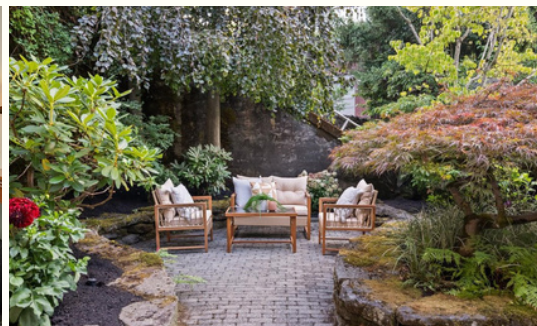




STORYBOOK
COTTAGE CONDOMINIUM
INSPIRED BY ENGLISH COTSWOLD
MASTER, ARCHITECT WADE PIPES

2535 NW WESTOVER RD #5



Constructed in 2000, Jake's Run Condominiums reflect a commitment to the timeless allure of English cottages, particularly those envisioned by the renowned architect Wade Pipes, who has significantly influenced the architectural landscape of Portland. These condominiums cater to individuals who value the old-world charm and quality associated with a distinguished residence, presented in a scaled back and comfortable design. With an independent front porch and a delightful secret garden patio, you have found the perfect NW Portland spot to take advantage of the established Nob Hill neighborhood, just two blocks to the amenities of the Historic Alphabet District.

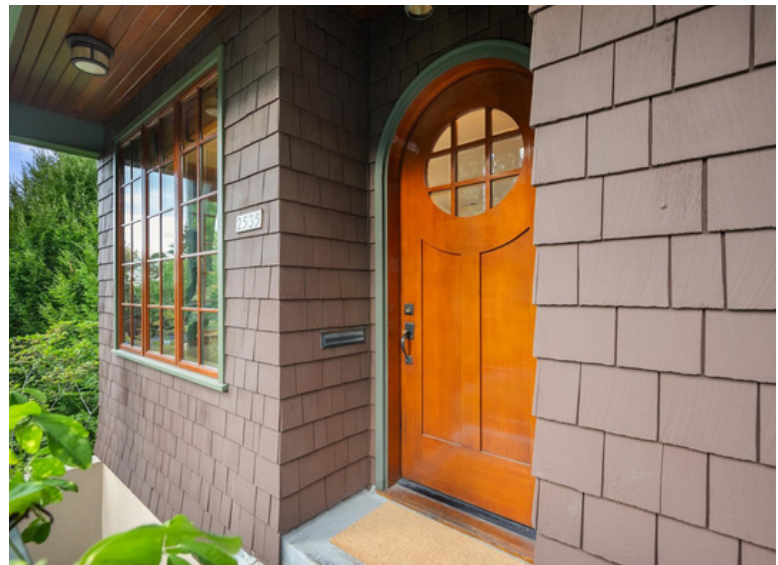
The Dan Volkmer Team
Specializing in Historic & Architecturally Significant Homes



Welcome to Jake's Run Condominiums, named in honor of the developer's Golden Retriever, Jake, who once enjoyed running in the backyard where this distinctive five-unit condominium project now stands. The developer recognized the importance of harmonizing this project with the historic neighborhood, opting for traditional materials that have proven their durability over time. Inspired by the grand English-style homes designed by the esteemed architect Wade Hampton Pipes, he reached out to the owners of these residences to gain insights and inspiration that would infuse character into his own project.

Due to their unique appeal, these condominiums rarely become available on the market. However, an exceptional opportunity has arisen for one of the front corner units. This charming, pocket-sized condo features casement windows on three sides and two stories, reminiscent of an English cottage. It comprises two bedroom suites and main-floor living.

Cedar shingles, charming casement windows and finely crafted clear-vertical fir millwork evoke the character of an English Cottage. Every detail reflects a devotion to authentic materials, traditional finishes, creating a home that feel steeped in history while offering the comfort of modern systems. Situated in an established and historic neighborhood, the location is elevated in a serene atmosphere just 2 blocks above the Historic Alphabet District, and less than half a mile from the amenities of NW 23rd, nearby Uptown, and close to the trails of Washington and Forest Park.



Approach the antique iron gate, which is elegantly enveloped in a mature, blooming vine that provides both privacy and a display of delicate blossoms each spring. A spacious patio courtyard leads to the front door, fashioned from clear vertical grain fir and adorned with beveled glass panes, all set within an arched frame. The covered porch serves as an ideal refuge from the rain, offering a welcoming space upon returning from a walk in the neighborhood.

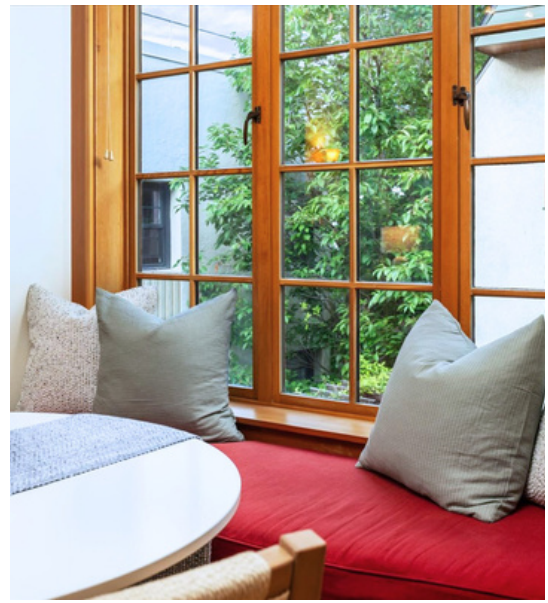


Upon entering, guests are welcomed by an inviting and open layout. Windows on three sides envelopes the interiors with natural light as well as framing outlooks to the historic neighborhood and mature trees. Clear-vertical grain millwork celebrates the old-world artisans who infused the 100+ year old homes with charm and enduring integrity. True oak hardwood floors run through the main flow, bringing a feeling of connection and warmth throughout the space.



The wood-burning fireplace is set within green soapstone hearth and crowned with a fir mantle, serves as a striking focal point.





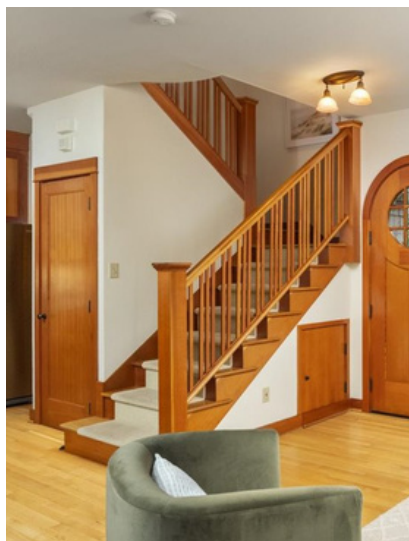
Two built-in window benches sit beneath banks of windows. One in the corner, as a reading nook - which could also accomodate a media setup, and the other as a seating area for the dining space. Vintage reproduction light fixtures were perfectly chosen, honoring the timeless aesthetic.



The open layout promotes a sense of connection, facilitating seamless conversation throughout the main floor. The kitchen features a breakfast bar, elevated slightly above the cabinetry, effectively concealing dishes from view when seated at the dining table.

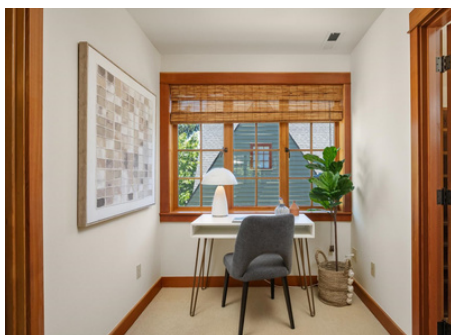


The green soapstone countertops offer a classic and resilient option typically seen in old-world utilitarian settings like kitchens, laboratories, and traditional schoolhouse chalkboards. They create a stunning contrast with the fir millwork and cherry cabinetry.



The main floor features a conveniently located half bathroom, ideal for guests to freshen up before dinner. This expansive space includes an in-unit laundry hook-up, equipped with a newer washer and dryer. The hexagonal tile flooring pays homage to the bathrooms of homes over 100 years old, complemented by a classic pedestal sink.

Ascending the clear-vertical-grain fir staircase leads to the second floor, which houses two bedrooms, each with private ensuite bathrooms and walk-in closets. Additionally, there is a spacious attic, accessible via a pull-down staircase, that boasts full-standing height and mirrors the footprint of the condominium.



The northwest corner bedroom offers a lovely view of the secret garden, featuring fir built-ins adorned with travertine tile—ideal for your houseplants. This versatile space can also serve as a second-floor media room, complete with a home office alcove for your desk. The welcoming room includes an ensuite bathroom, showcasing green soapstone countertops, hex-tile flooring, and a bathtub with a shower that has recently been updated with a subway tile surround. Additionally, a walk-in closet equipped with built-in organizers completes this charming retreat.



The second bedroom suite looks out to the SW corner, with a bank of windows that features a cozy window bench.



The ensuite bathroom is finished with timeless finishes such as hex-tile floors, a pedestal sink, and a shower that has recently received new subway tile walls. Additionally, the walk-in closet, is spacious and fully outfitted with built-in organizers.



Just outside the front door is a large patio, for the exclusive use of this condo. Mature landscaping adds privacy and creates an inviting outdoor space. Just past the front door is a staircase that leads to the secret garden patio, which is also the outdoor area for condo number 5. This space has established plantings such as a Japanese maple, blueberries, rhododendrons, viburnum, dogwood and weeping copper beech trees that are the most beautifully sculpted trees to look out to and to sit beneath.



This secluded and enchanting garden sanctuary, located below street level, offers a serene retreat amidst the urban hustle and bustle. Enclosed by two concrete walls and adorned with mature plantings, it presents an inviting sunken garden within the vibrant neighborhood.

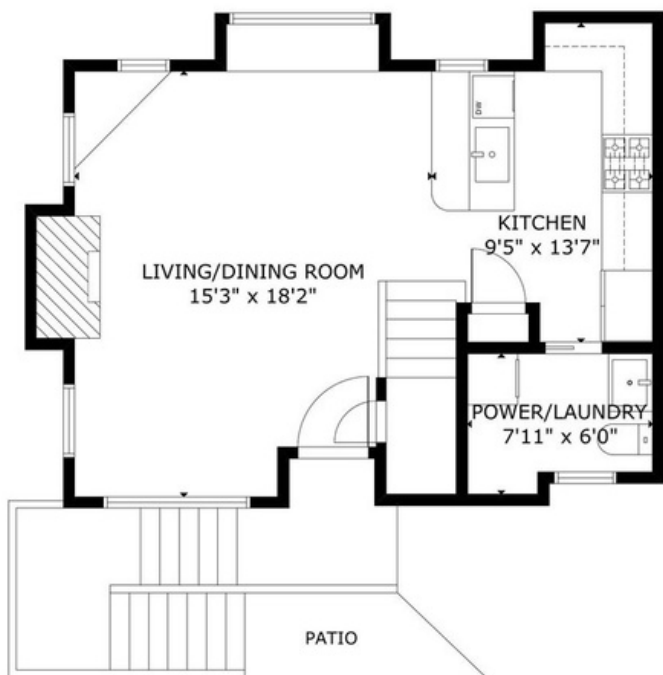


Jake's Run Condominium Association is a well-established and meticulously maintained community that fosters a strong sense of belonging among residents who appreciate both the complex and the surrounding neighborhood. The residents are proactive in maintaining the property and look out for one another, creating a supportive environment. The association comprises five units: three spacious townhomes and two smaller condominiums that, despite their size, retain the architectural charm characteristic of residences over a century old. This association serves as an ideal pied-à-terre for those seeking to simplify maintenance while enjoying the elegance and quality of an older home within a well-established neighborhood.

Parking is on the street, but very easy to find right in front or directly across the street. Because the property is located several blocks from NW 23rd, there is always a nearby space, or two, to grab. The neighborhood parking is zone M, and one may buy a permit through the city. Additionally, one may purchase extra guest passes, if a visitor needs to park beyond the 4 hour limit.

2535 NW WESTOVER ROAD #5 SPECIFICS AND DETAILS:

- Built 2000 - Inspired by Architect Wade Hampton Pipes
- 2 Bedrooms + 2.5 Bathrooms
- Total SF: 1,073 SF (Approx.) See floor plan below
- Located in the NW Corner with windows on three sides
- The secret garden patio is for the exclusive use of 2535 NW Westover #5
- Forced air gas furnace & central A/C
- Parking is on the street, but very easy to find right in front or directly across the street. Because the property is located several blocks from NW 23rd, there is always a nearby space, or two, to grab. Residents of the neighborhood may purchase an annual zone M parking permit through the city - there are also guest parking pass packs available to purchase, for guests. There is bike storage on the property.
- Recent improvements: Freshly painted interiors, throughout in July 2026, as well as spot-finished woodwork, cabinets and window sills. Replaced garbage disposal in May 2026. Interior of unit, and carpets, were professionally deep cleaned July 2026. Replaced dishwasher & microwave in 2021.
- 2025 Taxes: \$10,814
- Monthly HOA dues: \$1,014: Reserve funding, water, sewer, building insurance, exterior maintenance and landscaping
- Served by Chapman, West Sylvan & Lincoln Schools
- MLS#
- More photos & details on www.DanVolkmer.com and at www.2535NWWestoverRd5.com



FLOOR 1



FLOOR 2

LOCATION! LOCATION! LOCATION!

Jake's Run Condominiums are in the century-old Nob Hill neighborhood, perched at the edge of the esteemed Historic Alphabet Historic 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 and coffee houses. 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 Zupan's gourmet grocery store less than a half mile away as well as the wonderful shops and restaurants in Uptown Shopping Center. 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 expansive Washington Park are just up the hill.

