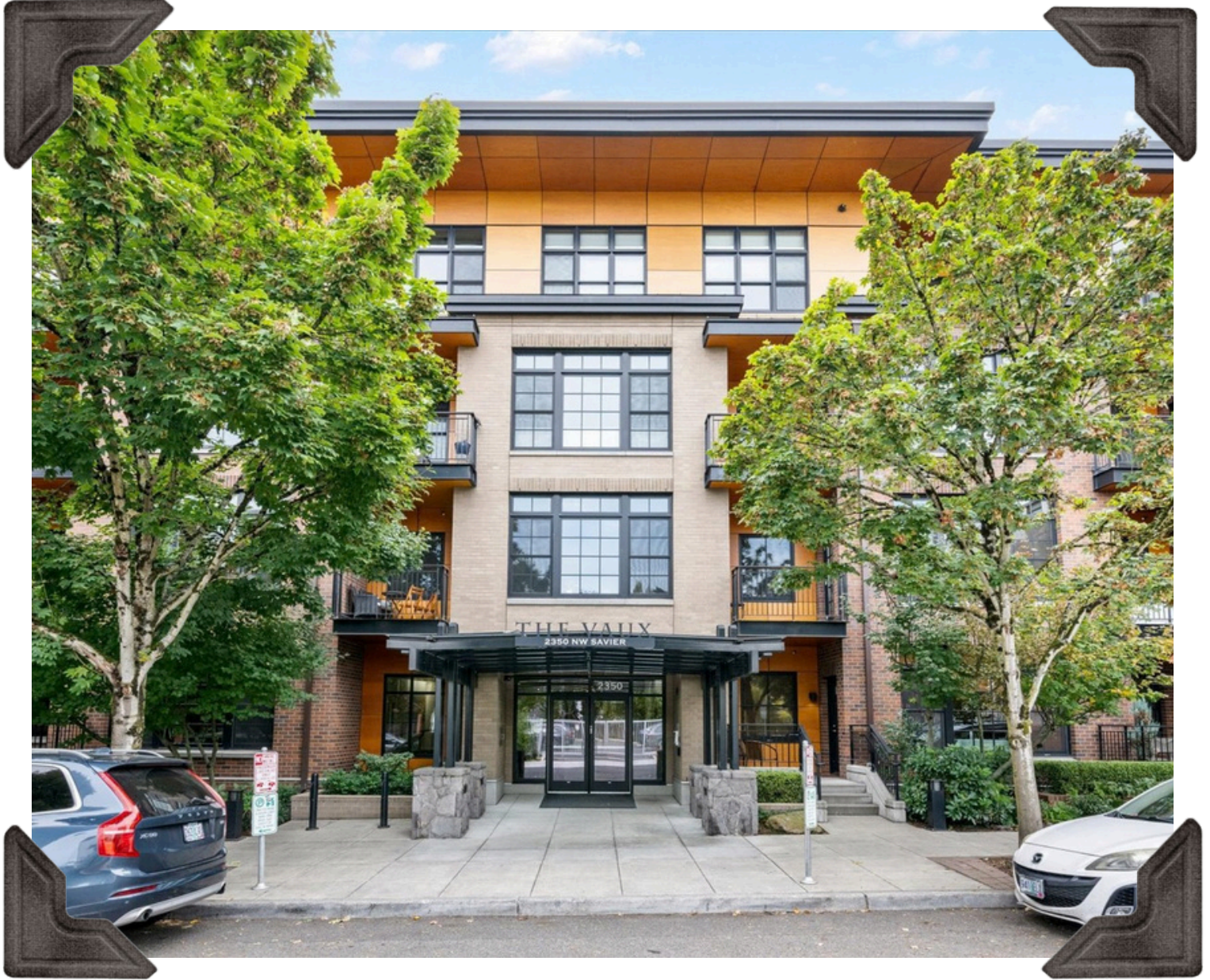




Private Courtyard Living at The Vaux

A Light-Filled Studio with a Separate Sleeping Nook



DAN VOLKMER TEAM

Specializing in Historic & Architecturally Significant Homes

Welcome to The Vaux Condominiums

2350 NW Savier St. #328

Designed by Ankrom Moisan Architects and completed in 2006, The Vaux brings together brick, warm wood accents and landscaped courtyards in the heart of Northwest Portland. Just above NW 23rd Avenue, this inviting home places neighborhood dining, shopping and everyday conveniences close at hand.





Set on the third floor overlooking the courtyard, unit #328 offers an open living area, rosewood floors and tall wood-framed windows. A separate sleeping nook gives this studio a sense of distinction between daily living and restful retreat. Warm rosewood floors and generous windows set the tone for the living and dining area. Leafy courtyard views provide a peaceful backdrop, while the open layout makes it easy to arrange space for relaxing, dining or working from home.



The kitchen opens directly to the living area, with granite countertops, an eating bar, wood cabinetry and a tile backsplash. A gas range, refrigerator, dishwasher and built-in microwave complete the space. A welcoming place to cook, gather and entertain.



Tucked beside the living area, the sleeping nook continues with hardwood floors and features a closet with built-in drawers, shelves and hanging space. A curtain offers flexible separation from the main room.



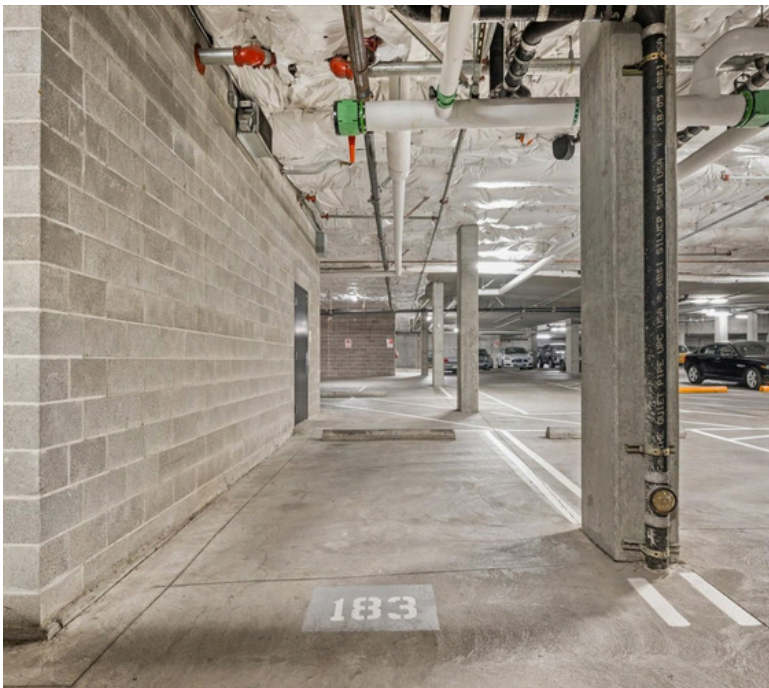
The full bathroom includes a granite-topped vanity, tile flooring and a tub/shower. A stacked washer and dryer are neatly housed in a dedicated closet, adding everyday convenience.



The Vaux's shared courtyard combines mature plantings, seating areas and water features. From home, enjoy views into this landscaped setting; beyond the building, explore NW 23rd Avenue, Slabtown, Wallace Park and nearby Forest Park trails.



The Vaux Condominiums consists of two separate buildings with a private common courtyard between them. The inner courtyard is beautifully landscaped incorporating water features, benches and mature plantings. It is a delightful space to enjoy solitude while listening to the sound of water flowing over stones or soaking up rays of sunshine. The Vaux blends the rich exterior appearance of an urban brownstone by integrating clean lines of brick and wood panels with Mother Nature.



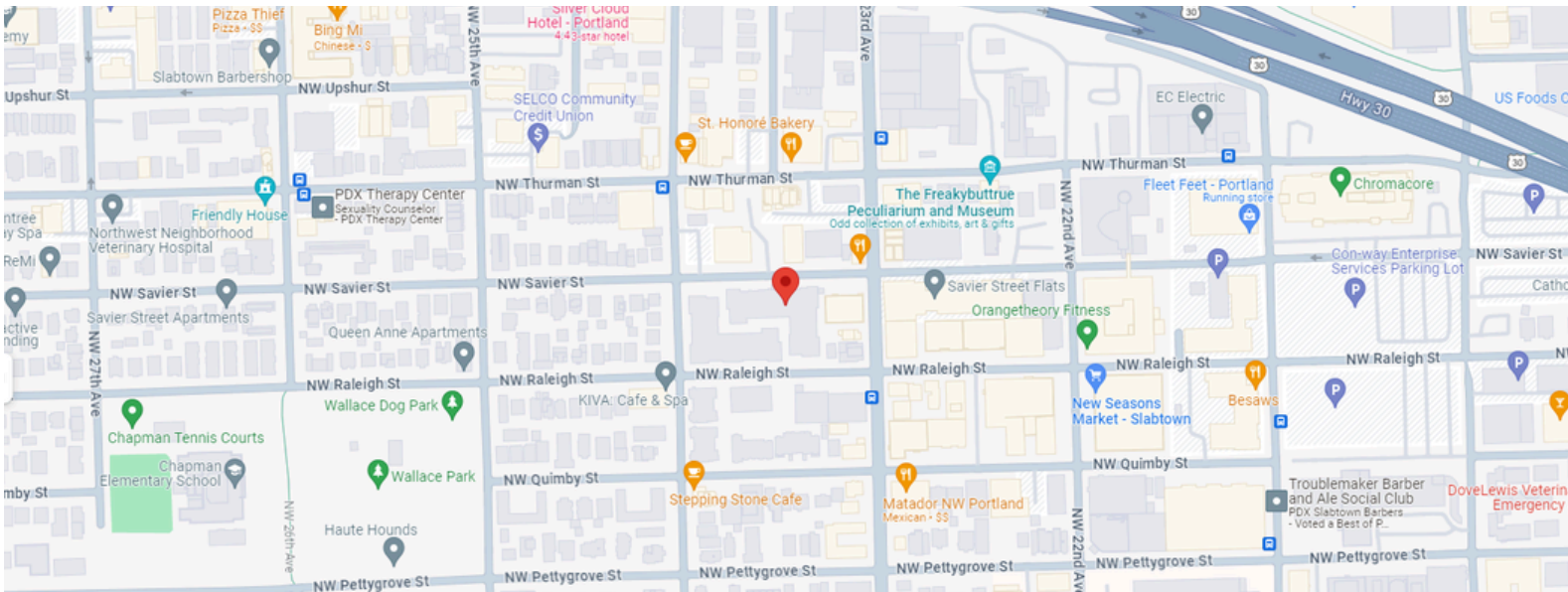
Unit #328 includes one deeded parking space #P183 in the underground secure garage below the building. You can access the garage via elevator or stairs. A deeded storage unit #S-N3-6B is conveniently located nearby on the same floor as the condo.

Features & Upgrades - Per Seller

- Built in 2006
 - Studio with separate sleeping nook - 1 Full Bathroom - 706 SF per county (approx.) -
See attached floor plan
 - Third-floor courtyard outlook with large wood windows bring in natural light and
connect with the outdoors
 - Rosewood floors and wood-framed windows
 - Granite kitchen counters and gas range
 - In unit stacked washer and dryer
 - Forced-air heat and central air conditioning
 - Elevator Access
 - Deeded garage parking space and storage unit
 - High-tech Butterfly building security systems for building
 - HOA fees \$510 per month includes gas, sewer, water, garbage, exterior & commons
maintenance, Butterfly system building security, professionally managed
by KIN Living
 - Chapman, West Sylvan and Lincoln schools
 - 2025 Property Taxes \$5,659.27 (includes taxes for deeded parking space #P183 &
deeded storage S-N3-6B)
 - RMLS #605344752
- 

Location, Location, Location!

Conveniently located in the coveted “NW Flats” along NW 23rd Avenue, known nationally for its shopping, dining and cultural offerings. Close to the street car and nearby Forest Park’s miles of lush trails, birdsong and nature. Easy commute into downtown or Hillsboro without the use of freeways. Leave your car in the garage as errands can be accomplished on foot, by bike, on a bus or a streetcar.



Commute to Downtown Portland:



7 Mins



17 Mins

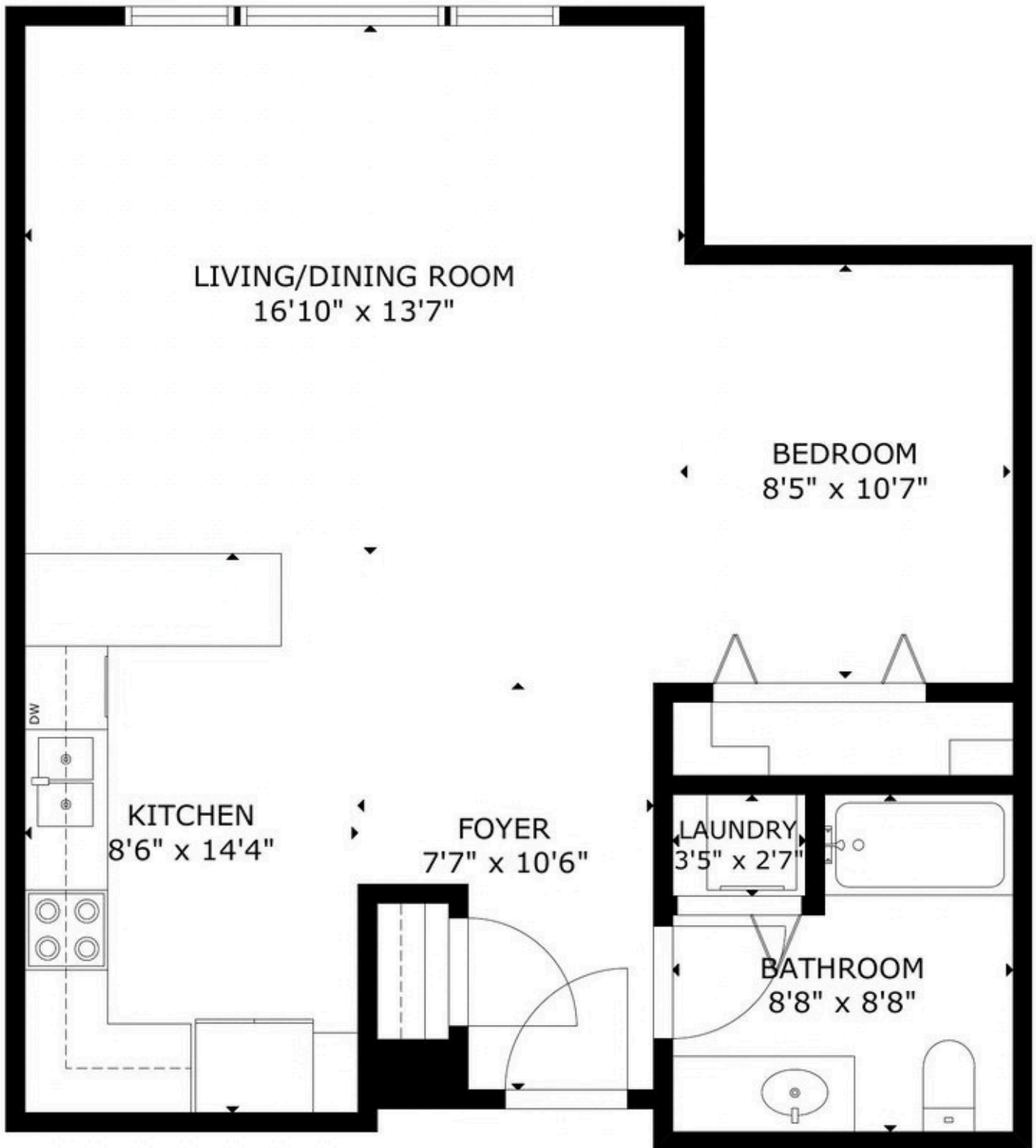


12 Mins



22 Mins

Floorplan for Unit 328



706 SF

per County Records
Room Measurements
are Approximate and Calculated
by Matterport Technology

Nearby Forest Park



Head west to Forest Park's 5,200 acres with trails, woods and wildlife. Head other directions to the action of NW Thurman Street, NW 23rd Avenue and Slabtown. Nearby you will find New Seasons Groceries, a branch of the Multnomah County Library, Neighborhood House, coffee shops, St. Honore' French bakery, award winning restaurants, Chapman Elementary School and Wallace Park with its popular dog park.

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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

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