



# 2440 NORTHWEST RALEIGH STREET



CHERISHED & LOVINGLY RESTORED 1928 BUNGALOW  
IN THE COVETED NW FLATS  
Ultimate Sweet-Spot Location: In Between Wallace Park,  
NW 23<sup>rd</sup> Avenue and Thurman Conveniences

**DAN VOLKMER**  **TEAM**

Specializing in Historic & Architecturally Significant Homes

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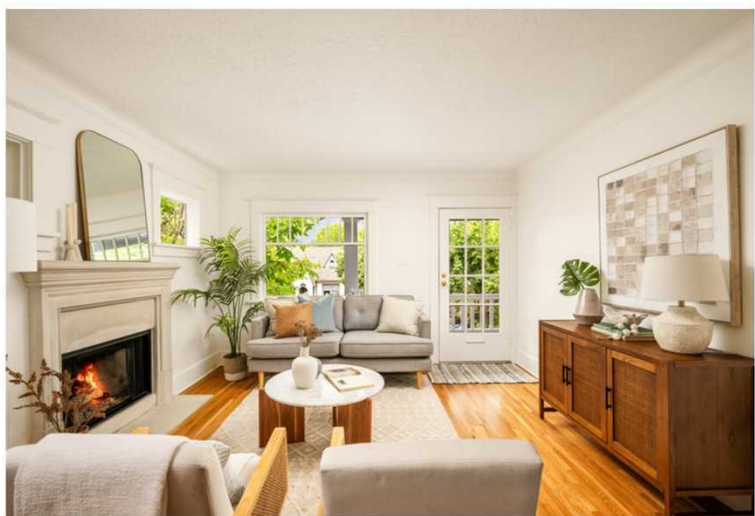
Welcome to 2440 NW Raleigh Street, a charming and meticulously maintained residence featuring recent updates that allow the next owners to move in seamlessly and enjoy the quality of life this home has offered for nearly a century.

Elevated above the street, the home ensures both privacy and picturesque views of the historic neighborhood that has flourished for over a hundred years.



An expansive overhang extends over the front porch, creating a sheltered retreat that is perfect for savoring the tranquil ambiance during a spring rainstorm. Both the home and garage have recently been equipped with a new roof. Fresh exterior paint revitalizes the residence, accentuating its Craftsman architectural details.

A French-pane front door invites visitors into the living room, offering a warm welcome. Refinished oak floors and fresh interior paint enhance the inviting atmosphere, making each room feel bright and airy. The living room features a charming wood-burning fireplace, perfect for cozy evenings in.





The refinished oak floors leads to the open dining room, establishing a sense of connection and cohesion between the living and dining rooms. Strategically positioned windows frame verdant views while allowing an abundance of natural light to illuminate the room, accentuating its old-world details.



The dining room leads to a pristine kitchen that feels like a time capsule, evoking a simpler era with its quality yet practical materials. Celadon green tiles are beautifully complemented by Kelly Green trim tiles, which together frames the windows, extends across the full-height backsplash, and adorns the wall behind the brand-new gas stove and new refrigerator. The kitchen cupboards and cabinets have been newly painted, preparing for their first market debut in 20 years.



Refinished old-growth fir floors run through the kitchen to the eating area. A large picture window frames outlook to the tranquil and inviting back yard. A french paned door leads to this south-facing garden oasis.



The backyard serves as an ideal retreat for outdoor relaxation beneath the charming café lights, complemented by the majestic Redwood and Eucalyptus trees. All of this set against a back drop of sword ferns, calla lilies and an abundance of naturalized foxglove.



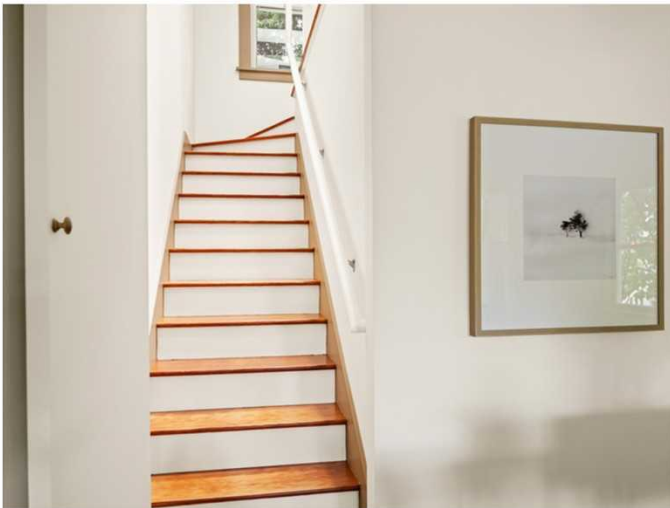
A kiwi vine climbs a trellis and punctuates the two raised garden beds, which await your summer gardening dreams. Whether you envision an array of vegetables or a collection of herbs to enhance your culinary creations this space is sure to inspire your greenthumb.



The hallway, accessible through the kitchen and adjacent to the dining room, connects to the two main-floor bedrooms and the full bathroom. This corridor features an original built-in unit, which includes extra-deep cabinets and a set of drawers beneath, making it ideal for storing linens and toiletries.



The two freshly painted bedrooms on the main floor have windows on two walls, and refinished fir floors. Both have ample closet space. The main floor bathroom is adorned in 1920s pink and turquoise tile with fabulously original fixtures, including the pin-leg pedestal sink and tub - complete with a window for fresh air during a hot, refreshing shower. Additionally, the built-in medicine cabinet, trimmed in turquoise tile, makes one smile over the care and thoughtful detail used a century ago.



A secret door leads to the second floor primary suite. This space was dreamt up in 2001 by Architect John F. Wetterman and Builder David Ewing.



This space was constructed using reclaimed fir flooring and replicating the millwork found on the main floor, ensuring that the new 600+ square foot area seamlessly integrates with the original architecture of the home.



The result is a spacious aerie, with vaulted ceilings, Velux skylights and an ensuite bathroom and a second floor laundry and a walk-in closet.

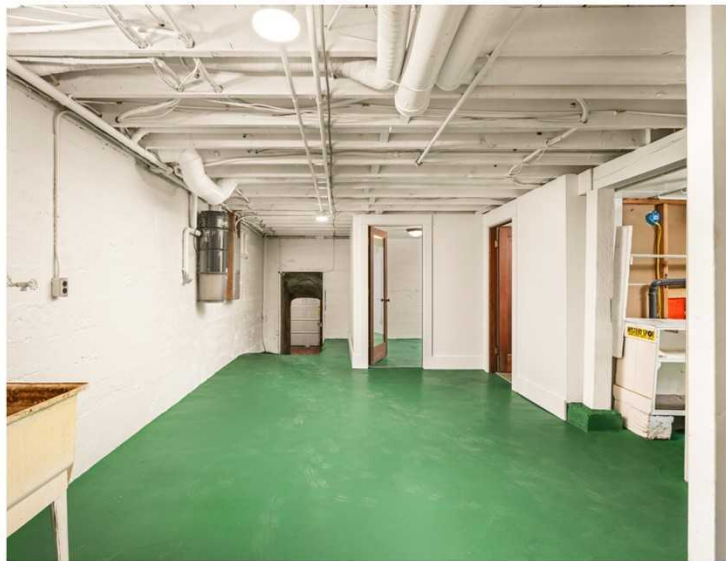


A full mirror runs behind the double sinks, and wraps around the sides, with two mirror-fronted medicine cabinets. A tiled walk-in shower has a built-in bench and storage niches. New stacking washer & dryer are ideally located within the walk-in closet, which is bathed in natural light, and finished with built-in storage.

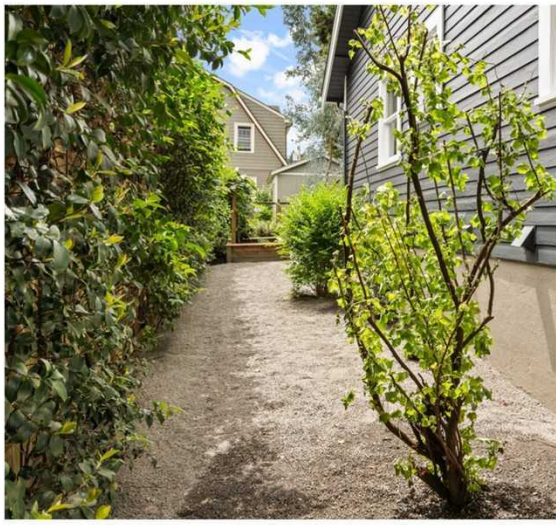
This project received national acclaim and was featured in Better Homes and Gardens Magazine in August 2001.



The home has a full, unfinished basement, accessed through the kitchen, with 2 bonus rooms and a walk-in storage pantry. A sink is at the ready for cleaning up after projects or crafts. This space offers unlimited potential with a full bathroom.



The basement was freshly painted, resulting in a clean and inviting space. the basement has an interior tunnel that leads to the attached garage, which received a new garage door and new roof when the home was reroofed in the spring of 2026.



The property is enveloped by verdant gardens, offering enchanting views of mature trees and a diverse array of blooming specimens, including rhododendrons, azaleas, roses, foxglove, calla lilies, and camellias. Furthermore, south-facing raised beds are meticulously prepared to showcase a vibrant summer garden.

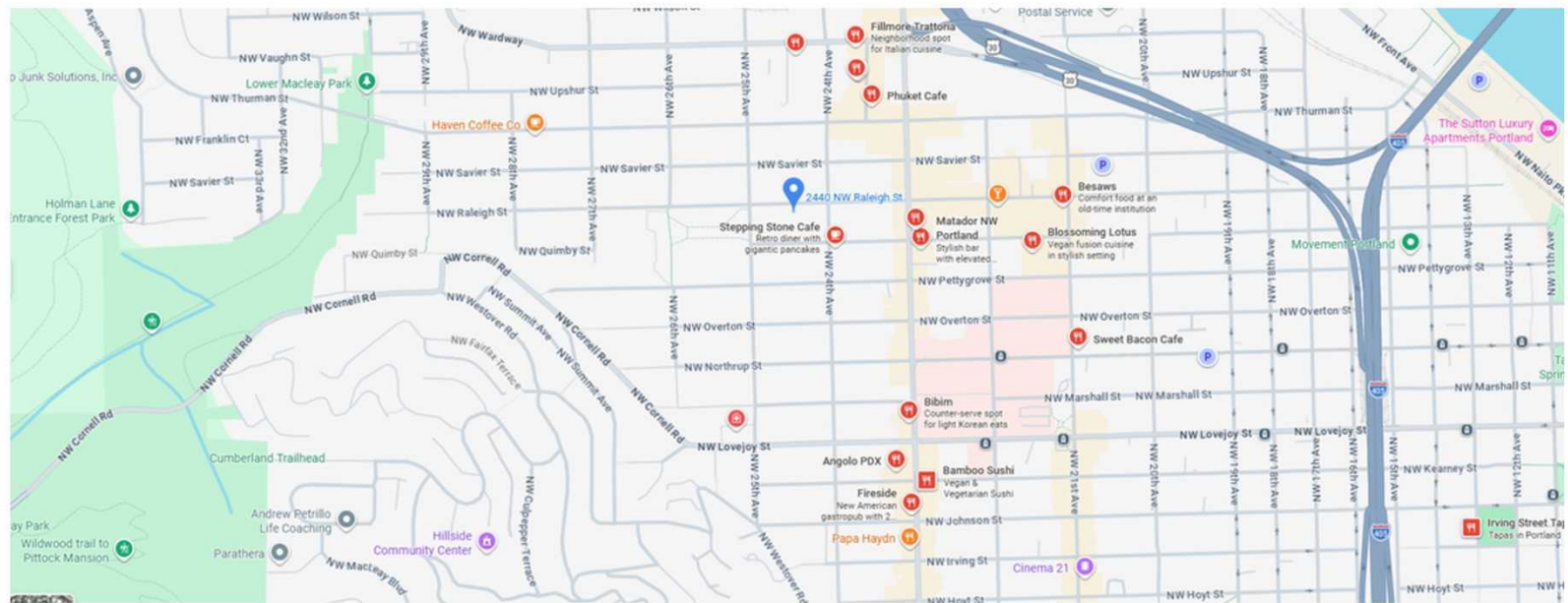




Situated in a highly desirable area of the neighborhood, this location is just half a block from Wallace Park, two blocks from the vibrant Thurman Corridor, and less than two blocks from the conveniences of 23rd Avenue, renowned for its diverse array of locally-owned shops and restaurants. Just beyond NW 23rd Avenue lies NW 21st Avenue's theaters, boutiques, and restaurants, and further along is the newly revitalized Slabtown, which boasts an array of new venues, shops, restaurants, and a New Seasons Grocery.

If you lived here you could visit a new local business every day for a month and not visit the same one twice!

And Forest Park's trails are only a mile and a half from your front door.



# Better Homes and Gardens-Featured Renovation

The home garnered national editorial acclaim for its 2001 renovation, executed by Architect John F. Wetterman and Builder David Ewing.

This renovation skillfully preserved the charm and character of the original 1928 structure while maintaining the facade unchanged, allowing it to harmoniously blend with the century-old neighborhood surrounding it.

Modern electrical and plumbing blend seamlessly while reclaimed fir floors were sourced to look as if the second floor primary space had always been here. The result is a spacious top floor, sky-lit aerie with a full bathroom, second floor laundry and walk-in closet with built-in dressers and organizers.



Perry Heitman had a tall order for his small house: Add a full-featured master suite, complete with sitting room, atop a one-story bungalow—without making the house an awkward fit for its historic Portland, Oregon, neighborhood. Perry's architect and a local builder responded by slipping a broad gable addition over the back of the house. The second-floor space (*right*) can't be seen from the street, but it adds more than 600 square feet to the house. "The addition's turned our previously cramped quarters into a luxurious living space," Perry says.



## Room at the Top

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Fir boards—salvaged and refinished for use on the addition's floor—were chosen to match those throughout the house. Rika the dog (left) enjoys napping on the floor or at the cozy sitting spot (below) near the stairs.

To reach the new suite, Perry—who did all the painting and much of the construction work with friend Todd Canon—cut a door in the dining room wall. A flight of stairs runs up from there.

Now the addition looks as if it's always been part of the house. The Craftsman-style stair railing, trim, windows, and flooring were selected or custom-made to match those on the first floor. As for modern-day features, Perry purposely chose clean-lined can lighting and skylights. "I didn't want anything to dilute the original Craftsman look," he says. The ventilating skylights and a ceiling fan work so well that Perry rarely needs to turn on the air conditioner.



## Room at the Top

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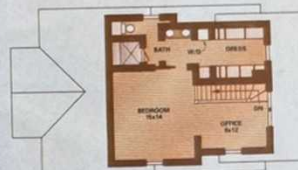
A generous slice of space was reserved for the master bath and dressing area. Just off the bedroom, the vanity stands beneath the ceiling's highest point. Even though the space is compartmentalized, a full mirror behind the vanity and mirror-fronted medicine cabinets to either side make it seem larger. A shower and private commode tuck into place to the left of the vanity and in a lower part of the gable—but they still enjoy sufficient headroom.

Perhaps the highest point of the good life up top is the walk-in closet. It's bathed in window light, and a curtain pulls closed to hide the storage shelves. Best of all is the convenient washer and dryer, which eliminates the need to haul laundry. ▲

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A tiled shower stall (above) is made comfy with a sitting bench and storage ledges. As shown in the plan (right), the vanity (near right) is just steps away from the shower, and it's topped with a synthetic material that looks like black concrete. In the closet (far right), dirty clothes needn't pile up thanks to a space-saving washer/dryer.



# Specifics, Details and Improvements Per Sellers

- Built in 1928
- 3 Bedrooms
- 3 Full bathrooms
- 2,415 total SF of house (approx.)- See floor plan below
- Forced air gas heat and central A/C
- Gas hot water heater
- Attached 1 car garage with new overhead door and roof
- 4,000 SF Lot (approx.)
- 2025 Taxes: \$11,268
- Served by Chapman Elementary, West Sylvan Middle & Lincoln High schools
- RMLS # 291140266

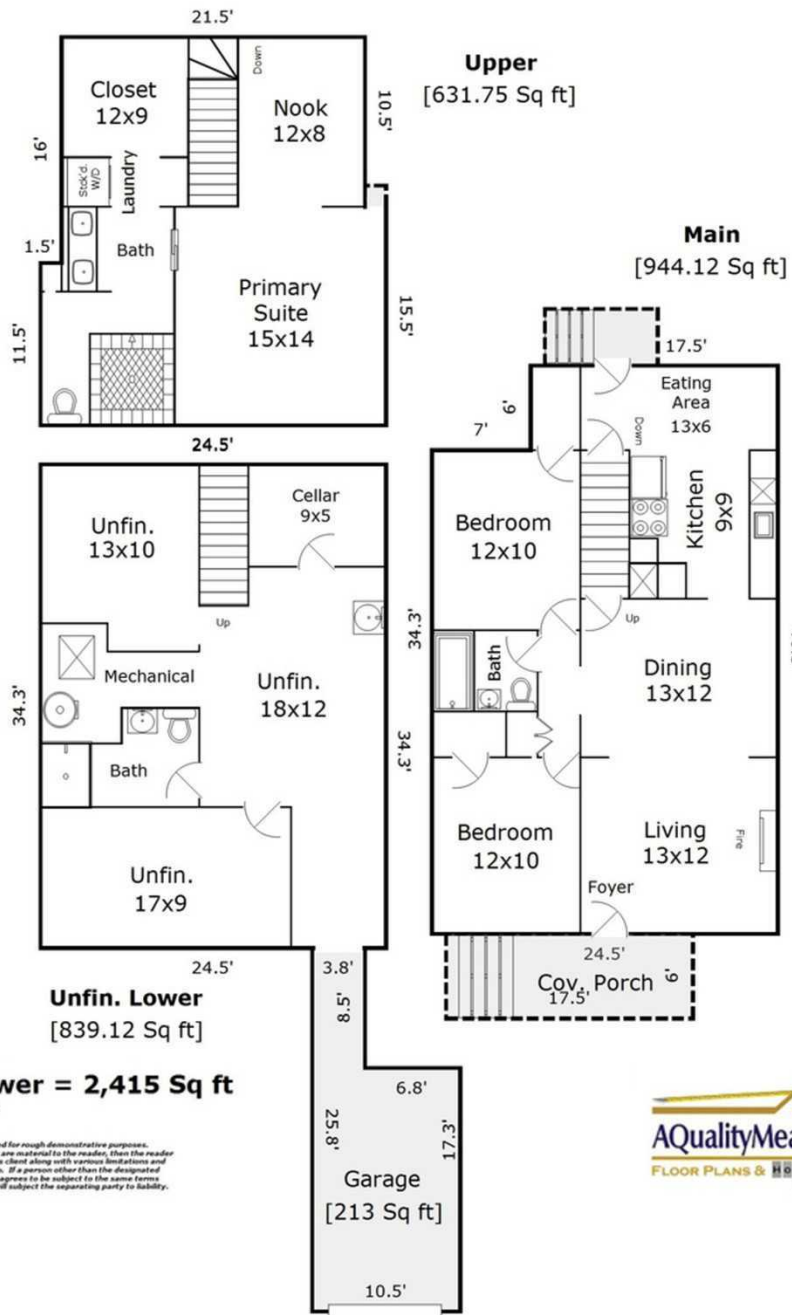
## **Recent Improvements:**

- New composition roof - total tear off by Sawtooth Roofing in Spring 2026. Includes transferrable warranty to buyer
- New garage roof with custom metal flashing by Sawtooth Roofing Spring 2026
- New exterior paint by Clemmens Painting - Spring 2026
- New Interior painting: walls, ceilings, molding, trim and basement floors - Spring 2026
- Extensive landscaping clean-up, includes fresh mulch, gravel patio & custom drip irrigation through back planting bed and along side of house - Spring 2026
- New sewer line with new lateral connection to city main by Speedy Sewers - March 2026
- Front porch steps rebuilt - April 2026
- Refinished oak hardwood and Fir wood floors throughout home - May 2026
- Professionally washed windows & skylights, inside and out - June 2026
- New gas range in kitchen - June 2026
- New refrigerator in kitchen - January 2026
- Professional deep cleaning of all interiors, drawers, cabinets, vents, etc. - June 2026
- New washer & dryer in primary suite - January 2026
- Air Conditioning - New 2023
- Forced- air gas furnace - Replaced 2019
- Hot Water heater - 2014 (approx.)

## **Previous Owners Improvements:**

- Addition to second floor primary suite with modernized plumbing & electrical - 2001 (approx.)
- Added bathroom to basement - 2004
- Upgraded electrical to 200 Amp service panel - 2004

# Floor Plan for 2440 NW Raleigh Street



## THE DAN VOLKMER TEAM

SPECIALIZING IN HISTORIC AND ARCHITECTURALLY SIGNIFICANT PROPERTIES



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

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