



Welcome to 2744 SW Sherwood Drive - A completely reimagined residence infused with modern systems and custom, high-quality materials and finishes nestled into a quiet residential enclave in the lush Greenhills neighborhood.

This home features expansive main floor living, encompassing 3,018 square feet. Refinished oak floors with a walnut stain flow throughout the main level. Generous doorways foster a sense of connection between the rooms, while smooth walls rise to 10-foot ceilings, enhanced by layered crown molding. Dazzling chandeliers introduce a touch of glamour, complementing the high-end, custom luxe finishes infused throughout the home.

The daylight lower level spans an additional 2,765 square feet and includes two bedrooms, a den, and an expansive living space that opens to a covered patio. A kitchenette provides a cozy independent living area for visiting guests, in-laws, family members, or extended stays. An elevator connects the two levels, offering convenience without the need for the interior staircase.

The beautifully landscaped front beds set the tone for the quality, timelessness, and lush appeal of the home. A cluster of crepe myrtles lines the wide driveway leading to the oversized four-car garage. The level back lawn is fully fenced and bordered by ever-green boxwoods and rhododendrons. Additionally, the rear of the property adjoins the verdant Marqual Park, providing a lush green backdrop throughout the year. The sought-after location neighborhood offers close & convenient access to OHSU, downtown Portland, Beaverton & Hillsboro.

THE DAN VOLKMER TEAM

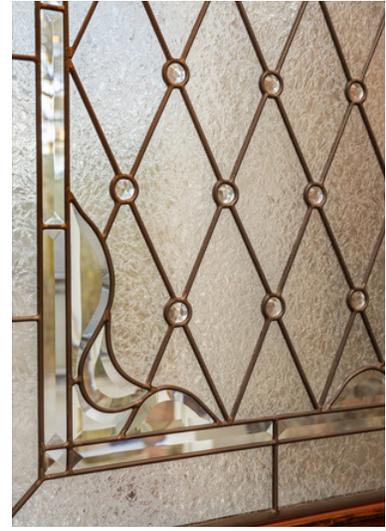
SPECIALIZING IN HISTORIC AND ARCHITECTURALLY SIGNIFICANT PROPERTIES





The residence boasts an unassuming street presence, characterized by a wide, low profile that extends along the road. Recently established front beds are filled with blooming specimens, including hellebores, ornamental grasses, a creamy dogwood, a laceleaf maple, various fragrant daphne varieties, and vibrant bulbs. Strategically placed stones enhance the natural ambiance, beautifully complementing the stacked basalt retaining wall. Bird feeders keep the local birds content, allowing you to enjoy a diverse array of feathered visitors.





Two columns support the porch overhang and lead to the inviting covered front porch. Stone walls and tongue-and-groove vaulted ceilings create a warm welcome for guests. A set of solid oak French doors, featuring custom inset beveled and leaded glass, provides privacy while allowing natural light to permeate the space. These exquisite details offer a preview of the elegance that awaits within the home.



The oak floors flow throughout the main level, seamlessly connecting the living spaces through spacious doorways. The foyer opens into both the living and dining areas, while crown moldings enhance the elegance of the 10-foot ceilings on this level.



The spacious living room is illuminated by natural light streaming in from two directions. The deep window sills of the bay windows contribute to a sense of grandeur within the home.



in the living room, one is immediately captivated by the meticulous attention to detail. A gas fireplace, with granite hearth, is surrounded by custom panelling & millwork, creating a sense of architectural harmony. The walls of two windows are complemented by Hunter Douglas shades. A pair of French doors, flanked by sidelights, lead to the dining deck & covered outdoor living area.



This outdoor space effectively expands the living area during warmer months. It features a tongue-and-groove ceiling that extends over the exterior living area, complemented by dimmable lighting. Additionally, the area is equipped with electrical outlets, a gas line for year-round barbecuing, and a hose bib for maintaining potted flowers.

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


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The spacious doorways create a perfect blend of an open floor plan with the functionality of a more formal layout. In the living room, you will find clear sightlines leading directly into both the dining room and the kitchen, which are beautifully connected by four exquisite chandeliers that bring harmony to the entire area.



The dining room exudes both spaciousness and an inviting ambiance. The oak flooring, finished in a timeless walnut stain, imparts a sense of classic character. Crown molding draws the eye upward toward the lofty ceilings and the striking chandelier. All lighting fixtures are equipped with dimmers, allowing for the perfect atmosphere tailored to any occasion. Two doorways lead to the kitchen, strategically located for direct entry from the four-car garage, making it convenient for unloading the car and bringing in groceries.



The kitchen epitomizes unrestrained and unapologetic luxury. Exotic slabs of Patagonia Quartzite adorn the surfaces and extend to the backsplash, culminating in a commercial-grade hood that is elegantly accentuated and crowned with layers of intricately stacked woodwork, supported by corbels. The furniture-grade cupboards, cabinets, and drawers feature a soft-close mechanism for added convenience.



A spacious island dominates the kitchen, equipped with built-in amenities, a prep sink, and a breakfast bar. The island's slab is a mineral masterpiece, showcasing smoky quartz, flashes of blue labradorite, and accents of green fluorite, harmonizing beautifully with the lush green vistas surrounding the home. The kitchen windows, along the front of the home, view the bird feeders, allowing you to enjoy a diverse array of feathered visitors that inhabit the adjacent park.



The high-end commercial-grade appliances are sure to delight chefs of all skill levels. A built-in SubZero refrigerator and a newer Miele dishwasher are discreetly integrated behind custom cabinet panels. Additionally, a wine bar, complete with under-cabinet beverage coolers, is cleverly positioned between the kitchen and dining room, ensuring that guests' glasses remain filled as conversations unfold.



Here, be prepared to have your kitchen expectations forever elevated. This kitchen is a masterpiece of surprises—custom touches at every corner. Outlets are conveniently available but discreetly hidden to maintain a clean and harmonious design. Beneath every cupboard you will find undercabinet lighting as well as strips of electrical outlets. Additionally, the kitchen island has cleverly placed outlets and the broom closet has two outlets for charging the cordless dustbuster or vacuum. In addition to the thoughtful touches above, there are extra cabinet fronts, should the chef desire to have more glass-fronts or conversely, solid cabinets to keep clutter out of sight.



The primary bedroom suite, located on this level, features not only a cozy sleeping area complete with a gas fireplace, but also a sunlit wing that opens up to a sitting room that boasts its own gas fireplace. Picture waking up to breathtaking views of the lush, expansive treetops in Marquam Nature Park. This side of the house offers complete privacy, eliminating the need for window coverings. Envision starting your day to the gentle melodies of birdsong and drifting off to sleep surrounded by the warm glow of the gas fireplace, elegantly framed by a stately cast mantle. With just a click of the remote, you can easily turn the fireplace on and off without having to leave the warmth of your covers.

The generous natural light that fills this area creates an uplifting and serene atmosphere. Picture yourself performing morning yoga sun salutations in this radiant space. Connect with nature and enjoy forest bathing right at home. The cozy, tucked-away sitting area is ideal for savoring your morning coffee or tea. Additionally, this versatile space could serve as a fantastic office or an art studio, thanks to the plentiful sunlight and inspiring views of the surrounding trees.

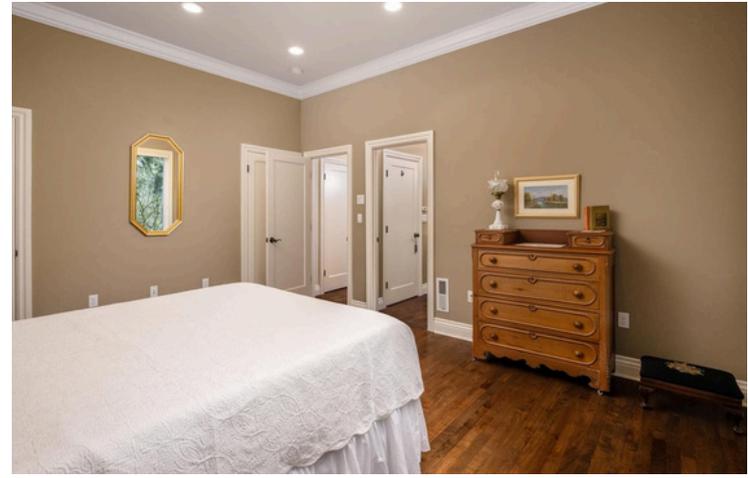




The ensuite primary bathroom is finished with luxury and indulgence in mind. Slabs of marble stretch across walls and surfaces. Expansive marble slabs adorn the walls and surfaces, creating an elegant atmosphere. The furniture-grade vanity features double sinks, while the mirrors beautifully reflect the lush greenery of Marquam Park just outside. An extra-deep soaking tub is strategically positioned beneath the window, offering a perfect spot for stargazing. A flatscreen television is conveniently placed to allow for leisurely viewing of your favorite shows while soaking the day away. Floor to ceiling marble enhances the walk-in shower with two shower stations, ready to get your day started. Roman baths with modern luxury. This space embodies the essence of Roman baths infused with modern luxury.

Rounding out this primary suite are three walk-in closets with custom organizers, built-in drawers & cabinets.

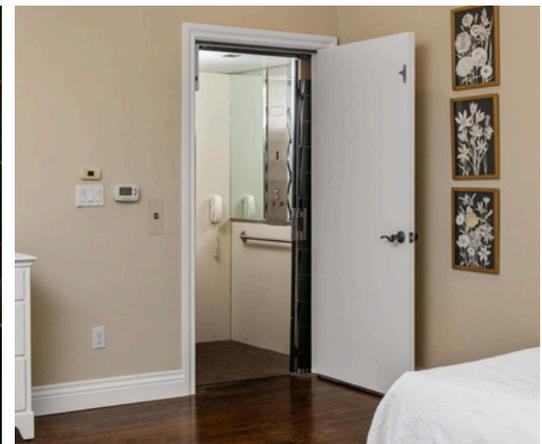




The main floor features a guest bedroom, accompanied by a full bathroom. The bedroom boasts timeless oak floors and two generous closets, each equipped with built-in organizers.



The adjacent bathroom, which includes a secondary door leading to the hallway, is lavishly designed with achingly breathtaking finishes. Patagonia Quartzite extends across the sink vanity and reaches to the ceiling in the tub surround. A seamless glass enclosure keeps the water contained while allowing a breathtaking view of the vast pools of quartz crystal from every angle. A window offers a picturesque view of Marquam Park. Picture returning from the nearby forest trails and stepping into this stunning shower, captivated by the pools of smoky and natural quartz intertwined with ribbons of green fluorite.



The daylight lower level can be accessed via the staircase off the kitchen as well as via the elevator. The elevator is located in between the garage and kitchen, and opens into the main floor primary suite. This makes it easy to get to either floor without the need of stairs!



The daylight lower level comprises of 2,765 square feet of additional living space. The set up allows a multitude of uses with it's own exterior entrance, a kitchenette and additional bedrooms.

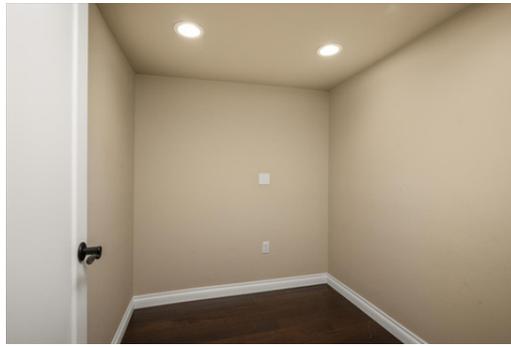


The main room is currently used as a family room, with a gas fireplace. There is additional space to have a play or game area, home office, or exercise space.



Adjacent to the main room is a spacious covered patio that opens up to a flat, fenced yard. The patio features a tongue-and-groove ceiling adorned with recessed lighting, all equipped with a dimmer switch to help set the perfect mood. Connected to the patio is a sizable storage room, perfect for use as a potting shed. Additionally, a doggy door provides access, making it an ideal shelter for pets if the fenced patio is utilized as a dog kennel.





One of the two bedrooms on this level is generously sized and could allow many uses. A set of French doors open to the pathway that leads around the home. There are three walk-in closets. One is so large it could be used as a small office.



The second bedroom for this level is also spacious, with wall-to-wall carpeting and has two closets, both with built-in organizers.

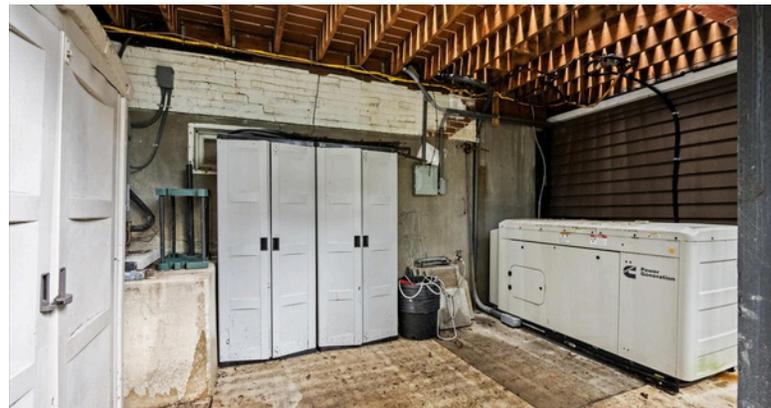


A full bathroom, with floating vanity and accent lighting beneath, serves this level. A walk-in shower, with a seamless transition from floor to shower, is luxuriously appointed. All lights are on dimmer switches.

Through a pair of French doors is a den, with oak parquet tile floors. This is a sweet spot for a home office, sewing or craft room. It looks out to the covered patio & back yard.



Outside, off the level lawn, is a bonus room, referred to as the sunroom. It has two walls of windows. A pair of sliding French doors opens into the room, finished with tumbled travertine floors. Equipped with extensive lighting and electrical outlets this could be a separate office or studio.



A storage large area resides beneath the main floor deck. This space has a couple of storage sheds to tuck seasonal patio cushions, yard equipment and tools, as well as outdoor gear like bikes, kayaks, etc. This is where the gas generator is situated.



The level backyard is completely enclosed by a fence, featuring pathways and gates that provide access around the entire home. Raised beds have flourished with herbs, vegetables, and tomatoes.

Adjacent to the property lies Marquam Nature Park, offering a continuous expanse of lush greenery and privacy. Covered patios and decks create inviting spaces for outdoor entertaining, even during summer rainstorms. Mature plantings, including boxwoods and rhododendrons, ensure year-round greenery, while several red-bark Japanese maples contribute visual interest throughout the seasons.

PROPERTY SPECIFICS AND DETAILS:

- Built in 1948 - Extensively renovated 2011-2013
- 5,965 Total SF (Approx.) See floor plan on next page, by A-Quality Measurement
- 4 Bedrooms + den, sunroom & sitting room
- 3 Full bathrooms
- 4 Gas fireplaces
- Landscaped 12,390 SF Lot (Approx.)
- Fully fenced backyard with deck, level lawn and covered patio
- Dedicated gas line for barbecue on living room deck
- Detached 4 car garage - includes custom built-ins and storage
- Outdoor storage area under main floor deck: Includes 4 storage sheds, plus space or storage for bikes, gardening and PNW gear.
- Forced Air Gas heat (new 12/2025) - Three heating zones
- Central air conditioning
- Gas generator
- Tankless gas hot water heater
- 2025 Taxes: \$24,649
- Ainsworth, West Sylvan and Lincoln Schools
- RMLS #597281350

Recent Improvements since 2020 - Per Seller:

- Gutter replacement
- Roof work by C & C Roofing
- Farmington Gardens Landscaping in front & back yard
- Added trees
- French-style front doors with custom leaded glass panes and lower back door replacement
- Added French drain to front of house
- New forced-air gas furnace converted to 3-zone system & replaced thermostat
- Newer Miele Dishwasher

Renovations (Previous Owner) per Portlandmaps.com Permits:

- 2012-2013: Remodel of bathrooms
- 2012-2013: raised ceiling on main floor, replaced roof trusses
- 2012: Replaced decks
- 2011-2013: Renovation of kitchen
- 2011: Laundry room remodel, drain lines replaced & new water lines
- 2010: Tankless hot water heater
- 2010: Added Air Conditioning
- 2009: 150 Amp subpanel
- 2006: Gas generator

LOCATION! LOCATION! LOCATION!



DOWNTOWN



OHSU

The 12,390 square foot lot adjoins Marquam Nature Park, providing the homeowner with a front-row seat to the captivating wildlife that inhabits the adjacent forest. This tranquil neighborhood feels remarkably distant from the hustle and bustle of city life, yet it is conveniently located just minutes from downtown, OHSU, and the South Waterfront. Furthermore, the restaurants, shops, and boutiques along NW 23rd Avenue are merely a short distance down the hill, as is downtown Portland.

Notably, the rear portion of the property features a conservation overlay designed to protect the natural wildlife and native habitats bordering Marquam Nature Park. Several trailheads are accessible within half a mile from the front door: one along Sherwood Drive and another just up the hill off Sherwood Place, the neighboring street.

