

PENTHOUSE SUITE
AT THE TIMELESS &
FOREVER ELEGANT
THE GRACE

2387 NW NORTHRUP ST #9





Constructed in 1911 as upscale apartments for the movers and shakers of Northwest Portland, The Grace reflects the architectural sophistication and elegance of the turn of the century. Blending the warmth and sensibility of a Craftsman home with the grandeur of Classical Revival architecture and Neoclassical detailing, the building possesses a character all its own. Unit #9 at The Grace is a penthouse suite occupying the entire top west side of the building with views of the West Hills and Mt. Hood. Nestled in the heart of beloved Nob Hill, the location is second to none, just two blocks from the vibrant shops, cafés, restaurants, and cultural amenities of Portland's Historic Alphabet District.

The Dan Volkmer Team

Specializing in Historic & Architecturally Significant Homes





2387 NW Northrup Street, affectionately known as The Grace, is an architectural treasure that would be nearly impossible to replicate today. Gracing the corner of NW 24th and Northrup for over a century, this distinguished 1911 landmark comprises just nine elegant historic condominiums, each possessing the warmth, character, and craftsmanship of a fine Craftsman home. Designed with Classical Revival influences and timeless architectural detailing, The Grace exudes an unmistakable sense of grandeur. Ascend the stately front steps to the building's welcoming entrance. When The Grace was constructed in 1911, advertisements proudly touted its exceptional craftsmanship and cutting-edge modern conveniences. Originally known as 797 Northrup Street, prior to Portland's historic "Great Renumbering," The Grace remains a testament to an era when architectural elegance and modern innovation went hand in hand.

GRACE APTS., 797 Northrup st., corner 24th—5 large rooms, hardwood floors, front veranda, large sleeping porch, private telephone, water, heat and hot water; new and strictly modern.





A secure front entrance with an electronic call box and individual resident access codes provides both privacy and peace of mind. From the welcoming entry, ascend the stairs to Penthouse residence #9.



Upon entering guests are immediately greeted by the grand scale and timeless elegance of this penthouse, where soaring ceilings, beautiful newer white oak floors, and expansive double-hung windows frame sweeping views of Portland's West Hills. Occupying the entire upper west side of the building unit #9 offers a remarkable sense of privacy with the rare distinction of sharing only one side with a neighboring residence.





Bathed in natural light, the gracious living room showcases beautifully preserved period-inspired millwork, elegant crown moldings, substantial Craftsman-style window casings, and handsome baseboards. Expansive double-hung windows and French doors frame sweeping West Hills views while opening onto the magnificent covered veranda.









Step through the French doors onto a magnificent, expansive covered veranda that feels like an extension of the home's gracious living spaces. Framed by stately fluted Ionic columns with elaborate scrollwork capitals, decorative cross-braced balustrades, and a classic beadboard ceiling, this extraordinary outdoor retreat is a celebration of turn-of-the-century craftsmanship. Sweeping views stretch across the charming rooftops and tree-lined streets of the National Historic Alphabet District and Northwest Portland to the picturesque West Hills beyond. With generous space for multiple seating areas, outdoor dining, and entertaining, the veranda offers an idyllic setting for morning coffee, leisurely afternoons, or evening cocktails while watching the neighborhood come alive below. Enjoy views of downtown Portland, The West Hills and even Mt. Hood on a clear day!

















Flowing gracefully from the living room through handsome paneled pocket doors, the elegant formal dining room is a beautiful expression of turn-of-the-century craftsmanship. A magnificent coffered ceiling, rich white oak floors, substantial period-style millwork, and a striking bay of double-hung windows create a space that is both grand and inviting. Natural light pours through the windows, framing picturesque views of the historic neighborhood and West Hills beyond. A charming window-side sitting area provides the perfect spot for morning coffee or quiet conversation, while handsome built-in cabinetry with open display shelving and enclosed storage adds both architectural character and practicality. Generously proportioned for entertaining, the dining room offers a wonderful setting for everything from intimate dinners to festive gatherings with family and friends. Adjacent to the dining room is the kitchen.









Just beyond the formal dining room, the beautifully updated gourmet chef's kitchen seamlessly blends modern luxury with the timeless charm. Bathed in natural light, an abundance of double-hung windows with classic plantation shutters frame sweeping views of Portland's picturesque West Hills. Crisp white Shaker-style cabinetry, elegant quartz countertops, a sleek tile backsplash, and striking black-and-white geometric tile floors create a sophisticated yet inviting atmosphere. A suite of stainless steel appliances, including a professional-style Viking gas range, Viking refrigerator, Viking Microwave and Asko dishwasher, will delight the most discerning home chef. A classic farmhouse sink, generous counter space, abundant cabinetry, and charming glass-front display cabinets provide both beauty and exceptional functionality. Perfectly positioned beneath a wall of windows, the kitchen sink enjoys such captivating views of the West Hills that even washing dishes becomes a pleasure rather than a chore!



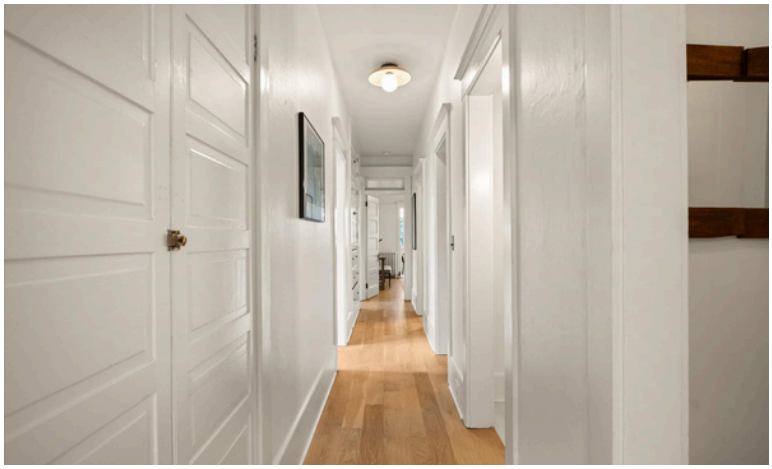


The generous counter space connecting the kitchen and formal dining room offers the perfect place for people to grab their food, family style, or opportunity for a stylish bar or cocktail station. Thoughtfully designed for cooking and entertaining, this remarkable kitchen offers all the modern conveniences of today while honoring the architectural character of The Grace.



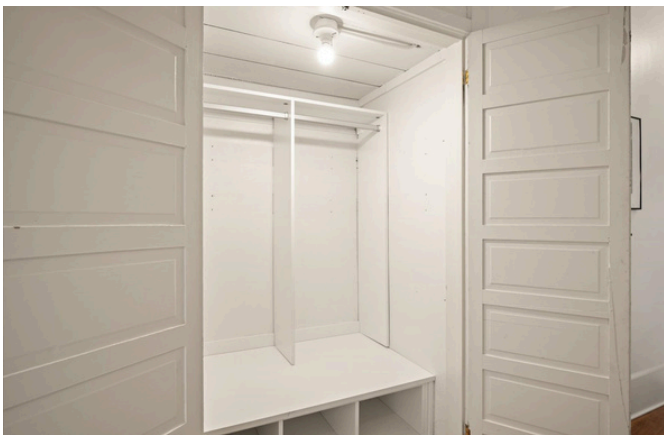


Across the hall from the kitchen is a thoughtfully updated 6' x 4' butler's pantry, beautifully refreshed in 2025 with built-ins and featuring a wine rack for displaying and storing your favorite vintages. Adjacent to the butlers pantry, a dedicated laundry room offers modern convenience with a new Samsung Dark Steel vented all-in-one washer and dryer, complete with steam cycle.











Storage is certainly not in short supply in this gracious residence! The main hallway, connecting the bedrooms, bathrooms, dining room, and kitchen, is thoughtfully appointed with an abundance of built-in cabinetry, closets, and charming storage nooks. From coats, jackets, and shoes to seasonal belongings, fine silverware, and linens, there is a place for everything. These cleverly integrated storage spaces reflect the thoughtful craftsmanship and practical sensibility of a bygone era, offering the kind of functionality rarely found in condominium living today.





Halfway down the main hall is the full bath. The charming full bathroom has classic white beadboard wainscoting and delicate hexagonal mosaic tile floors. The centerpiece is a original clawfoot tub, complete with an exposed chrome shower riser and vintage-style fixtures. An oversized original built-in vanity with mirrored cabinetry, classic sconce lighting, and generous storage adds both architectural character and everyday functionality.

Adjacent to the full bathroom is the generously sized 15' x 13' guest bedroom, featuring soaring coved ceilings, classic picture rail moldings, ceiling fan, beautiful white oak floors, and a spacious closet.









An adjoining 7' x 12' enclosed sunroom, originally designed as a sleeping porch is perfectly suited for a cozy den, home office, or peaceful reading retreat complete with newer plush high end 100% wool carpet. An abundance of windows frames the graceful branches of towering eastern white pines, with lovely glimpses of northwest Portland and the Montgomery Ward building beyond.





The grand 18'x13' primary bedroom is a beautiful retreat, showcasing the timeless elegance of this historic penthouse. Soaring coved ceilings, classic picture rail moldings, white oak floors, and handsome original millwork complement the room's generous proportions. Multiple double hung windows fill the space with natural light while framing lovely West Hills views. An impressive 4' x 9' walk-in closet offers exceptional storage with custom organizers, adjustable shelving, hanging space, and built-in drawers—a rare luxury in a historic condominium.









Beyond a charming pair of glass-paneled French doors awaits an enchanting enclosed sunroom, originally designed as a sleeping porch and now featuring plush, premium carpeting crafted from 100% wool and natural fibers. The room is wrapped in windows, framing magnificent mature eastern white pine trees, with glimpses of northwest Portland and the West Hills beyond. This light-filled retreat is an idyllic setting for a private home office, cozy reading nook, or leisurely morning coffee among the treetops.

THE GRACE #9 - DETAILS AND UPDATES (PER SELLERS)

- Built 1911
- 2 Bedrooms + 1 Full Bathroom
- Total SF: 1,687 SF per county records
- Penthouse Suite; located on the top floor occupying entire top west side of the building with only 1 wall shared by a neighbor
- High ceilings and newer white oak floors throughout
- Endless amounts of elegant historic charm
- Sweeping views of the west hills from every room. From the covered front veranda there are views of the west hills, northwest Portland and Historic Alphabet District, downtown Portland and Mt. Hood.
- Radiant Heat
- Parking is on the street. Seller's have never had any trouble finding parking.
- Recent improvements: White oak floors, new subfloor, soundproofing, all new baseboards throughout plus plush 100% wool carpet in sunrooms added in 2021. Freshly painted interiors throughout in 2023. Samsung Washer/Dryer, Butler's pantry built-ins in 2025.
- Shared laundry in lower level of building
- 2025 Taxes: $9,693.32
- Monthly HOA dues: $1,080: Commons, Exterior Maintenance, Heat, Hot Water, Internet, Sewer, Trash, Water
- Served by Chapman, West Sylvan & Lincoln Schools
- MLS#645660361
- More photos & details on www.DanVolkmer.com and at www.2387NWNorthrupSt9.com



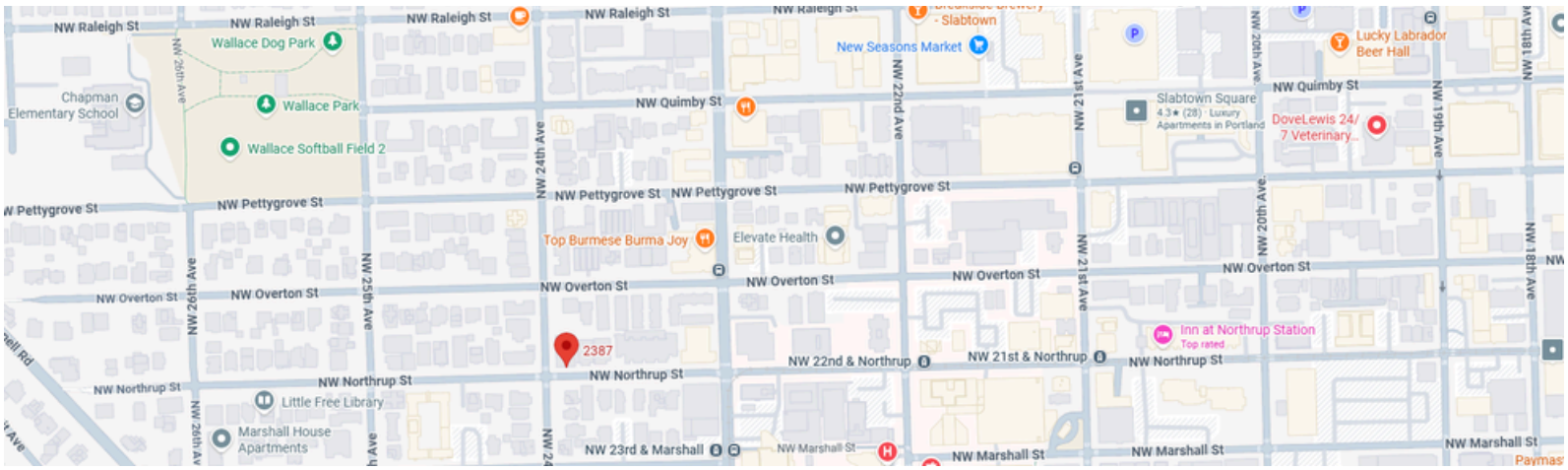
Location! Location! Location!

The Grace Condominiums is perched right on the edge of the esteemed turn-of-the-twentieth-century National Historic Alphabet District of northwest Portland. The condo is just blocks from the lively charm of NW 23rd Avenue. Enjoy easy access to locally owned boutiques, specialty shops, acclaimed restaurants, cozy cafés, and favorite neighborhood spots like ice creameries, coffee houses and the world famous Stepping Stone cafe. You can easily leave your car at home and stroll to a local eatery, indulge in a scoop of Salt and Straw ice cream, and enjoy a leisurely walk back home. Need to stock up on groceries? You will also find New Seasons gourmet grocery store less than a half mile away as well as the wonderful shops and restaurants in the Uptown and Slabtown shopping centers. And of course, there's Providence Park—home to sporting events and open-air summer concerts—less than a mile from your residence. The lush trails of Forest Park and the expansive Washington Park with Portland's famous Rose and Japanese Gardens are just up the hill and Wallace Park is only 3 blocks from your door.









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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.
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