpaper lines the walls and complements the garden setting.



The primary deck is elegantly accented by a series of striking 7-foot corbels that support the overhang. Three gently sloping steps lead down to the level lawn. Notably, a stunning pink tulip magnolia emerges through the deck, its deep blush hue beautifully contrasting with the charcoal gray of the home.



The primary bedroom radiates a sense of understated, timeless elegance. It features two double closets equipped with custom organizers. Picture waking up to the melodious songs of birds and the inviting gardens visible through the corner-set windows and French doors. An ensuite bathroom is adjacent through a pocket door.



The adjacent primary bathroom respected the design of the era. A corner-set shower, with seamless glass enclosure, showcases floor-to-ceiling tile walls. Quartz counters line the vanity and a built-in 3-way mirror conceals a built-in medicine cabinet over the sink. A window has been customized with privacy glass to ensure natural light filters in while privacy is retained. Across from the shower is a built-in cabinet for toiletries.



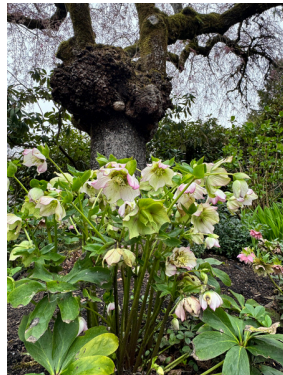
Off the kitchen is the doorway to the mudroom, which has direct access into the 2 car attached garage.



The mudroom you never knew you dreamt about: This space is ready to fulfill all of your house-keeping dreams - the perfect stopping point between errands, the garden or taking the dogs for a walk. Shelves for shoes, tile floor for walking in with dirty paws, direct access from the front yard, or the garage, and into the kitchen. Plus extra cabinets store large platters, vases, or Costco over flow - hello upright freezer! A large, extra deep sink is at the ready for washing garden trowels, or pre-treating pesky stains before they go into the adjacent full-capacity, newer Speed Queen laundry machines.



The attached two-car garage features direct access to the mudroom and is adorned with original tongue-and-groove lumber lining the walls. It includes a built-in workbench, ideal for tinkering, various projects or repairs. Additionally, the driveway accommodates parking for up to four vehicles.



The residence is enveloped by landscaped gardens on all sides. Pathways are adorned with carefully selected low-lying flora and ground covers. Sculpted walkways wind through the gardens, connecting with secret spots, decks, garden beds, and a flat lawn juxtaposed with blooming perennials and shrubs. Mature, original specimens thrive alongside thoughtfully chosen perennials and ever greens. Wander alongside the garage, through a cedar fence, and you will find the new-to-the-property detached, heated, wood-working shop.



The 731 SF (approx.) woodshop was meticulously designed to reflect the same integrity, scale, and quality as the main house. It features a poured concrete porch that is centered on a pair of glass French doors, equipped with Emtek hardware. This entrance is further enhanced by seven-foot corbels that support the overhang, creating a cohesive and elegant appearance.



The heated shop is equipped with its own 200 Amp electrical panel and an abundance of outlets. It features four 230-volt outlets—three located on the wall and one on the floor—along with numerous 115-volt outlets distributed throughout the walls.



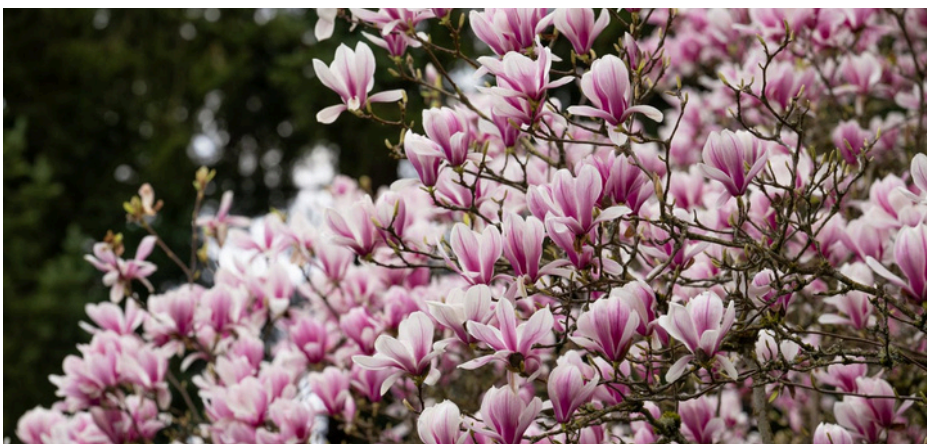
The interior of this space features impressive vaulted ceilings, reaching a height of 13' at the apex. This area could be creatively transformed into a detached art studio, guest retreat, she-shed, or man-cave. The exterior of the building harmonizes with the ambiance of the backyard, enhanced by beautifully planted window boxes. Additionally, the windows of the shed mirror the window profiles of the bedrooms in the main house, further contributing to the cohesive aesthetic.



The level lawn is framed by mature, flowering specimens. In spring, the Tulip Magnolias burst forth with their delicate pink and white blooms, creating a picturesque backdrop. The rhododendrons and azaleas follow suit, their vivid blossoms adding splashes of color and texture to the landscape.

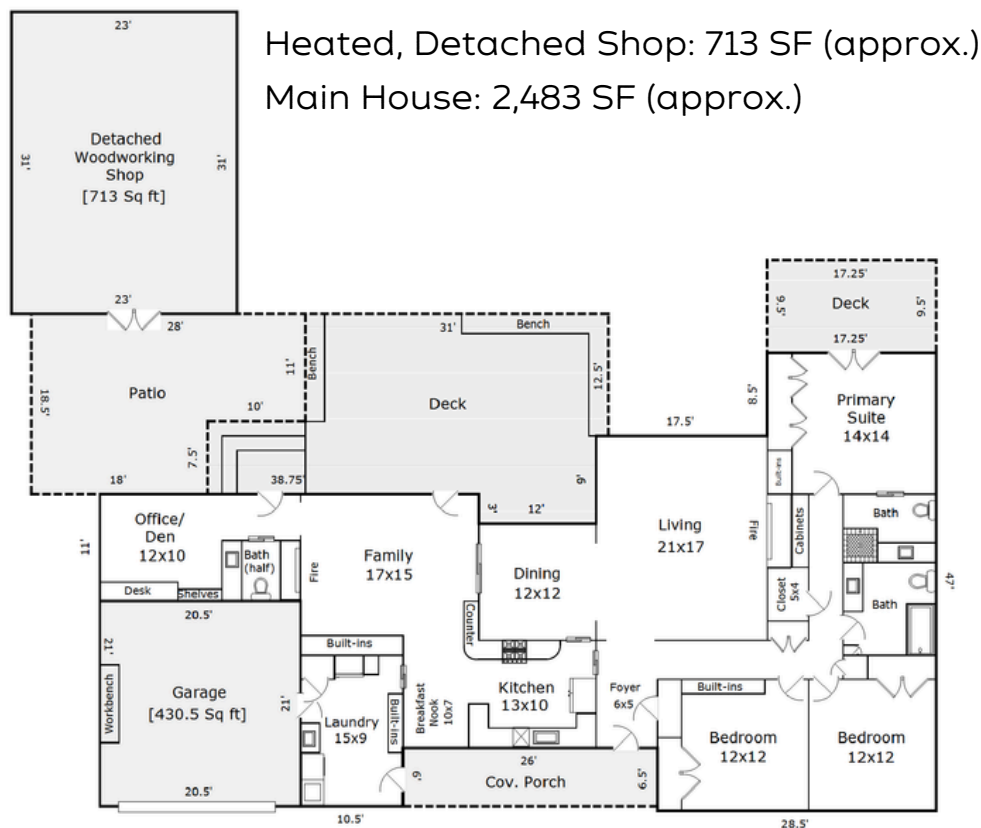






SPECIFICS AND DETAILS

- Built in 1954 - Extensively remodeled by Otis Construction 2022 to 2025 while ensuring original integrity of home was retained: Updated systems, surfaces, & most windows are new - custom built to match original profile of existing.
- 3 Bedrooms + Family Room & Study
- 2 Full & ½ Bathrooms
- 2,483 total SF of house (Approx.)- See floor plan below
- Study, with adjacent half bath, with exterior access - ideal for home office
- Forced air gas heat and central A/C
- Backup gas generator
- Gas hot water heater
- Detached heated woodshop - 731 SF (Approx.) with 200 Amp Electrical and multiple 115V & 230 V outlets along walls & the floor
- 2 Car garage, with workbench, and direct access into mudroom
- .33 Acre Lot: 14,375 SF (Approx.) Fully fenced, professionally landscaped with restored/updated irrigation and drainage
- Expansive deck, partially covered, and accessible from three doors along back of house. Primary suite has its own deck, separate from the deck along the living areas
- Crawlspace located in hall closet floor - across from full bathroom
- 2025 Taxes: \$11,356
- Served by Ridgewood Elementary, Cedar Park Middle & Beaverton High schools
- RMLS #398612003



RECENT IMPROVEMENTS

PER SELLERS - DATES ARE APPROXIMATE

2025:

- 7 Dees installed the water feature
- We also installed a new stove and new dishwasher during the remodel.
- A new microwave was installed in 2025 I believe. I also think we got a new washing machine and dryer in 2025. It's possible it was the latter half of 2024.

2024:

- DeSantis landscaping installed new sod in the backyard as well as inground irrigation.

2023:

- DeSantis Landscapes installed hardscape pathways and patio and retrofitted the existing drip line irrigation system.
- Added in an in-line gas generator, Generac, which was installed by Reynaud's electric.
- During our Otis construction remodel, we replaced the countertops in the kitchen, the hallway bath and the primary bath with Quartz countertops.
- Added a new half bath. Additionally, we upgraded the study with new windows, new oak hardwood floor, and a new door with screen door exiting the house.
- Added new double pane windows in the den/study. Additionally replaced windows in the two front bedrooms and the primary bedrooms with double-hung double-pane windows, matching the existing window profile.
- Added French doors in the primary bedroom with a new deck outside the primary bedroom.
- Rebuilt the existing deck, which is behind the TV/family, dining & living rooms.

Continued on Next Page

RECENT IMPROVEMENTS CONTINUED

PER SELLERS - DATES ARE APPROXIMATE

2023 Continued:

- Built the 731 Sf (appx.) accessory building/wood-working shop, which is heated and has 200 Amp Electrical, plus 230 V & 115 V outlets along the walls & floor- It was carefully constructed to match the existing home.

2022:

- All rooms in the house were repainted in Spring 2022.
- The primary bedroom and the middle front bedroom were wallpapered.
- Removed the carpeting in the three bedrooms and the hallway and then sanded and refinished all of the hardwoods. This was done by D-Lux hardwoods.
- New drapes & sheers were placed in the large windows in the TV/family room, the dining room and the living room.
- Window coverings/shades were placed on most of the windows except for the ones in the study/den.
- Added a new carrier Infinity 19 air conditioner was installed by Climate control.
- New infinity 80 2stage furnace. The installation was performed by Climate control.
- Portland chimney installed two new chimneys and a new hearth in the living room. In the living room, they removed the existing fire box and rebuilt it to meet code. Fireplace is gas burning with a faux log set.
- The gas insert fireplace (in the TV/family room) and installed a gas log set in the living room installed by All Fuel and gas.
- Added under floor insulation placed under the whole main floor. In essence, the ceiling of the crawlspace was insulated. At this time, they blew in insulation in the attic, bringing it up to and above code.

LOCATION, LOCATION, LOCATION!

Situated in the highly sought-after Vista Hills neighborhood of Southwest Portland, near West Slope & Raleigh Hills, this area is defined by its tranquil ambiance and established character. The neighborhood features gently winding streets, mature evergreens, and a strong sense of privacy. Originally developed in the mid-20th century, many residences showcase classic Ranch and Mid-Century architectural styles, often gracing spacious lots adorned with lush landscaping that enhances the area's serene, residential atmosphere.

Residents benefit from convenient access to major thoroughfares such as Highway 26, facilitating efficient commutes to Beaverton, Hillsboro and Portland while maintaining a sense of seclusion from the city's hustle and bustle. Additionally, Vista Hills is in proximity to various amenities, including shopping centers, schools, and recreational spaces, notably Ridgewood Park. Known for its stability and long-term residents, Vista Hills offers a harmonious blend of natural beauty, architectural charm, and accessibility, solidifying its status as a desirable enclave in Southwest Portland.



THE DAN VOLKMER TEAM

SPECIALIZING IN HISTORIC AND ARCHITECTURALLY SIGNIFICANT PROPERTIES



From Left to Right, Licensed Real Estate Brokers:
Fritz Benz, Kim Hayworth, Mardi Davis,
Dan Volkmer (Principal Broker) and Kishra Ott

Archie - Chihuahua Mix: Resident Preservationist
Watson - Boxer: Resident Historian


Windermere
REAL ESTATE
Licensed in the State of Oregon
WINDERMERE REALTY TRUST
Team@DanVolkmer.com
503-781-3366

DanVolkmer.com