



5040 SW HILLTOP LANE
1 Acre Parcel in Un-incorporated Multnomah County



Land of Enchantment: Architect Roi L. Morin Evokes
Old-Hollywood Hills Charm within Portland's West Hills.
Presented to Market for the First Time in over 75 years.

The Dan Volkmer Team
Specializing in Historic & Architecturally Significant Homes

A STORIED 1940S ESTATE WITH VINTAGE GLAMOUR, RICH MAHOGANY, CEDAR SWAGGER AND ENDLESS POTENTIAL



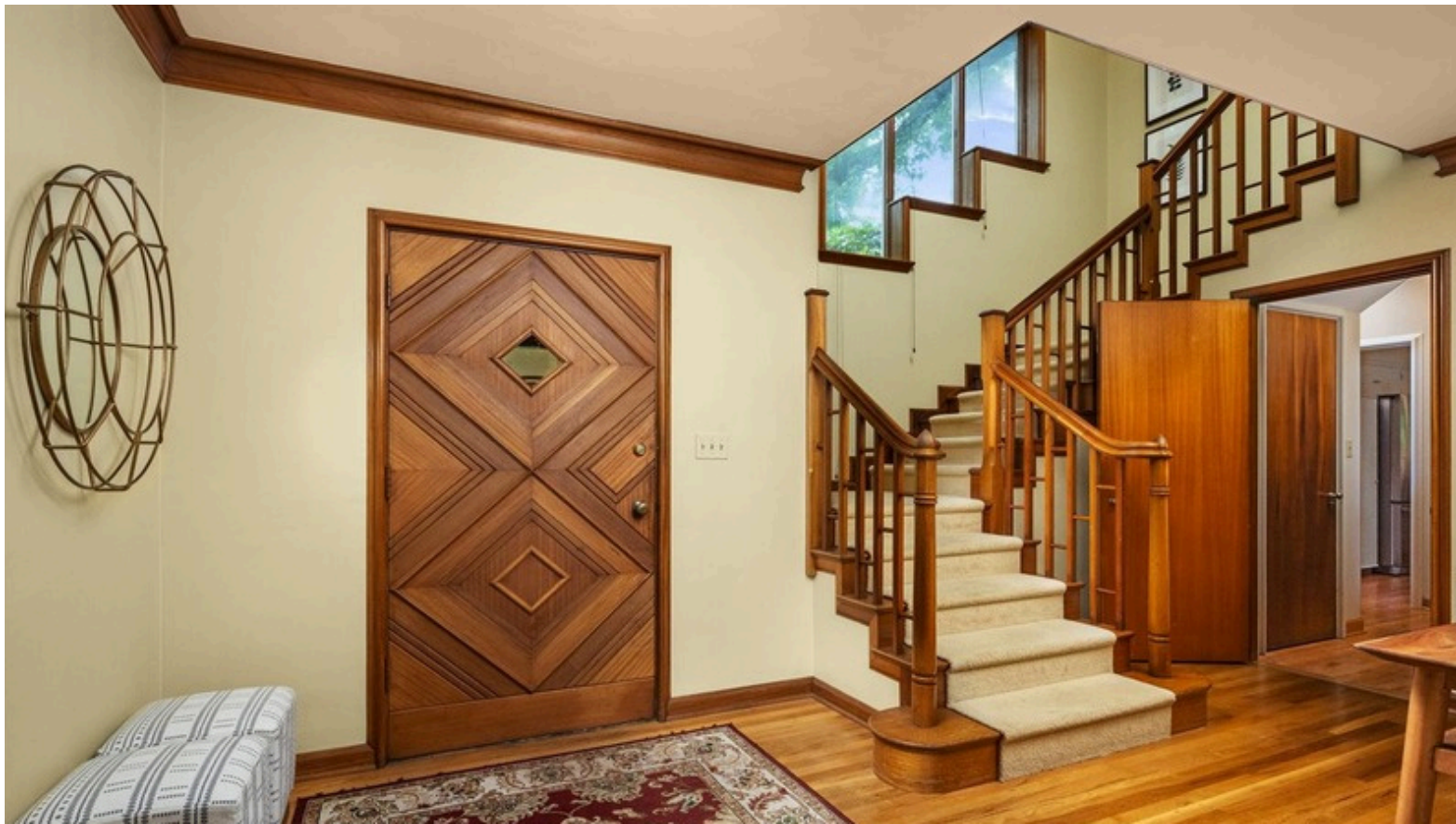
Ready for its close-up for the first time in over 75 years, this Roi L. Morin designed residence evokes the restraint and grandeur of the 1940s - impossible to recreate and rare to find in unspoiled condition.

Curved walls meet rich mahogany and rooms flow with deliberate generosity.

Set amongst a sprawling one-acre parcel, complete with a pool that feels as if it was placed by a Hollywood Hills director. This is the type of home one cherishes over a lifetime. Where holidays and celebrations are held for multiple generations. Pool parties set against the backdrop of unforgettable architecture of the 1970s with soaring ceilings, and a guest house wrapped in Western Red Cedar.

The grounds unfold with mature landscaping, including shrubs, azaleas and 90 year old rhododendrons bordering pathways and staircases the lead to detached outbuildings, including a pool house, two garages - one with attached greenhouse, and the other with a workshop and two-story built-ins. The opportunity is there with the chance to revive an iconic property with soul, scale, drama and star quality.





Upon entering, guests are welcomed by a spacious foyer that showcases the exceptional craftsmanship with layered tones of exotic woods. A dramatic staircase punctuates the foyer while a bank of tiered windows highlights the natural Honduran mahogany staircase bannister and railing. Oak floors lead from room to room, and connect at a center hallway, resulting in the coveted circular floor plan.



The living room features elegant plaster walls adorned with mahogany Crown millwork. A tiered ceiling adds a sense of height and sophistication to the space. A three-sided bank of windows floods the room with natural light while offering views of the backyard. The wood-burning gas fireplace, accentuated by a curved mahogany mantel, showcases slabs of nougat-like marble, enhancing the room's refined aesthetic.



The formal dining room retains its original integrity with natural mahogany millwork. A corner-set bank of windows looks out to the mature, two-story rhododendrons on the property. An exterior door leads to the back terrace, which wraps around the back of the house and leads to the lawn. The dining room also features an alcove - ready for a treasured heirloom. An original built-in, with glass shelves, is ready to showcase one's collection of china or barware.



A swinging butler's door opens into the kitchen, leading first into a cheery breakfast nook, which features built-in cabinetry designed for tableware and linens. A gracefully curved peninsula, adorned with a stunning slab of Calcutta Gold marble, establishes an elegant ambiance for the kitchen.



The kitchen boasts stainless appliances, featuring a Wolf range paired with a professional-grade hood, a built-in dishwasher, and a French door refrigerator. When the kitchen was modernized for today's needs, great attention was dedicated to preserving the original kitchen cabinets which were crafted on-site by Finnish artisans.

The extra-deep, extra-wide fireclay sink is set beneath a bank of windows accented by original curved shelves - perfect for vases of herbs snipped from the sunny garden beds. Original elements, such as cabinet vents and a pantry with outdoor ventilation, evoke a sense of nostalgia, reflecting practical sensibilities from a bygone era that have been long forgotten in the kitchens of today.

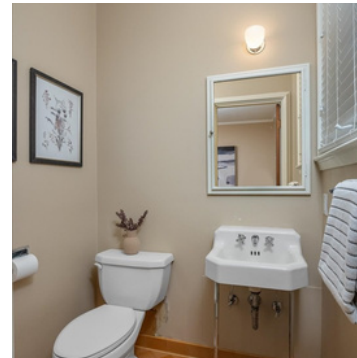


The back hall, located outside the kitchen, features several storage closets and cabinets equipped with shelving, making it ideal for use as an overflow pantry as well as a cleaning supply and broom closet. This area also provides access to the attached two-car garage. Additionally, there is a door leading to the rear of the property, along with a staircase that descends to the lower level, which includes a laundry room, bonus space, and storage.

Moreover, the back hall connects to the foyer, which serves as a passage to the study, sitting room, and main floor en suite bedroom.



The study is perfect for a home office or a main-floor family room. This welcoming area showcases original built-ins and a gas-fired wood-burning fireplace, creating a cozy atmosphere. A two-sided wood lift is conveniently positioned next to the fireplace and is accessible from the living room as well. Additionally, a door leads to the terrace, which wraps around the living room and connects seamlessly to the kitchen.



Across from the study is a cozy sitting room featuring a spacious closet. This area was probably utilized as a “coat room,” where guests could remove their coats, freshen up, and wash their hands. It includes a charming half bath with original finishes, such as a tiled floor, a pedestal sink with elegant pin legs, and a built-in medicine cabinet.



The main floor bedroom features a closet and an en-suite bathroom, which includes both a shower and a tub. This area is ideal for accommodating guests or visiting family members.



The staircase leading to the second level is a work of art, adorned with luminous mahogany railings. A trio of tiered windows offers a picturesque view of the front of the home, framing the mature rhododendrons in the landscape.

As we ascend to the landing, we are greeted by a graceful curvilinear hallway leading to three bedrooms and a full bathroom.



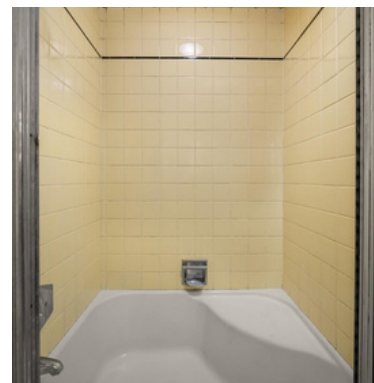


The first bedroom, located at the top of the stairs, measures 16 feet by 13 feet and includes a spacious walk-in closet. This closet also functions as a dressing room, featuring custom built-in storage solutions. Additionally, a built-in Iron-Away, equipped with an electrical outlet, is conveniently provided for smoothing one's collar before heading out for the day.



The middle bedroom, measuring 16 by 10 feet, features three walls of windows, including a bay window that offers a picturesque view of the grounds and pool below. This room has been enhanced with custom bookshelves and has served as a home office, boasting commanding southwest-facing views. Additionally, it includes a walk-in storage closet.

Adjacent to this bedroom are two cedar-lined closets, which provide ample storage space.



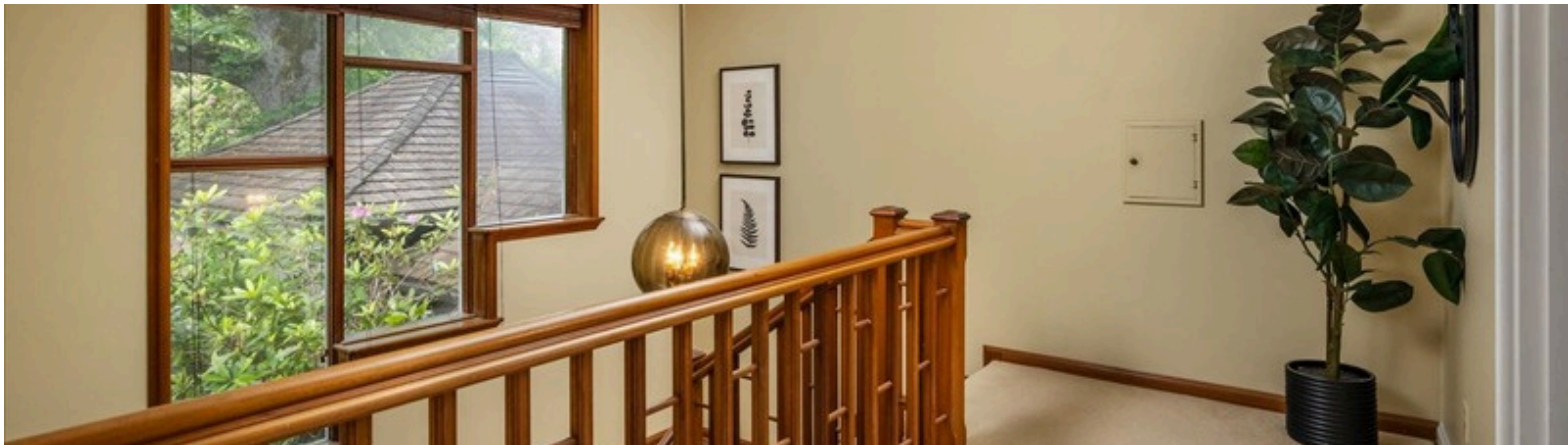
Across the curved hallways is the full bathroom, for this level. Complete with original details included soft yellow tile, and shower and rare, corner-set Cinderella tub.



The third bedroom rests at the northwest corner of the home, and features original built-ins as well as a spacious walk-in dressing room.



The walk-in dressing rooms in this residence are tailored for fashion enthusiasts. Numerous built-in features minimize the need for additional furniture. An original shoe rack provides ample organization for footwear. A natural window allows ample light into the space, ensuring that one can easily distinguish between black and navy attire in the morning. Additionally, an original sink accompanied by a built-in medicine cabinet is ideal for a morning shave or brushing one's teeth.



A special feature of this level is the laundry chute - ready to whisk laundry down to the laundry room - and directly into the original laundry caddy.

Off the back hall, adjacent to the kitchen, is the staircase to the lower level.



This level provides plenty of space for additional hobbies, or projects. A spacious laundry room still has the original laundry sinks, one for soaking, one for scrubbing, and one for rinsing. The laundry chute drops laundry in the original, vented laundry caddy. A bank of built-ins, with yellow Formica, stores the detergents and stain fighters. The lower level has large windows and an exterior door along the south side of the home.



Adjacent to the laundry room is a large bonus room, with extra shelving - this was used as the ironing room, historically. Across this level is another large, unfinished storage room, and the utility room, with a small work bench.





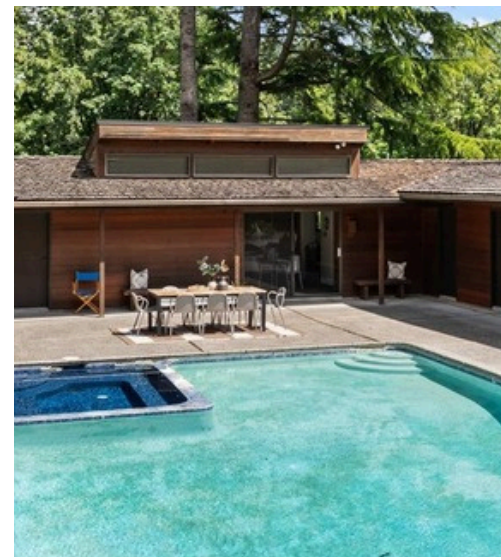
The back lawn, accessible from the main floor, features a staircase that leads to the pool and the pool house.



The pool practically calls your name, lounging next to a sprawling aggregate patio fit for a party. Nearby, a retro-chic pool house from the groovy 1970s boasts an alluring guest house and not one, but two changing rooms!



The structure, along with its interiors, is elegantly wrapped in Western Red Cedar, complemented by an abundance of benches and planter boxes.



The pool house doubles as a guest suite, complete with a cozy bedroom, a bathroom, and a kitchen. Its generous overhang offers a shady oasis when you've soaked up enough sun. Both inside and out, this structure is a symphony of warm, tight-grain cedar, wrapping walls, ceiling, and exterior in a harmonious embrace.



A bank of transom windows positioned above the sliding door contributes to a spacious and linear aesthetic, complemented by soaring ceilings that reach a height of 11 feet 10 inches. Cedar beams provide structural support for the shed-style roofline. The kitchen, equipped with a refrigerator, electric range, and double sinks, is conveniently positioned for easy access to poolside refreshments.



The pool house bathroom is a sprawling oasis, like stepping into a cedar-clad Swedish sauna!



At the opposite end of the living space lies the bedroom, which features a double closet and a private exterior door that provides direct access to the pool patio.



The view for guests is quite pleasant, enhanced by a large, towering hedge that provides dense, lush privacy.

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Left to Right: Dan Volkmer, Principal Broker, Fritz Benz, Kishra Ott, Kim Hayworth, Licensed Brokers of the Dan Volkmer Team
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Below the pool resides two additional garages - both with extra storage and very tall ceilings - perfect for RVs, ATVs and multiple automobiles.



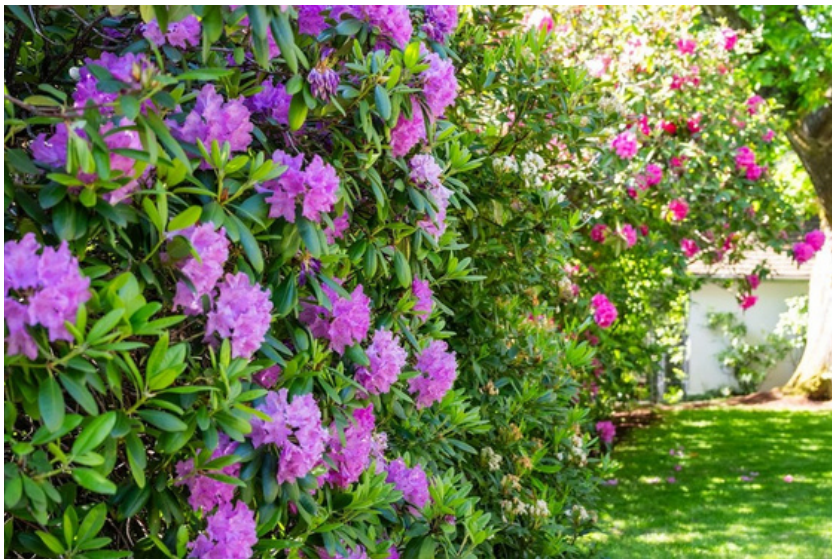
The central structure features an expansive garage, measuring 23 by 21 feet, with a ceiling height approaching 15 feet at its apex. Adjacent to the garage, there is a bonus room along with a greenhouse/planting room, which is equipped with a planting table and a sink specifically designed for hydroponics.



The lower garage measures just over 34 by 40 feet, with an impressive 20.5' ceiling height. Extra tall doors may accommodate larger vehicles such as RVs. This garage has a work bench, a wall of built-in shelving and towering storage closets with doors on piano hinges for seamless access. It is important to note that there is currently no water supply to the lower garages due to a freeze of the pipes.



The lower garages, and pool house can be accessed via a driveway - with room to turn around at the bottom, making access a pleasure. Additionally there is a circular driveway at the front door of the house.



The entire property is lined with mature shrubs and hedges. The mature rhododendrons are two stories tall, giving gorgeous spring blooms as well as lush privacy.



The property spans 1.01 acres and is situated in an unincorporated area of Multnomah County, which offers the advantage of lower property taxes. Nestled in the West Hills of Portland, it is in close proximity to the West Hills as well as Raleigh Hills conveniences. Nearby freeway access facilitates easy travel to both Beaverton and Hillsboro, as well as to Downtown Portland.

5040 SW HILLTOP LANE SPECIFICS AND DETAILS:

Main House:

- Built 1941 - Designed by Architect Roi L. Morin
- 4 Bedrooms + study & sitting room
- 2 Full and ½ bathrooms
- Total SF: 4,676 (approx.) See floor plans
- 2 Car attached garage
- Unfinished basement offers laundry room as well as ideal storage, or additional space for home gym, hobbies, or storing off-season gear or gardening tools with an exterior entrance

Pool House:

- 1 bedroom, 1 bathroom, plus 2 changing rooms totaling 913 SF (approx.)

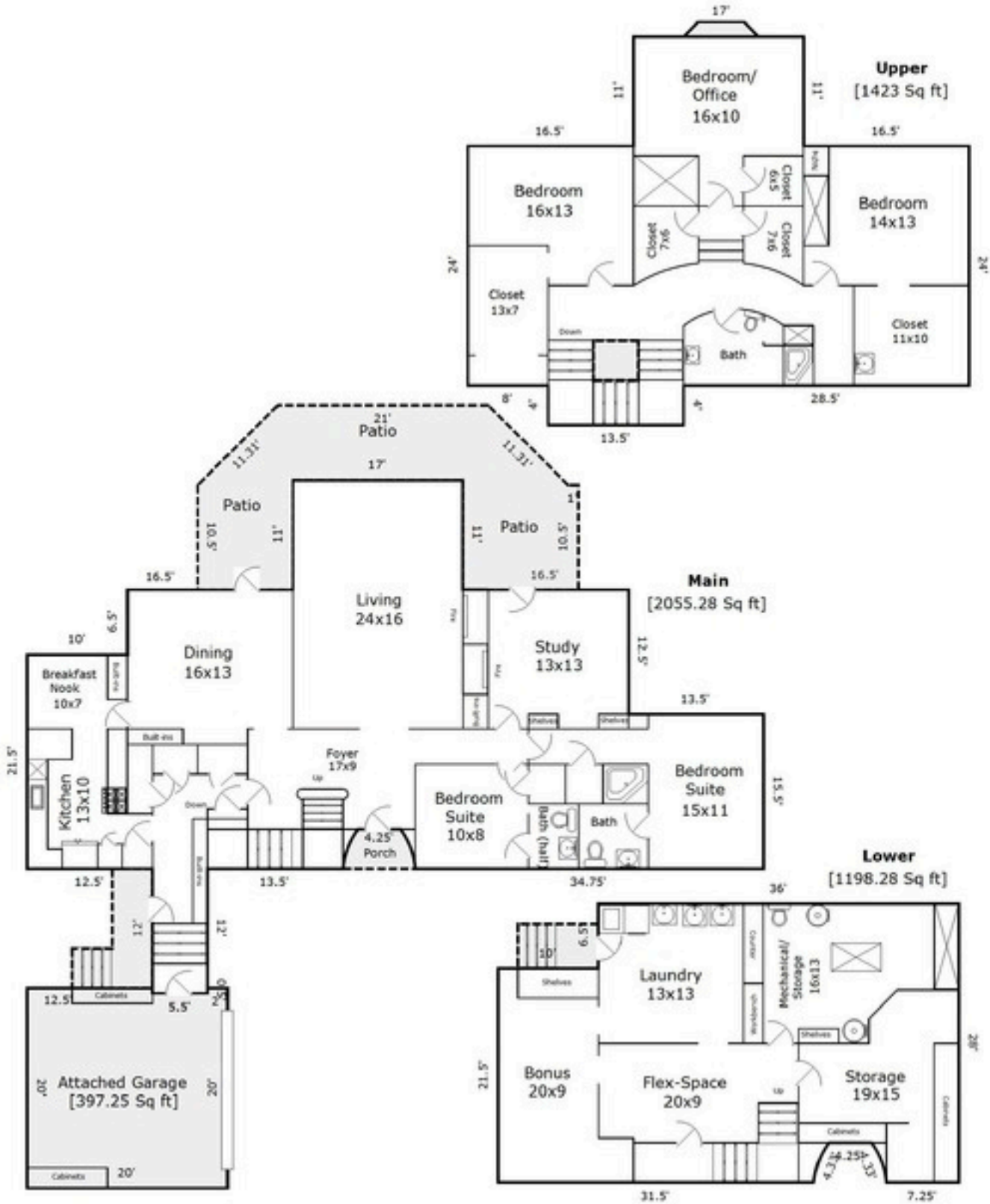
Two Detached Garages - both with RV height ceilings and garage doors:

- Middle garage with greenhouse/planting room and bonus room totals 963 SF (approx.)
- Lower Garage (new roof 2025) with work bench and storage closets and built-in shelves, plus loft storage, totals 1,397 SF (approx.)
- There is currently no water to detached garages due to freezing pipes

Property:

- 1.01 Acre lot (approx.) Beautifully landscaped with established and mature plantings, plus back lawn, and patios
- 2025 Taxes: \$16,017
- Served by Bridelmile, West Sylvan & Lincoln Schools
- MLS#438028508
- More photos & details on www.DanVolkmer.com and at www.5040SWHilltopLn.com

FLOOR PLAN (MAIN HOUSE) FOR 5040 SW HILLTOP LANE

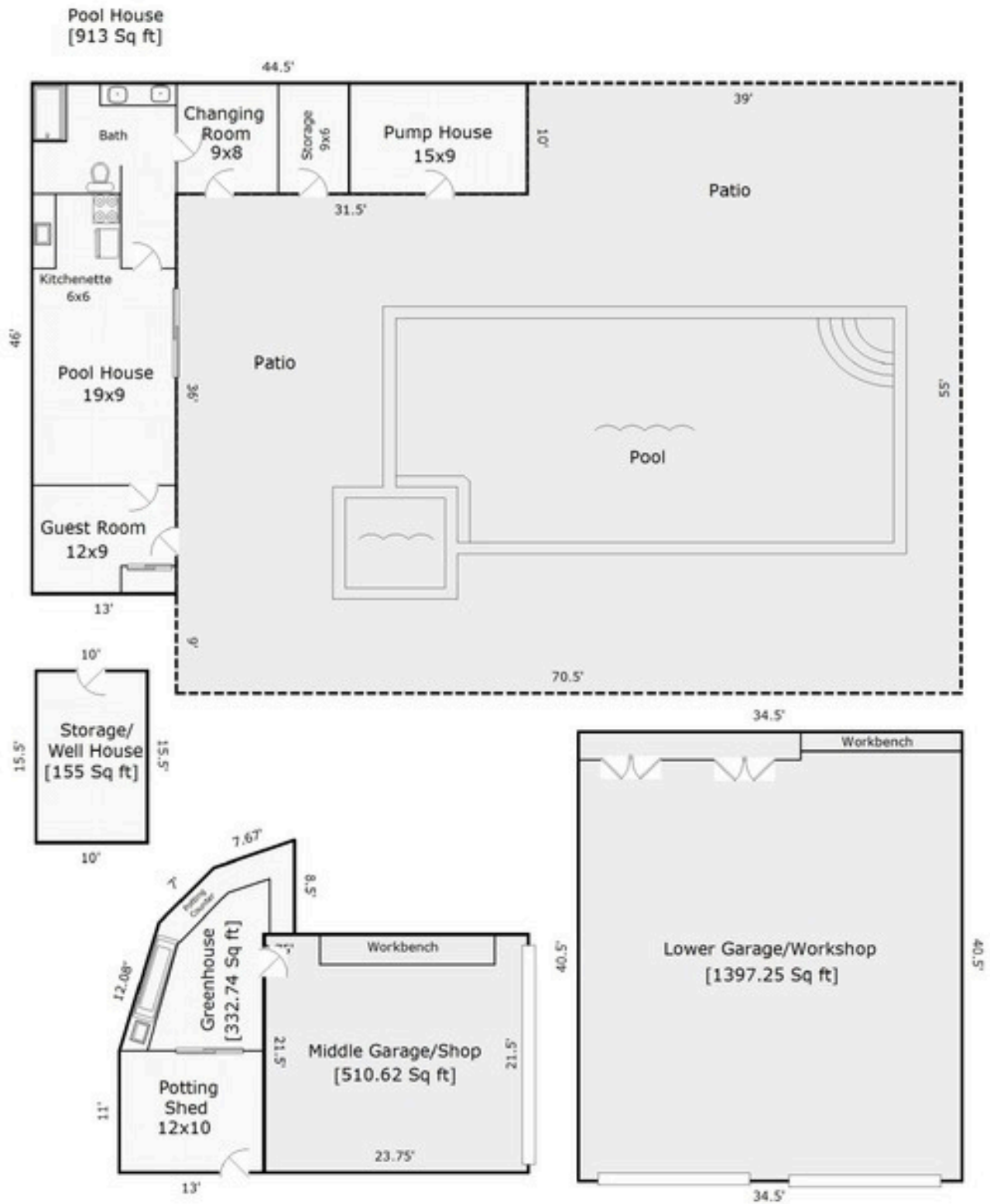


Main + Upper + Lower = 4,676 Sq ft

Sketch Prepared for Named Client Only
Measured on 05/22/26

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FLOOR PLAN (OUTBUILDINGS) FOR 5040 SW HILLTOP LANE



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