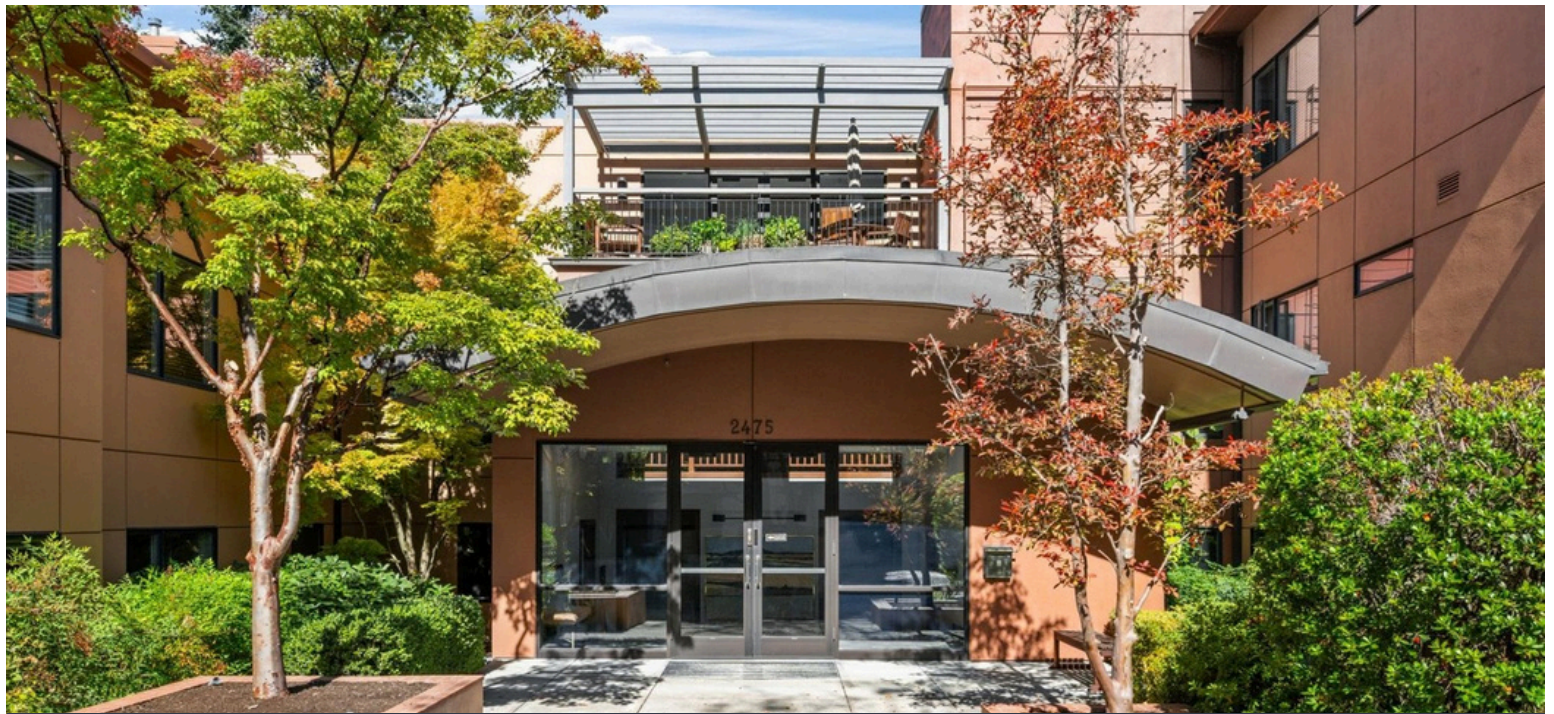




780 NW WESTOVER SQUARE



Living in Luxury with Convenience & Ease in Old Nob Hill

Kings Square North, constructed in 2001, is poised atop the Historic Alphabet District with Uptown Shopping and NW 23rd Avenue conveniences at your doorstep. This unit was recently remodeled with elegant finishes, luxe materials and high quality appliances. An open floor plan is ideal for entertaining. Enjoy the covered patio with dedicated gas line all year as the expansive cover invites all weather use with a picturesque backdrop of the historic neighborhood and the iconic Portland skyline.

Here, you'll be able to fully embrace the charm & convenience of the established neighborhood.

Leave your car in the garage and wander to all of your favorite NW Portland attractions including fine dining and shopping. Or wander further into Washington Park. Take a trip and have peace of mind with the ideal, care-free "lock & leave" luxury this condominium provides.

The Dan Volkmer Team

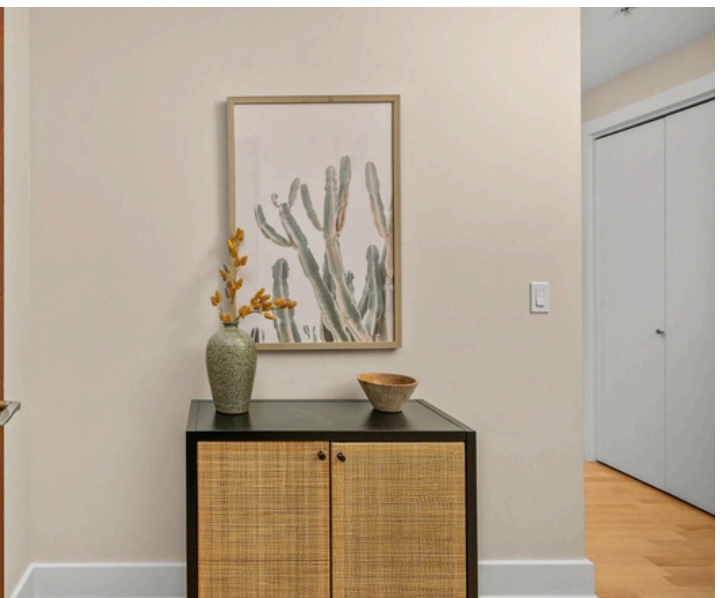
Specializing in Historic & Architecturally Significant Homes



Kings Square North is accessed through a gated entry, ensuring peace, safety and tranquility for all who enter. The grounds are shared with two other buildings, all planned together and built in sequence. This rare set up offers a guest parking lot, convenient for guest, visitors and trades.



The welcoming lobby is a warm and inviting atmosphere for residents and visitors alike. The lobby's high ceilings and wall of glass creates an open and airy feeling.



Unit 780 is conveniently located on the main floor, a comfortable walk from the elevator and mailboxes. The solid wood front door opens into a welcoming foyer.



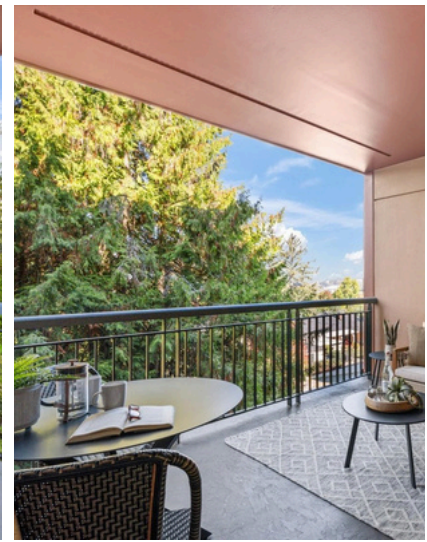
Upon entering the foyer, you are welcomed by a striking recessed ceiling, elegantly engineered wood flooring, and newly painted interiors. The living, dining, and kitchen areas flow seamlessly into one another, creating the highly sought-after open great room floor plan.



A wall of windows showcases views of mature trees and the charming historic neighborhood. A gas fireplace provides warmth for cozy evenings.



The thoughtful design enhances visibility and facilitates a seamless connection between the spaces, ensuring natural light streams into the great room. The living room opens to a spacious, fully covered 133 SF patio.



This tranquil spot invites relaxation, perfect for enjoying a hot beverage during a rainstorm or savoring the vibrant colors of autumn. It provides an ideal setting for alfresco dining on warm afternoons. Additionally, a dedicated gas line facilitates year-round barbecuing, enhancing the outdoor experience.

The distinctive positioning of the condominium offers an exceptional blend of privacy and picturesque views, showcasing not only the charming historic buildings and century-old homes but also the iconic Portland skyline, including the captivating Fremont Bridge, which is equally enchanting at night.



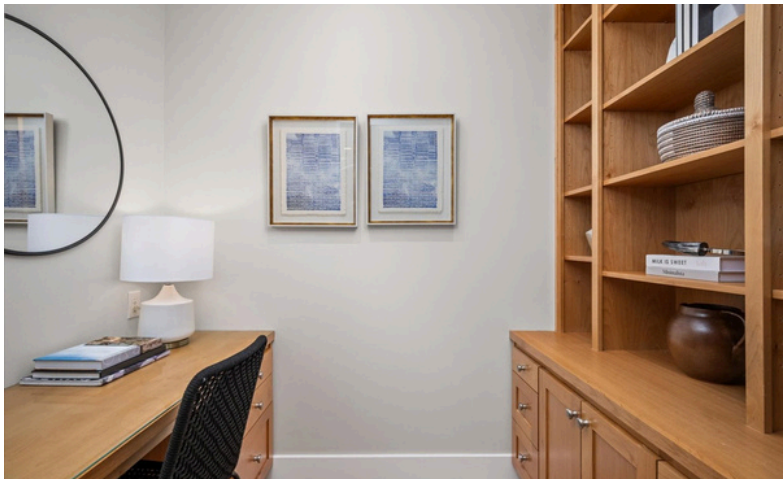
The dining area has an open pass through to the kitchen, which doubles as a granite-topped buffet. Double-sided glass cabinets, equipped with interior lighting and glass shelves, offer views from the kitchen while providing ambient light for dinner parties.



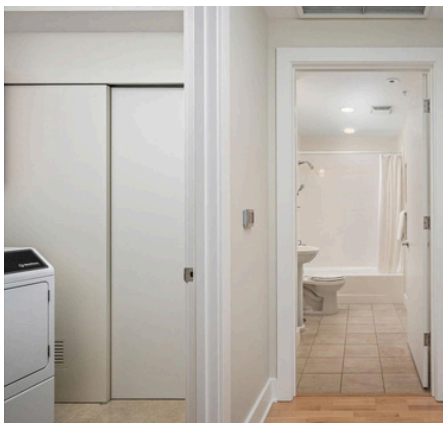
The thoughtfully designed kitchen boasts maple cabinets and cupboards, with granite slabs adorning the countertops, complementing the full-height backsplash, all beautifully illuminated by custom under-cabinet lighting. Equipped with high-quality stainless steel appliances, this kitchen caters to chefs of all skill levels, featuring a gas cooktop with a stainless steel hood above. The double sink is strategically placed to offer views through the large picture windows, ensuring conversation flows while final touches on the meal are prepared.



Just off the hall, you'll find a study featuring a built-in desk, complete with drawers and outlets. This space is ideal for writing your next book, editing photos, or serving as a mail station and charging hub. No study is truly complete without a wall of bookshelves. In this case, a custom-built solid maple installation provides adjustable shelving, complemented by cabinets and drawers underneath.



This condo also provides a full laundry room, with a luxury, a full-capacity Speed Queen washer & dryer, with cabinets and a storage closet. A full bath, with shower and tub, is at the ready for guests or to wash up before a meal.





This primary suite is a sanctuary with a full dressing room with custom maple built-ins including multiple wardrobes and drawers, to keep clothes out of sight. A full bathroom, lined with natural travertine stone, is just beyond the dressing room.



The ensuite bathroom was customized with thoughtful touches such as additional storage, for linens, towels and toiletries. A maple vanity is topped with slab granite countertops and an undermount sink. A walk-in shower has travertine lined floors and walls accented with stone shelf. The shower provides both an adjustable height, hand held body sprayer as well as a fixed shower head.

This suite is both elegant and classic, with timeless, high quality materials. Recent upgrades include a new Toto toilet and bath fixtures.

Unit 780 is situated on the main floor, convenient to access the mailboxes and the main entrance. The proximity of unit 780 makes it seamlessly accessible for visitors and guests. A lift is available for those who prefer not to use the foyer stairs leading down to the lobby. In this area, the hallways and common spaces are impeccably maintained, featuring wall-to-wall carpeting. An elevator will swiftly take you down to the parking garage, where you'll also find a spacious, temperature-controlled storage unit.



The parking space, space 21, is just around the corner from the elevator. Additionally, this building offers two EV charger set up on the Blink system.



Unique to Kings Square North, the storage units are enclosed rooms, which are well-lit with high ceilings, and consistent temperature.

Storage unit 780 has built-ins ready for your storage needs.

Additional parking and/or storage spaces are available for rent.



The Kings Square North building shares a gated entrance and common outdoor areas with the Kings Square building, just across the turnaround. The grounds are professionally landscaped, and great care is taken to ensure the outdoor areas are maintained and utilized for maximum enjoyment of the residents.

The building features guest parking for visitors and service personnel, a rare amenity for condominium developments, especially in Northwest Portland. Additionally, a serene zen patio has been thoughtfully designed, complete with a rock garden adorned with strategically placed boulders, providing residents a tranquil moment for reflection.



THE DAN VOLKMER TEAM

SPECIALIZING IN HISTORIC AND ARCHITECTURALLY SIGNIFICANT PROPERTIES



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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

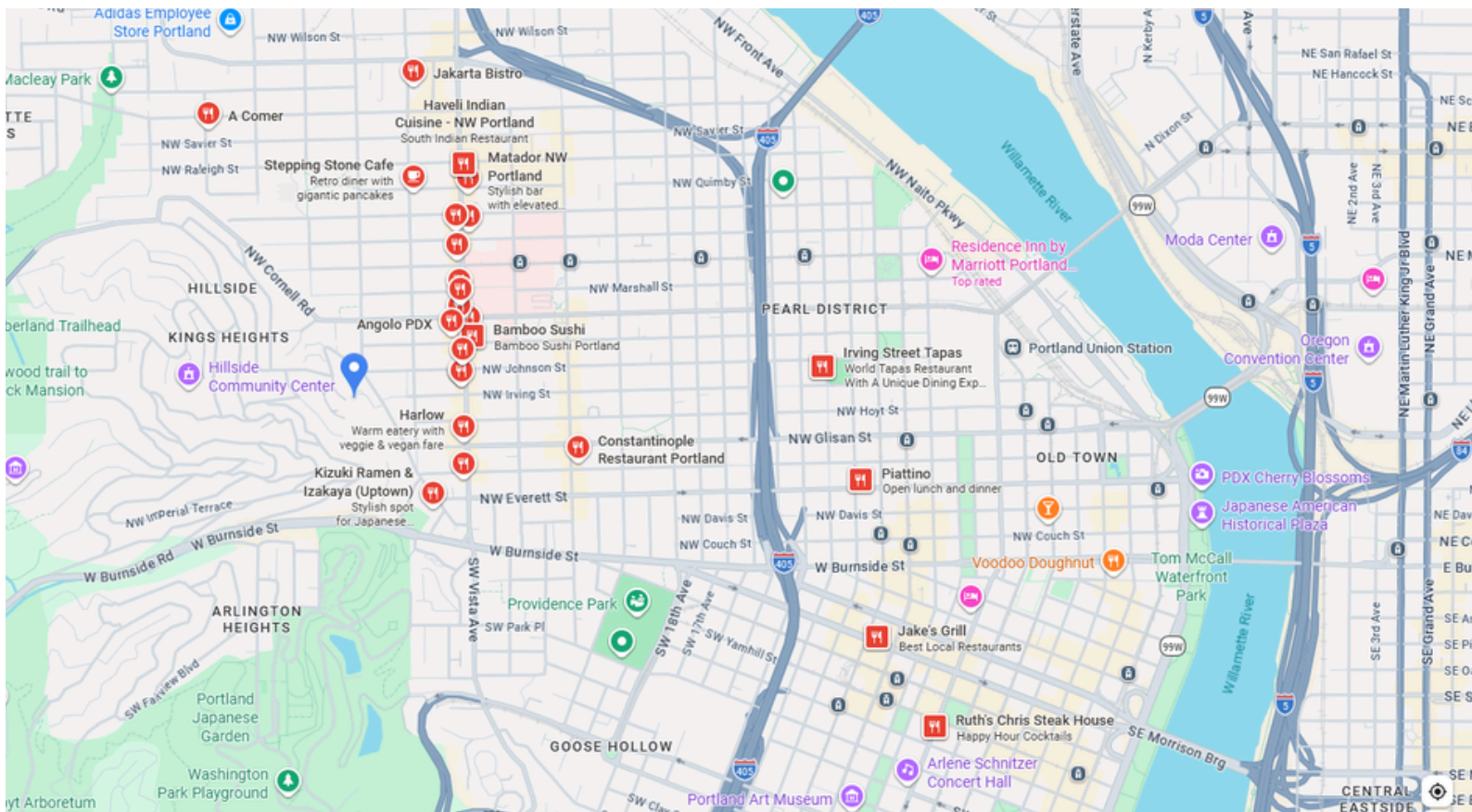
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LOCATION! LOCATION! LOCATION!

Kings Square North Condominiums is perched at the edge of the esteemed turn-of-the-twentieth-century 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. You can easily leave your car in the garage 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 Zupan's gourmet grocery store less than a half mile away as well as the wonderful shops and restaurants in the 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 the expansive Washington Park with Portland's famous Rose and Japanese Gardens are just up the hill.



780 NW WESTOVER SQUARE #3 SPECIFICS AND DETAILS:

- Built 2001
- 1 Bedroom + study and 2 full bathrooms
- Total SF: 1,144 SF (Approx.) See floor plan below
- Located in the NW Corner with large covered patio (11'4" x 11'9" Approx.)
- 1 Parking space (#21) in garage + 1 storage unit (unit 780) on garage level
- Recent improvements: Freshly painted interiors, throughout in April/May 2026, as well as upgraded toilets and bath accents.
- In-unit laundry with luxury full-capacity Speed Queen washer & dryer
- Tankless hot water heater, forced air furnace and central AC
- 2025 Taxes: \$9,401
- Monthly HOA dues: \$1,208 and include: Reserve funding, water, sewer, building insurance, internet & basic cable, exterior maintenance and landscaping
- Served by Chapman, West Sylvan & Lincoln Schools
- MLS#220290133
- More photos & details on www.DanVolkmer.com and at www.780nwWestoverSquare.com



GROSS INTERNAL AREA
TOTAL: 1,144 sq ft
FLOOR 1: 1,144 sq ft
EXCLUDED AREAS: BALCONY: 133 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY