



132-138 NE 18TH AVENUE

Welcome to 132-138 NE 18th Avenue - Built in 1907 as an original duplex, and extensively restored by the current owner, over 25 years. Great care was taken to ensure the original charm, scale and proportions were retained. The pride of ownership shows as it has been used as an owner occupied property for many of the past 25 years. Improvements include a replaced sewer line, double-glazed, double-hung windows, remodeled kitchens and bathrooms, decommissioned oil tank, new landscaping, new roof - total tear off, new gutters, interior and exterior paint, new water line from the street - with updated pex lines, new electrical from street - as well as upgraded electrical panels. Seismic reinforcing was done in 2018 by bolting the foundation and shear wall to the structure.

Each unit has its own independent front porch and entrance as well as laundry rooms in the unit. A large unfinished basement offers lots of storage and a shared driveway provides off-street parking for up to 2+ cars.

The Dan Volkmer Team

Specializing in Historic & Architecturally Significant Homes

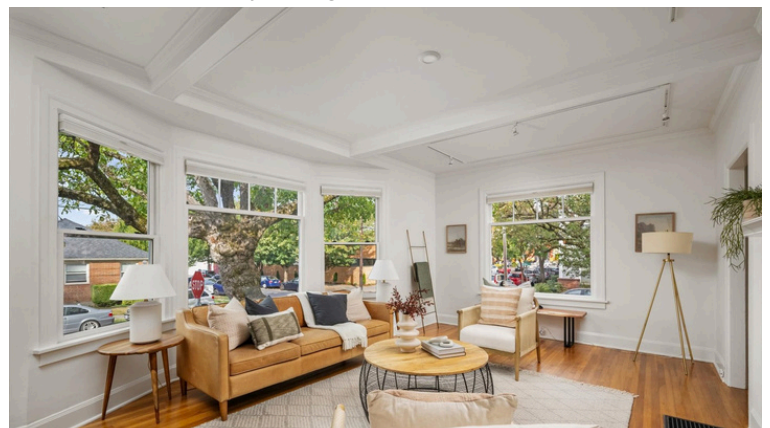
Main Floor Unit - 138 NE 18th Avenue: Remodeled in 2018: 1,125 SF (approx.) One bedroom, One bathroom, in-unit laundry/mudroom with direct access to driveway.



The main floor unit is situated on the northeast side of the property along NE Davis. It features an elevated front porch that enhances privacy while allowing ample natural light to illuminate the interior spaces. The covered porch is accentuated by two original Craftsman columns, and a charming, original front door provides entry into the vestibule.



Upon entering the foyer, you'll be greeted by beautiful oak hardwood floors and a coat closet that conveniently accommodates jackets, boots, and leashes after your neighborhood stroll. The living room, positioned at the front of the property, features a charming wood-burning fireplace and is enriched by expansive windows on two sides, including an elegant three-sided bay. The nine-foot ceilings are further enhanced by original beams.



A Nest thermostat regulates both heating and cooling systems, while Lutron lighting throughout the space enhances the overall ambiance. Additionally, when this unit was updated in 2018 the ceilings were enhanced to minimize sound transmission between units.



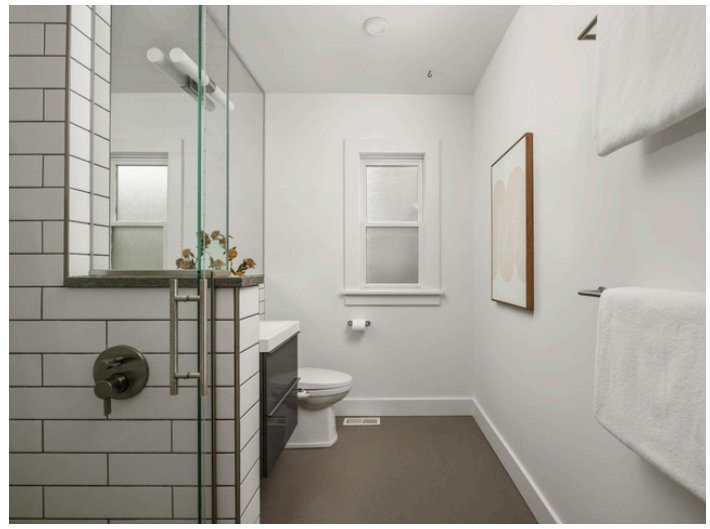
Across the foyer is the dining room, with oak hardwood floors, expansive walls, and tall ceilings enhanced with Lutron lighting - ready for your art collection.



The majority of the double-hung windows have been replaced and upgraded with double-glazed, double-hung windows - each enhanced with custom top-down, bottom-up insulated Hunter Douglas Blinds. The dining room leads to the high-quality remodeled kitchen.



The kitchen was completely remodeled in 2018 including new cabinets, stainless steel appliances, cork tile flooring, Quartz slab countertops, Subway tile backsplash, undermount stainless sink with gooseneck sprayer faucet. Updated lighting includes undercabinet lighting on dimmer switches. Any new doors that were brought in were outfitted with high-quality Emtek Hardware. A laundry/mudroom was created off the kitchen, with an exterior door, providing direct access to the back patio & driveway.



Nestled between the laundry room and the bedroom is a beautifully appointed bathroom that underwent a complete remodel in 2018. This elegant space features cork tile flooring, a Toto toilet with a bidet, and a wall-mounted sink equipped with two drawers. The walk-in shower is adorned with floor-to-ceiling subway tiles and is enclosed by seamless glass, creating an open, airy feel. Natural light from the privacy-glass window illuminates the area, particularly enhancing the shower during the mornings.



The bedroom is situated on the south side of the property and features a three-sided bay window, adorned with top-down, bottom-up blinds that include blackout lining. Lutron lighting creates an ideal ambiance for soft illumination, perfect for unwinding after a long day.

This bedroom has two closets, a double closet with organizers as well as a walk-in closet - complemented by a natural window. Additionally, a built-in unit with adjustable glass shelves is equipped with accent lighting controlled by a dimmer switch.



Upper Unit - 132 NE 18th Avenue: Remodeled in 2015 and 2018: 1,224 SF (approx.) One bedroom, one bathroom, with in-unit laundry and a balcony.

Please note: The second floor unit is currently leased, so showings of this unit will be subject to an accepted offer, and honoring the landlord/tenant laws with appropriate notice given to the tenant through the seller via the listing broker.



The second floor unit has its own entrance along NE 18th Avenue, with a covered front stoop, accented by corbels. An original front door leads to a foyer with a staircase leading to the light-filled second level with nine foot ceilings.



A glass-paned French door leads into the living room, which features oak flooring, and a wood-burning fireplace. This unit was fitted with double-glazed, double-hung windows in 2006 and 2015. In 2018, the windows were further enhanced with custom Hunter Douglas top-down, bottom-up insulated blinds. Additionally, the entire interior of the unit was repainted in 2022.

Upper Unit - 132 NE 18th Avenue Continued:



In 2018, the plumbing was upgraded to PEX plumbing. The kitchen underwent a comprehensive remodel in 2015, featuring new cabinets, drawers, and hardware, as well as an undermounted stainless steel sink, slab granite countertops, a subway tile backsplash, and a cork tile floor. Custom lighting, including under-cabinet task lighting, are equipped with dimmers, enhancing the ambiance.

The integration of stainless steel appliances further elevates the modern aesthetic of the space.

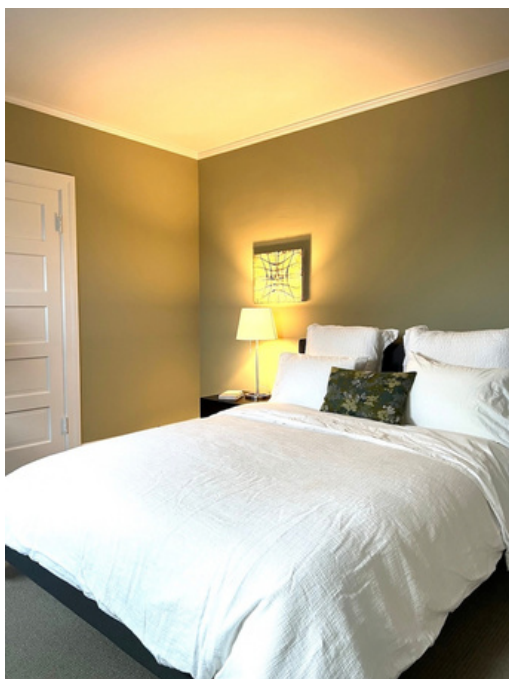
Additionally, in 2015, a dedicated laundry room was established, ensuring that each unit is equipped with its own laundry facilities.



In 2018, the bathroom was refreshed with a new sink and vanity equipped with storage below, as well as a toilet and a medicine cabinet.

The original cast iron clawfoot bathtub includes a shower, making it ideal for both indulgent soaks and refreshing showers.

Additionally, a window enhances the space by allowing natural light to fill the room.



The bedroom is appointed with high quality wool carpet, updated double-glazed, double-hung windows with custom Hunter Douglas window coverings - with blackout lining. An original 5-panel door leads to the closet outfitted with custom organizers & drawers.

This unit also has a balcony off the living room - perfect for a small bistro table .

Shared Basement and Driveway: The driveway and unfinished basement are shared by both units.



The unfinished basement offers 932 square feet of storage space and is shared by both units. This is where the two furnaces, two hot water heaters and two electrical panels are housed. In 2018 the property received seismic bolting to the foundation walls, and the shear wall in the SE corner.



The shared oversized driveway allows parking for both units.



UPDATES AND IMPROVEMENTS - PER SELLERS:

From 2001-2007: Purchased duplex in 2001.

- New appliances, unit 132 – refrigerator, gas stove, washer and dryer

2006: General:

- Replaced sewer line
- Updated some double-glazed bedroom windows in 132 & 138

2015: General:

- De-commissioned oil tank
- Regraded and replaced driveway
- New landscaping
- New Roof - Total tear off
- Repaired chimney, cap, seal, and chimney flashing

Unit 132: Remodeled kitchen: New cabinets, sink, hardware, slab granite countertops

- New plumbing, insulation, and new double-glazed windows at back of house
- Created laundry room with cabinets

2018: General:

- New PEX water lines in structure, new water line from the street,
- New electrical hook-up from street and upgraded electrical panels
- 2 new water heaters
- Seismic bolting to foundation and shear wall in back SE corner of the structure
- New gutters and fascia repairs

Unit 138: Remodel of (owner's unit):

- Kitchen remodel with new appliances, cabinets, quartz countertops, insulation, new weatherized windows, new back door, Emtek hardware to new doors, built porch & steps
- Rewiring of unit, new lighting throughout, Lutron lighting system, Nest thermostat, Ring doorbell and Outdoor Cam
- New Hunter Douglas shades throughout
- Enhanced sound mitigation/ceiling soundproofing
- Bathroom remodel – new fixtures, walk-in shower, tile, weatherized window
- Installed AC

Unit 132: Refresh of unit: complete fresh paint, new carpet on entry stairs

- Bath refresh with new medicine cabinet, new sink & cabinet, new toilet
- Replaced all Hunter Douglas window coverings
- New decking and railing of porch

2021: General:

- 2 new 95% efficiency Carrier gas furnaces
- Complete exterior paint
- Installed garden irrigation system - above ground with soaker hoses and timers

2022: 132: Interior paint

SPECIFICS AND DETAILS OF 132-138 NE 18TH AVENUE

- Built in 1907
- 3,281 Total SF (Approx.)
- Two Units: Each 1 bedroom & one bath. All appliances are owned by seller & stay with the property
- Separate Electrical, gas and water meters
- Strong rental history for the past 25 years: This property has a very strong tenant retention rate due to the care and quality that has been infused into the property since 2001. For many years the owner occupied the main floor unit, and kept everything maintained impeccably. The entire property (both units) has been fully rented the past 8 years. Recently the main floor unit became vacant and the seller decided to take advantage of the opportunity and put the property on the market for convenient showings.
- 4,002 SF Lot (approx.)
- Shared driveway with enough parking for 2+ cars
- Professionally landscaped and maintained gardens surrounding the property.
Approximate cost is \$200/month for bi-monthly visits
- Schools: Public: Buckman Grade School, Hosford Middle School, Cleveland Highschool. Other Options: Central Catholic (Highschool), the French Immersion School (K-*th Grade) and Da Vinci Arts (Middle) Schools are nearby
- Property Taxes 2025: \$7,640.50

THE DAN VOLKMER TEAM

SPECIALIZING IN HISTORIC AND ARCHITECTURALLY SIGNIFICANT PROPERTIES



Left to Right, Licensed Brokers of the Dan Volkmer Team: Fritz Benz - Broker, Dan Volkmer - Principal Broker, Kim Hayworth - Broker, Kishra Ott - Broker.

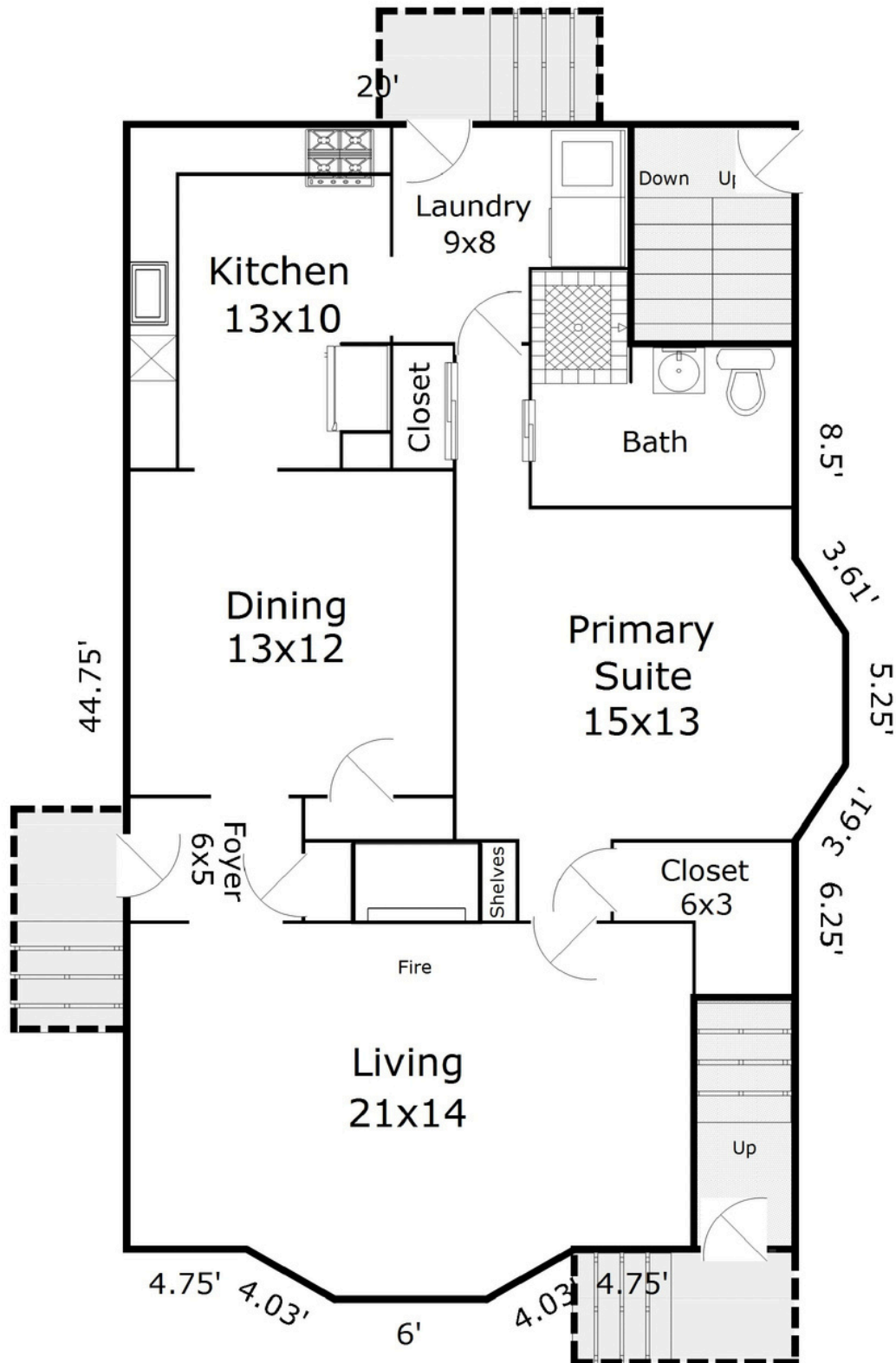
Additional Members: Archie - Chihuahua Mix - Resident Preservationist and Dottie - Boxer: Resident Historian

Team@DanVolkmer.com

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FLOOR PLANS FOR 132-138 NE 18TH AVENUE



Main Unit 138 [1124.5 Sq ft]

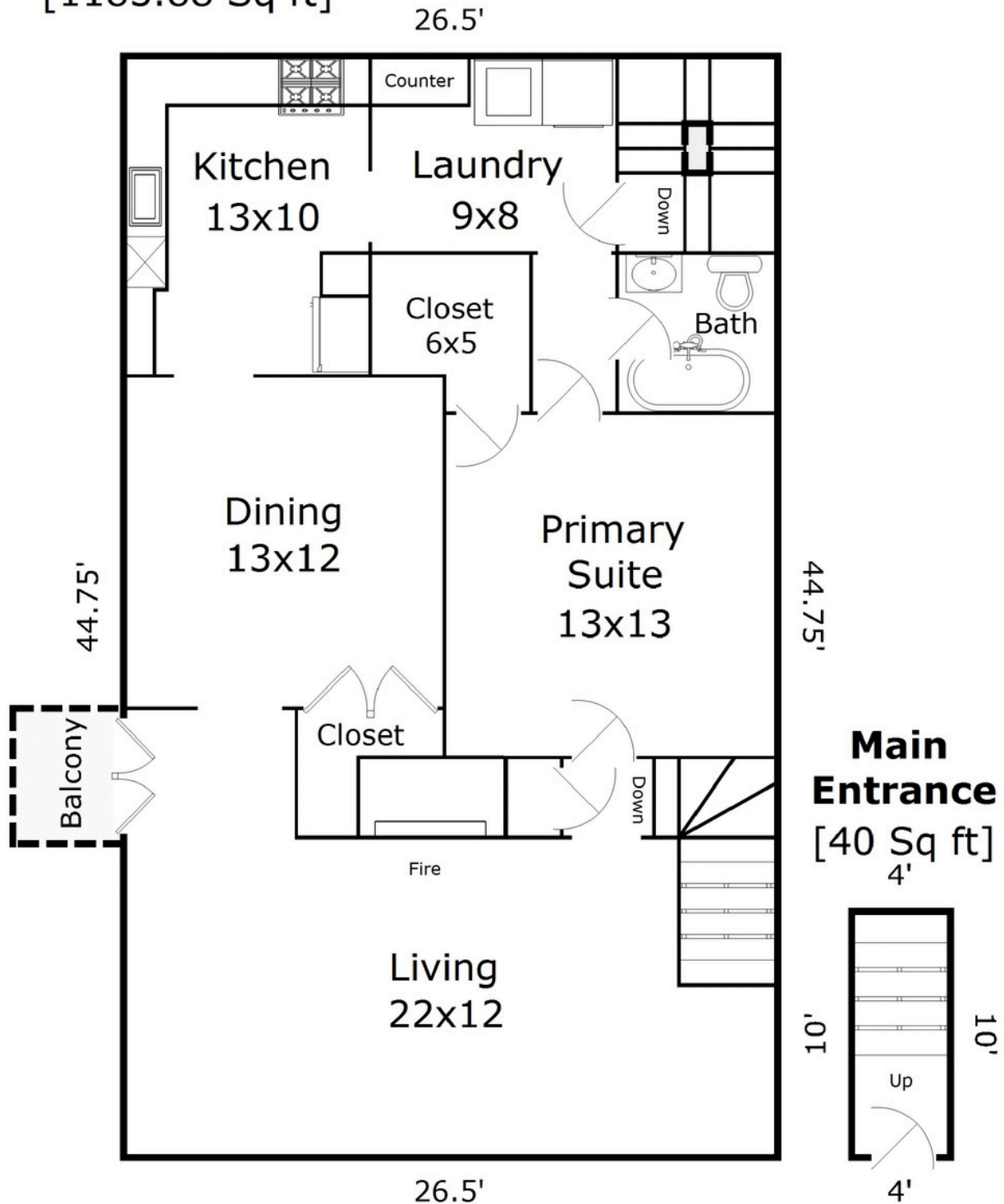
Sketch Prepared for Named Client Only
Measured on 09/29/26

This sketch and the measurements shown hereon, are approximate and are only provided for rough demonstrative purposes. The measurements are not guaranteed and should not be relied upon. If measurements are material to the reader, then the reader should independently measure the dimensions. This sketch is provided to the preparer's client along with various limitations and conditions that apply to this sketch and which should be reviewed along with this sketch. If a person other than the designated Client uses the information herein (despite a prohibition on such use), then such person agrees to be subject to the same terms and limitation as the designated Client. Separation of this text from the sketch above will subject the separating party to liability.



FLOOR PLANS FOR 132-138 NE 18TH AVENUE

[1183.88 Sq ft]



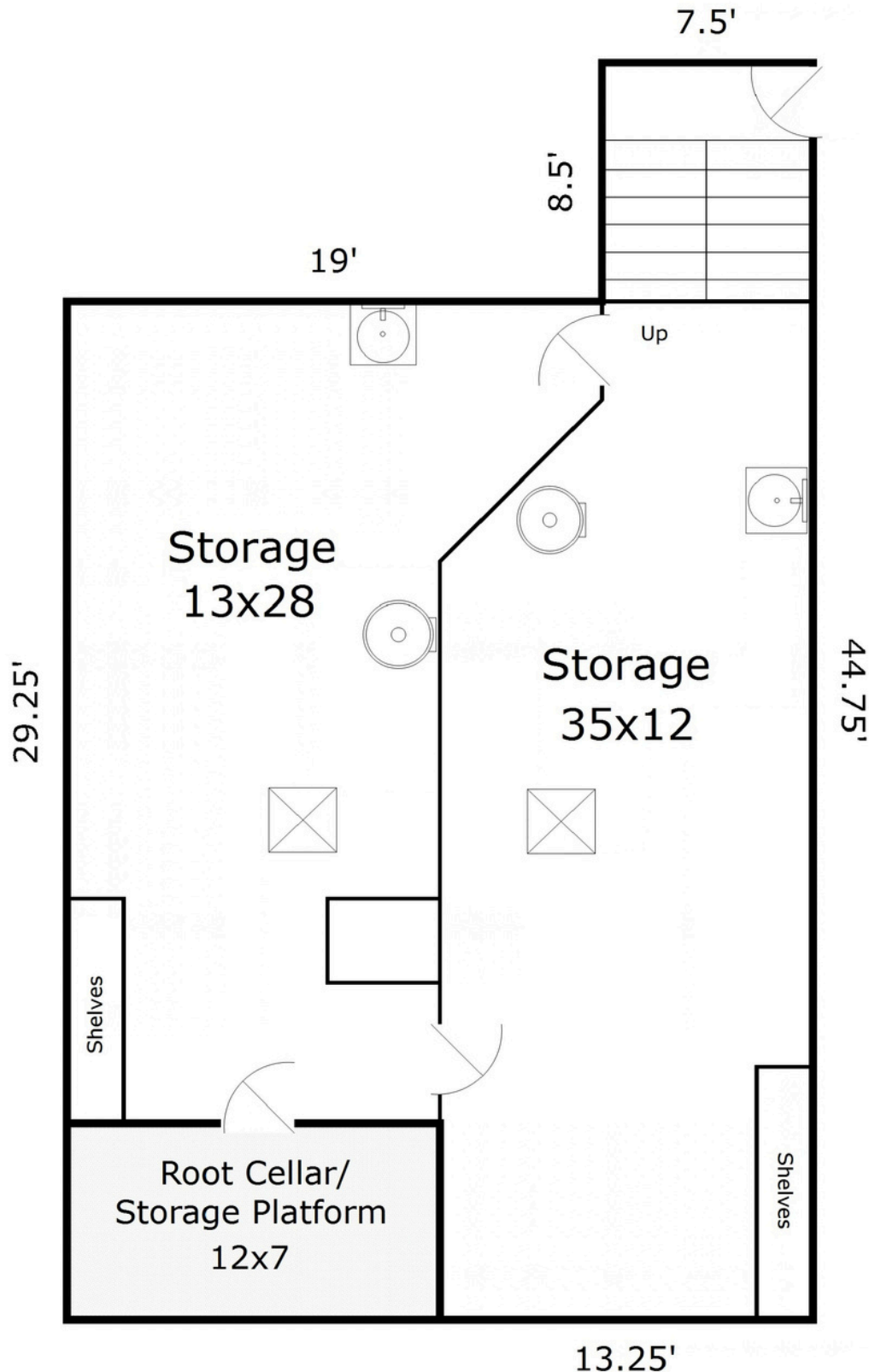
Upper Unit 132 + Main Entrance = 1,224 Sq ft

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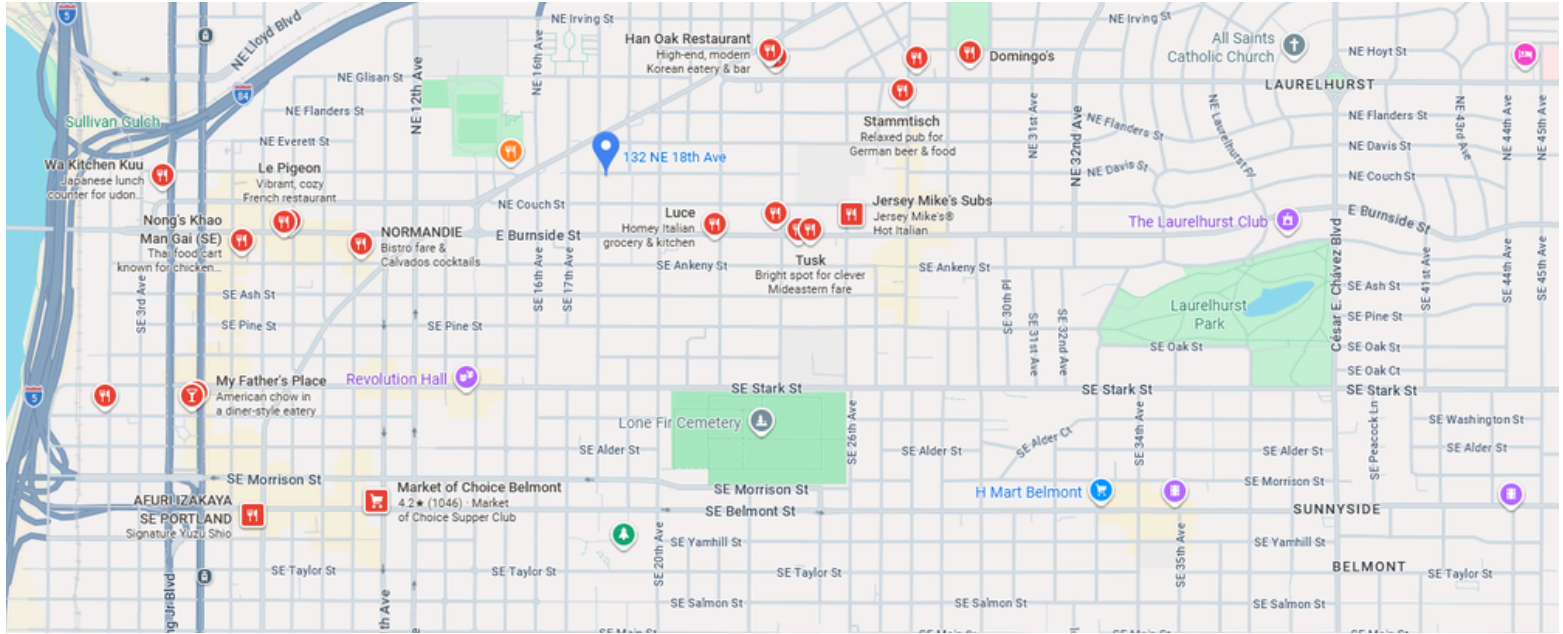


Lower Common Space [931.62 Sq ft]

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AT YOUR FINGERTIPS: THE LOCATION EPITOMIZES URBAN PERFECTION



132-138 NE 18th Avenue is situated in the turn-of-the-twentieth-century neighborhood of Kerns in Northeast Portland. According to WalkScore.com the home scores a 93 out of 100 as most errands do not require a car. Leave the car in the oversized driveway and enjoy easy access to locally owned boutiques, specialty shops, acclaimed restaurants, cozy cafés, and favorite neighborhood restaurants. Here, you are in a true Gastronomique Paradise! A half a mile or less to renowned restaurants such as Tusk, Screen Door, Canard, Han Oak, Le Pigeon, Normandie and Luce. A half mile away are the celebrated Buckman amenities - enjoy a show at Revolution Hall. Locally owned grocery Market of Choice is less than a mile from your front door. Catch some fresh air, walk the dog or pack a picnic and enjoy nearby Buckman Field - approximately four blocks away.



Walk Score
93

Walker's Paradise

Daily errands do not require a car.



Transit Score
65

Good Transit

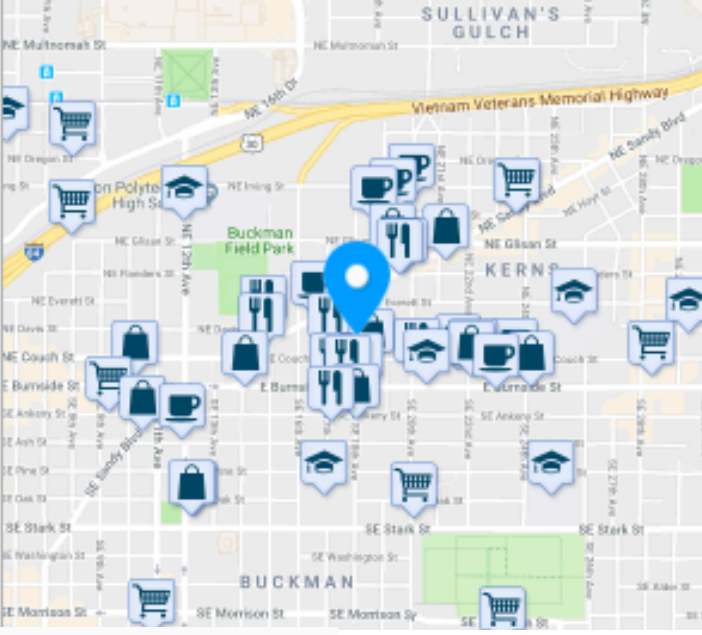
Many nearby public transportation options.



Bike Score
99

Biker's Paradise

Daily errands can be accomplished on a bike.



Commute to Downtown Portland

 7 min  18 min  12 min  41 min