



604 SE ANDOVER PLACE



*Storybook Tudor in The Heart of
Historic Garthwick*

The Dan Volkmer Team
Specializing in Historic & Architecturally Significant Homes

A STORYBOOK TUDOR IN THE HEART OF THE HISTORIC GARTHWICK NEIGHBORHOOD



Welcome to 604 SE Andover Place, a remarkable storybook Tudor in the coveted historic Garthwick neighborhood of Clackamas County. Tucked away in one of Southeast Portland's most exclusive and little-known enclaves, Garthwick offers a setting unlike anywhere else in the city. Comprising just 80 homes, opportunities to own in this treasured neighborhood are exceedingly rare. Bordering the fairways of Waverley Country Club and moments from Sellwood, Eastmoreland, and Westmoreland, this picturesque enclave is known for its sprawling properties, towering old-growth trees, and architecturally significant homes. Located in Clackamas County, residents enjoy lower property taxes while remaining minutes from Portland's urban core. Planned with a park-like vision, Garthwick offers timeless charm and tranquility.

Built in 1924, the residence is gracefully set back from the street, creating a sense of privacy. Throughout their stewardship, the current owners have thoughtfully invested in preserving and enhancing the home, ensuring its character, integrity, and longevity for generations to come. Significant updates include updated plumbing and electrical systems throughout, providing the peace of mind of contemporary infrastructure while honoring the home's historic charm.





As you make your way along the newly constructed front walkway, the tree-canopied front yard sets a welcoming tone for the experience ahead. At the end of the path, a beautifully restored front door, complemented by a new period-appropriate light fixture, offers a fitting introduction to the home's timeless character. Inside, the spacious foyer provides a bright and elegant welcome, showcasing refinished hardwood floors, operational casement windows overlooking the gardens, finely crafted millwork, French doors, and freshly finished smooth finish walls that enhance the home's classic architectural details.





Step through the French doors into the gracious living room, where timeless character and thoughtful updates come together beautifully. Newly refinished oak floors gleam underfoot, while elegant arched doorways, classic wall sconces, and finely crafted millwork showcase the home's architectural heritage. A rebuilt wood-burning fireplace, accented by a stunning Batchelder tile surround, serves as the room's focal point, while the chimney has also been thoughtfully reconstructed for long-term integrity. Freshly painted smooth-finish walls provide a crisp, refined backdrop, blending historic charm with a subtle modern sensibility.



The fireplace is beautifully framed by two sets of operational casement windows that fill the room with natural light and frame lush, verdant garden views. Picture yourself here on a cool spring evening or summer night, the windows open to a gentle breeze while a fire crackles warmly in the hearth.





The living room flows seamlessly into the formal dining room, creating an ideal setting for both everyday living and entertaining. Here, newly refinished oak floors and freshly finished smooth walls continue the home's refined and updated aesthetic. Original character is preserved through a beautiful built-in china hutch, while an upgraded to period chandelier adds timeless elegance overhead.



A charming bay of casement windows fills the space with natural light and offers views of the surrounding gardens. Imagine gathering with friends and family here on a holiday afternoon, sharing a meal while conversations drift effortlessly between the dining room and the warmth of the fire in the adjacent living room. Through the swinging butler door is the incredible chef's kitchen.



This kitchen beautifully blends historic character with modern functionality. Original refinished fir floors are paired with quartz countertops, a classic subway tile backsplash, recessed-panel glass-front maple cabinetry, soft-close drawers and doors, and stylish new Rejuvenation light fixtures. A suite of stainless steel appliances includes a Bosch convection range, Samsung Quad Door Wi-Fi refrigerator with filtered water dispenser, Asko dishwasher, and InSinkErator garbage disposal.

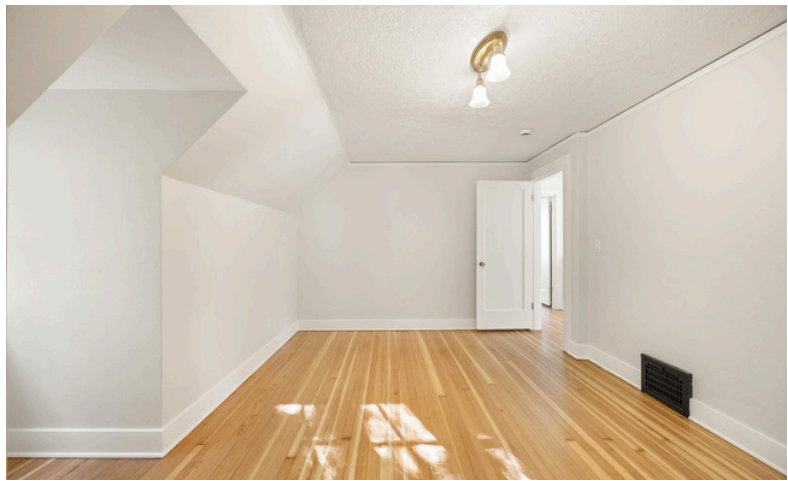


The farmhouse sink is flanked by functional casement windows that frame tranquil garden views and fill the space with natural light. A convenient filtered water system is installed at the sink, while a vented hood serves the Bosch range. Adjacent to the kitchen, the charming original breakfast nook features an art deco rejuvenation fixture and window—an inviting spot to enjoy morning coffee or keep the chef company while meals are prepared.





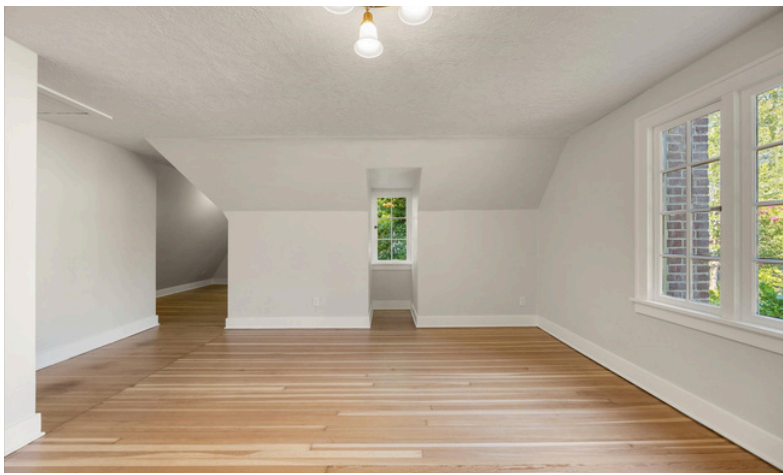
The updated powder room exudes timeless elegance with its dramatic charcoal walls, quartz-topped vanity, brass fixtures, and period-inspired lighting. Thoughtfully designed with both style and function in mind, it provides a convenient and sophisticated space for guests. Ascend the stairs to the second floor.



The second floor offers two bedrooms and a full bathroom. Both bedrooms feature original refinished fir floors, new light fixtures, operational casement windows, and ample closet space.



The second bedroom is particularly charming, with a double closet and an attached nook tucked beneath the foyer dormer...



...a versatile space ideal for a reading chair, home office, nursery, or cozy retreat.



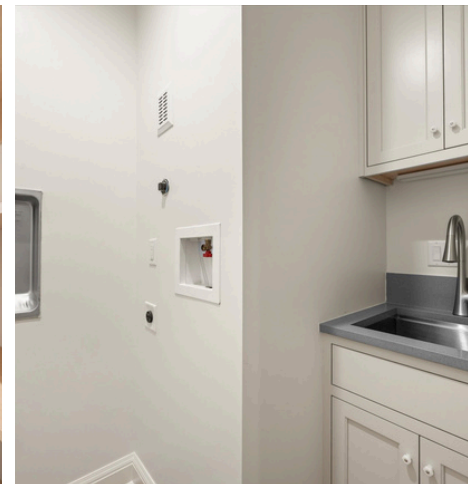
Just outside the bedrooms at the top of the stairs is the full bathroom serving the second floor. Thoughtfully remodeled, it retains its original tile flooring and classic bathtub, preserving the home's historic character. The owners complemented these vintage elements with a new vanity and pedestal sink, creating a space that seamlessly blends timeless charm with modern convenience. At the bottom of the stairs and down a quick hallway is the newly created primary suite.





This main level primary addition beautifully blends historic character with modern comfort, featuring a mix of original and new fir floors, period-inspired doors, elegant wall sconces, operational casement windows, and French doors that open to the backyard. Imagine relaxing here on a warm summer evening with the windows open, enjoying a gentle breeze from the garden. The room is spacious enough to accommodate a California king bed while still offering plenty of space for additional furnishings.

The attached en-suite bathroom features marble tile flooring, a walk-in shower with frameless glass enclosure, an elongated-bowl toilet, and a extra large vanity topped with marble. Thoughtfully selected fixtures complement the home's architectural style. Across the hall, a walk-in closet with custom organizers provides abundant storage, while the nearby laundry room adds everyday convenience and makes laundry tasks effortless.





Downstairs, the lower level has been extensively renovated and thoughtfully improved. The owners rebuilt the stairs, repaired, resurfaced, and painted the basement floor, added insulation within the walls, added new lighting and installed new drywall throughout. The fourth bedroom was brought up to modern standards with the addition of a code-compliant egress window and a spacious closet. In addition to the bedroom, the lower level offers a large bonus room—perfect as a workshop, craft room, home gym, recreation space, or additional storage.



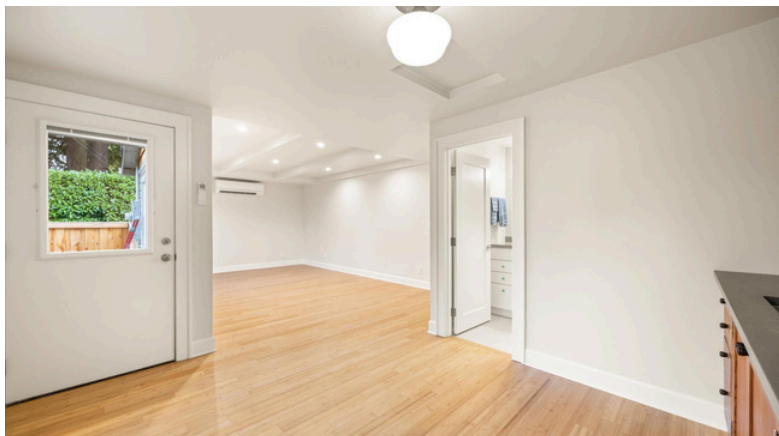
Just outside the back door is the expansive backyard, offering generous lawn space and a large concrete patio accented with repurposed flagstone. Whether envisioned as an outdoor kitchen, dining area, spot for a jacuzzi a gathering space around a firepit, or even a small sport court, the possibilities are endless.



Fully fenced for privacy and peace of mind, the yard is ideal for pets and outdoor recreation. The owners thoughtfully updated the landscape by pruning and restoring the original laurel hedges and installing fences and gates at all four corners of the property, creating a secure and beautifully defined outdoor retreat.



Surrounding garden beds are filled with mature roses, creating a colorful and ever-changing backdrop throughout the seasons. The backyard is a gardener's dream, thoughtfully cultivated and equipped with all the essentials for future owners to take it to the next level. Tucked at the rear of the property are the detached guest quarters and rare three-car garage, providing exceptional flexibility for guests, hobbies, or additional workspace.



The detached guest quarters offer a private and versatile retreat, complete with a studio-style living and sleeping area, a fir kitchenette with built-in sink, and a full bathroom. The main room features bamboo floors, stylish Rejuvenation lighting, and a mini-split heating and cooling system for year-round comfort.



The full bathroom is thoughtfully appointed with countertops, a mirrored vanity, and a tub/shower surround that blends practicality with style. While ideal for guests, this flexible space could easily serve as a home office, fitness studio, art studio, detached family room, media room, or creative workspace. With its separation from the main house and independent amenities, the possibilities are truly endless. Just beyond the guest quarters, a spacious three-car garage provides abundant room for vehicles, storage, or hobbies and enjoys convenient access from the rear alley.



604 SE ANDOVER PLACE - SPECIFICS AND DETAILS:

- Built in 1924 and extensively updated throughout while preserving its historic character
- Updated plumbing and electrical systems throughout
- 4 bedrooms plus detached guest quarters with kitchenette and full bath
- 3 full bathrooms and 1 powder room
- Rare 3-car garage with convenient alley access
- Approx. 3,432 Total SF including the 431 SF Detached Living Space (approx.)
- Newly created primary suite featuring garden views, marble-clad en-suite bath, walk-in closet, and nearby laundry room
- Finished lower level with exterior entrance, ideal for storage, a home gym, workshop, hobbies, or seasonal gear
- Expansive 13,000 SF lot (approx.) with mature landscaping, established gardens, level lawn, stone and concrete patio, and newly created pathways throughout
- Forced-air gas furnace and central air conditioning
- 2025 Property Taxes: \$12,773.79
- Served by Duniway Elementary, Sellwood Middle, and Cleveland High School
- MLS# 598255572
- More photos and details at DanVolkmer.com and 604SEAndoverPl.com

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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UPDATES AND IMPROVEMENTS - PER SELLERS:

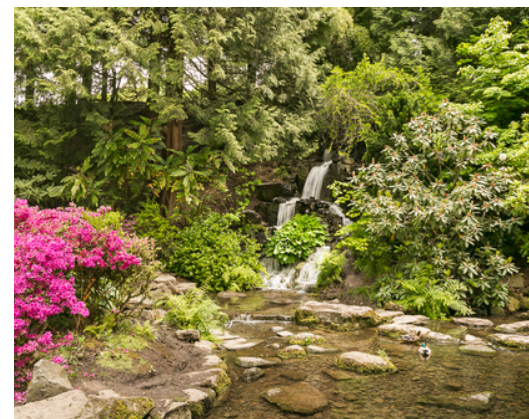
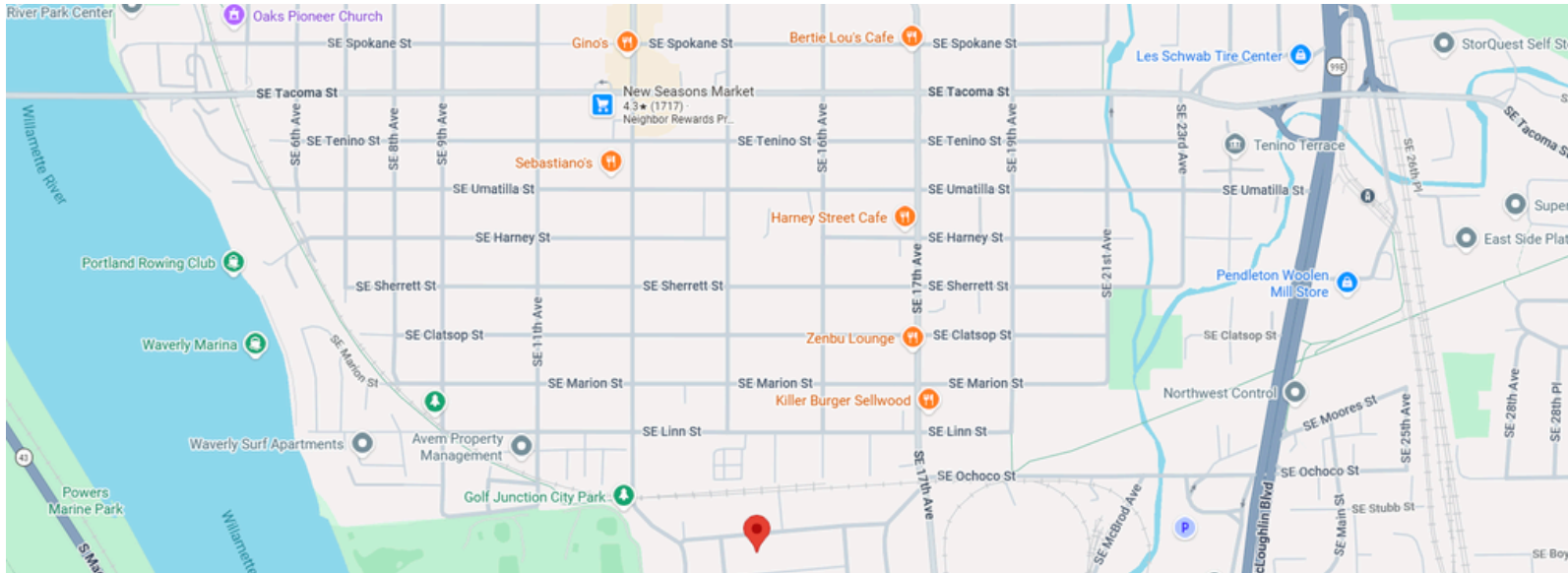
- Removed large building
- Rebuilt the garage
- Repaired garage doors and put in new openers.
- New electrical system
- New plumbing throughout
- New quantum fiber system Wi-Fi throughout.
- Removed everything on the basement and added lighting
- New water heater with a leakguard system.
- New 98% furnace with air conditioning
- Repaired, recoated, and painted basement floor
- Added insulation to basement walls
- Re sheetrocked entire basement.
- Basement has insulated ceiling for warmth and sound.
- Retained the original sump pump and made operational. Added a lid for safety
- Made air conditioned space under steps for storage
- Retained the workbench in basement
- Basement bedroom made legal by adding an egress window, making a large closet. Adding the efficient furnace that vents to the exterior.
- Rebuild stair to make basement a livable legal area. Added steps in matching fir
- Added legal handrailing to basement steps
- Rebuilt pantry at backdoor so it is now much bigger than original.
- Rebuild back porch area- removed window, rebuilt door so now operable. Cleaned up floor and had it sanded and finished.
- Kitchen nook - Removed wallpaper and repainted. Tuned up window. Added receptacle with USB charging. Retained the original pull string lighting but it's a new rejuvenate fixture with art deco styling.
- Replaced kitchen cabinets refining the design for more usable space. As a trade for more counter space I removed a door into the hall.
- New appliances that come with the house. Bosch convection stove, Samsung quad door w/ water filter refrigerator. Asko dishwasher. InSinkErator garbage disposal. Filtered water at the sink.
- Kitchen cabinets are finished maple plywood interior and opaque stained exteriors. All drawers and doors are soft closing. In corner cabinet is a pull out shelf optimizer. There is under cabinet lighting.
- Kitchen floors are original fir and have been refinished.
- Redirected heat to flow under the sink.
- Rebuilt ceiling because of water damage.
- Insulation put in kitchen walls when we replaced the drywall
- New kitchen lighting with rejuvenation fixtures. And replaces all knob and tube
- Dining room - repainted walls and ceilings after restoration of the smooth wall plaster. Adding a new rejuvenation chandelier. Upgraded the electrical outlets. Retained the china hutch. Cleaned up heat duct vent cover.

UPDATES AND IMPROVEMENTS - PER SELLERS CONT:

- Entryway - cleaned up ceiling and walls after removing knob and tube wiring. Smooth wall finishes and made windows operational. Refinished floor.
- Livingroom - rebuilt fireplace and chimney to make it operational refinished the floors. Smooth wall ceiling and walls we removed the knob and tube and patched and repainted
- In hall at base of steps cleaned it up and added a rewired light fixture closed of door to kitchen and then removed all the wallpaper going up the steps and refinished smooth wall
- From door way to main bedroom everything is new. Enlarged powder room with new cabinet sink fixtures and a panisonc bath fan on timer.
- New laundry with laundry tray and storage cabinets. Pocket door. It will take a full size stacked laundry. Controls are on the side so you don't have to remove anything to shut off or unplug.
- Incorporated old fir flooring with new throughout the primary addition
- Incorporated new and old doors through the addition. Retaining the glass knobs
- Main Bathroom has marble tile flooring and step in shower with a frameless shower door. Elongated bowl toilet. And a vintage reclaimed vanity. Matching fixture with the style of the house.
- Main bedroom has room for a California king bed. With the larger bed it still retains plenty of room for other items. With switched outlets on either side. Reused removed windows in bedroom and bathroom. Double door leading to the new landscaped garden.
- At front of the house we repaired the sidewalks. The path to the frontdoor was restored with a larger porch at door new light fixture at front door.
- We replace the cedar shingle roof that was on its last leg. Although nice we replaced it with a new architectural composition roof. Added large 6" gutter the drain into a French drain at the front and in the back.
- We retained the original plaster exterior cleaned up all the wood work and repainted.
- All the window retain the original charm with the wavy glass ant there are storm windows in garage if needed.
- A recycling area was built to hide those garbage cans and we made it close to the front but not that far away from the house for convenience.
- Retained the older trees but cleaned up the yard for someone with a green thumb
- Clean up and cut back all the laurals at the east side of property. There is a newer fence on the west property line. And we installed fence and gates at all four corners of property for privacy.
- We added and restored pathways all the way around the house and to the apartment in back as well as the garage. We repurposed the stone we removed from the front walk to the backyard.
- New bedroom/apartment at back corner of property that is attached to a three-car garage. Full bath and a half kitchen.
- The upstairs of the house was cleaned up (repaired walls, ceilings and refinished wood floors). The full bath was remodeled retaining the original tile flooring and bathtub. We added a new a cabinet replace a cabinet with an pedestal sink to retain the charm of the bathroom.
- Of course, new lighting fixtures throughout the upstairs.

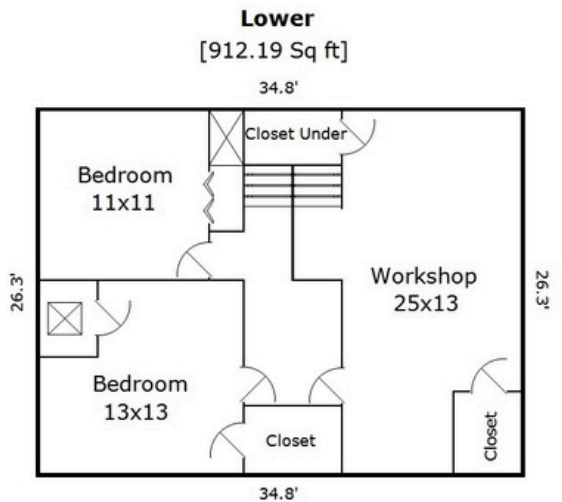
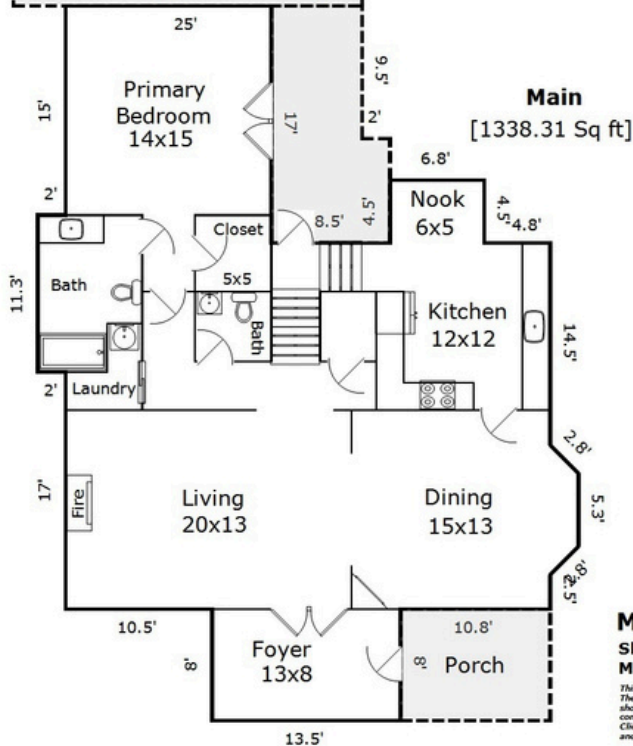
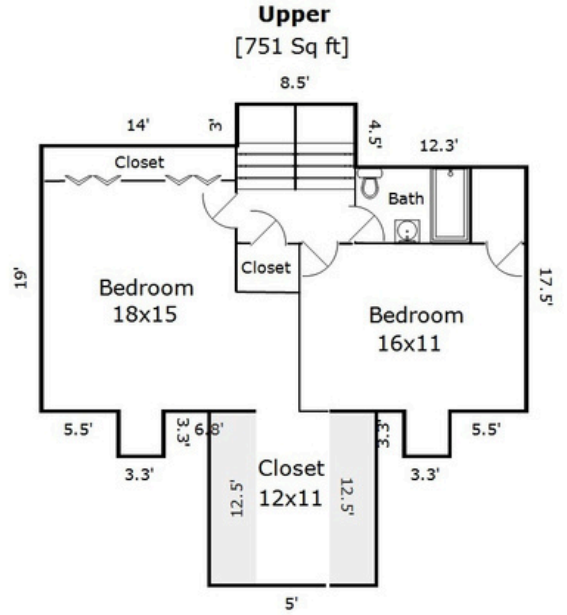
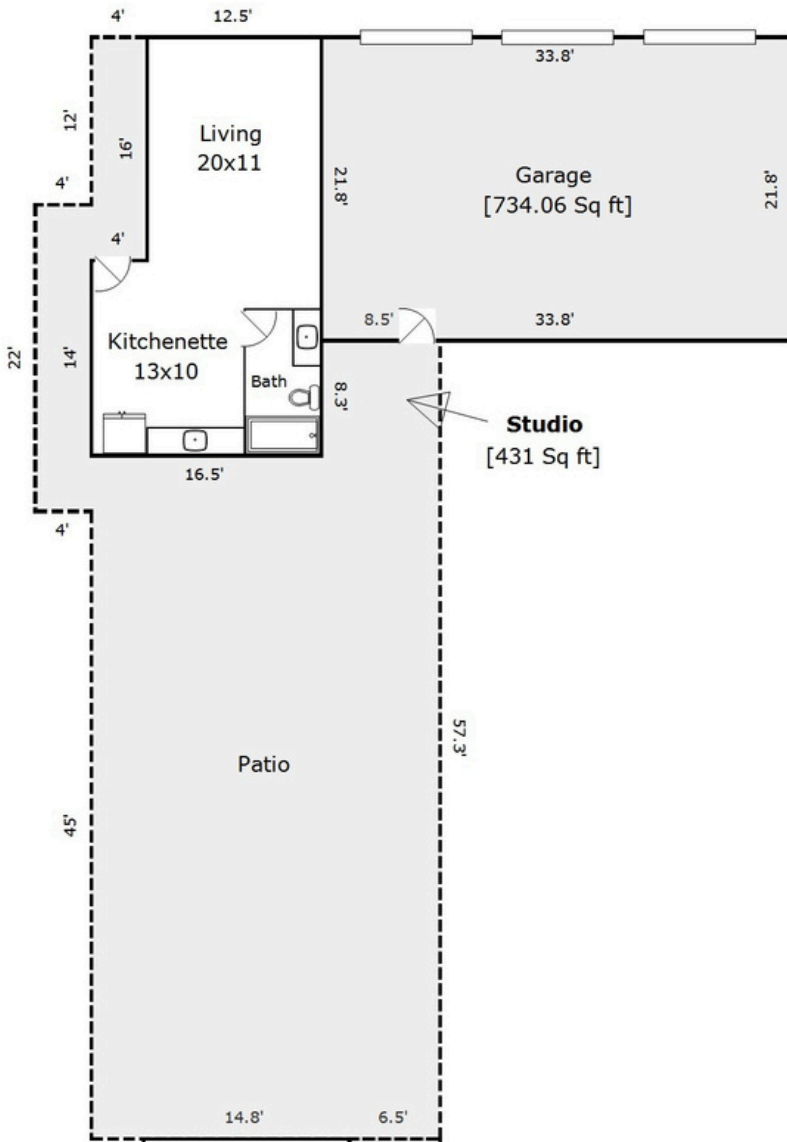
LOCATION! LOCATION! LOCATION!

Extensive care and attention have been devoted not only to the home's interiors but also to the beautifully cultivated gardens that surround 604 SE Andover, creating a true sense of tranquility and retreat. Despite its peaceful, tucked-away setting, the property enjoys an enviable location in one of Portland's most beloved neighborhoods. Nestled in the verdant Garthwick enclave, the home is just a short stroll from the shops, restaurants, and amenities of downtown Sellwood, as well as the parks, trails, and open spaces of neighboring Eastmoreland and Westmoreland. When the city calls, downtown Portland is just a 10-minute drive away.



Beyond Sellwood's vibrant shops, restaurants, and parks, residents enjoy easy access to the scenic Springwater Corridor, a beloved trail that winds along the Willamette River and is perfect for walking, running, or cycling. Take a leisurely stroll to the Sellwood Farmers Market, browse local boutiques, or enjoy one of the neighborhood's many cafés and restaurants. Families will also appreciate the proximity to Oaks Amusement Park, one of Portland's most cherished attractions. Whether you're seeking a peaceful garden retreat, an active outdoor lifestyle, or a close-knit community with urban conveniences just moments away, 604 SE Andover Place offers a rare opportunity to experience the very best of Portland living.

FLOOR PLAN FOR 604 SE ANDOVER PLACE



Main + Upper + Lower + Studio = 3,432 Sq ft
 Sketch Prepared for Named Client Only
 Measured on 06/05/26

This sketch and the measurements shown hereon, are approximate and are only provided for rough demonstrative purposes. The measurements are not guaranteed and should not be relied upon. If measurements are material to the reader, then the reader should independently measure the dimensions. This sketch is provided to the preparer's client along with various limitations and conditions that apply to this sketch and which should be reviewed along with this sketch. If a person other than the designated Client uses the information herein (despite a prohibition on such use), then such person agrees to be subject to the same terms and limitation as the designated Client. Separation of this text from the sketch above will subject the separating party to liability.