



Presented By: Courtney Olsen
 Cooper Jacobs Real Estate
Phone: 503-899-2968 **E-mail:** co@cooperjacobs.com
RESIDENTIAL **Status:** PEN **12/21/2013** **11:23:07 AM**
ML#: 13211955 **Area:** 147 **List Price:** \$1,280,000
Addr: 17323 BERGIS FARM DR **Unit#:**
City: Lake Oswego **Zip:** 97034 **Condo Loc:**
Map Coord: 686/E/1 **Zoning:**
County: Clackamas **Tax ID:** 01811800
Elem: Hallinan **Middle:** Lakeridge
High: Lakeridge **PropType:** DETACHD
Nhood/Bldg: Bergis Farm Estates **CC&Rs:** Y
Legal: 3401 BERGIS FARM EST LT 2

GENERAL INFORMATION

Lot Size: 15K-19,999SF **# Acres:** 0.35 **Lot Dimensions:**
Waterfront: **View:** TERRITR **Lot Desc:** LEVEL
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 2078 **SFSrc:** County Rec **#Bdrms:** 4 **#Bth:** 3/2 **#Lvl:** 2 **Year Blt:** 1998 / APPROX **55+ w/Affidavit Y/N:** N
Main SQFT: 2219 **TotUp/Mn:** 4297 **Style:** GEORGIN, 2STORY **Green / Yr / Obtained:**
Lower SQFT: 0 **Parking:** DRIVWAY **#Garage:** 3/ATTACHD **Home Wrnty:** **#Fireplaces:** 3/ GAS
Ttl SQFT: 4297 **Addl. SQFT:** **Roof:** SHAKE **Exterior:** BRICK, CEDAR **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: Stafford to Bergis to Cornell to Bergis Farm Drive
Public: Georgian Colonial quality built beautifully appointed situated private street pastoral views. Gracious traditional floor plan, formal entry, LR, DR, 3 firepls, stunning gourmet kit custom cabinets, butler's pantry, bright 12X12breakfast rm, large bonus rm, front&back stairways, master suite w/firepl. Striking Pergola covered deck OS 3-car garage. Close parks, schools, commute.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 15 X 18 / FIREPL, FORMAL, HARDWOD	Mstr Bd: U/ 16 X 18 / JET-TUB, SUITE, FIREPL	Bths - Full/Part
Kitchen: M/ 16 X 22 / HARDWOD, GASAPPL, GOURMET	2nd Bd: U/ 13 X 11 / WW-CARP	Upper Lvl: 3/0
Dining: M/ 12 X 12 / WAINSCO, FORMAL, HARDWOD	3rd Bed: U/ 12 X 12 / CEILFAN, WW-CARP	Main Lvl: 0/2
Family: M/ 20 X 15 / HARDWOD, FIREPL, BLT-INS	4TH-BD: U/ 12 X 15 / WW-CARP, SUITE, CEILFAN	Lower Lvl: 0/0
DEN/OFF: M/ 10 X 12 / BOOKSVS, HARDWOD	BONUS: U/ 15 X 31 / STORAGE, WW-CARP	Total Bth: 3/2

FEATURES AND UTILITIES

Kitchen: GASAPPL, ISLAND, PANTRY, GRANITE, COOKTOP, BI-MICO, BI-REFR, BTL-PAN, CONVECT, SSAPPL
Interior: HARDWOD, OWSECUR, LAUNDRY, CEILFAN, BI-VACM, WAINSCO, MARBLE, WW-CARP, TILE-FL, JET-TUB
Exterior: FENCED, PATIO, SPRNKL

Accessibility:

Energy Eff: **Cool:** CENTAIR **Heat:** FOR-AIR
Water: PUBLIC **Sewer:** PUBLIC **Hot Water:** GAS **Fuel:** GAS

FINANCIAL

PTax/Yr: \$14,509.99 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: Y **Dues:** \$200 /YR **Other Dues:**

COMPARABLE INFORMATION

Pend: 12/17/2013 **DOM:** 194 **Sold:** **Terms:** **O/Price:** \$1,280,000 **Sold:**

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



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Phone: 503-899-2968 **E-mail:** co@cooperjacobs.com
RESIDENTIAL **Status:** SLD **12/21/2013** **11:23:07 AM**
ML#: 11499307 **Area:** 147 **List Price:** \$894,500
Addr: 17426 BERGIS FARM DR **Unit#:**
City: Lake Oswego **Zip:** 97034 **Condo Loc:**
Map Coord: 686/E/1 **Zoning:**
County: Clackamas **Tax ID:** 01811864
Elem: Hallinan **Middle:** WALUGA
High: Lakeridge **PropType:** DETACHD
Nhood/Bldg: Bergis Farm Estates **CC&Rs:**
Legal: 3401 BERGIS FARM EST LT 8
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 15K-19,999SF **# Acres:** 0.38 **Lot Dimensions:** Approx. 16,519SF
Waterfront: **View:** VALLEY, TERRITR **Lot Desc:** GRNBELT, PRIVATE, CULDSAC
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** Tax Record **#Bdrms:** 4 **#Bth:** 3/1 **#Lvl:** 2 **Year Blt:** 2001 / APPROX **55+ w/Affidavit Y/N:** N
Main SQFT: 0 **TotUp/Mn:** 0 **Style:** TRAD **Green / Yr / Obtained:**
Lower SQFT: 0 **Parking:** **#Garage:** 3/OVRSIZE **Home Wrnty:** N **#Fireplaces:** 3/ GAS
Ttl SQFT: 4444 **Addl. SQFT:** **Roof:** SHAKE **Exterior:** STONE, FIBRCM **Bsmt/Fnd:** DAYLITE

REMARKS

XSt/Dir: Stafford Rd, Bergis Road, L- Cornell, Left on Bergis Farm Road
Public: Gorgeous custom 1 owner home w/territorial valley views. Builders own home. Mstr on Main! Custom cherry cabs & woodwrk, cherry h/w flrs, gourmet kit w/dual ovens & built-in fridge, media rm wired for 7.1 sound & projection, lower lvl bonus/pool rm w/wet bar & frplce. Upper deck & covered lower patio. Abundant storage, central vac. Next-green space, private.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Kitchen: M 17 X 15 / BI-REFR, HARDWOD	Mstr Bd: M 16 X 20 / SUITE, FIREPL	Bths - Full/Part
Dining: M 15 X 12 / BLT-INS	2nd Bd: L/ 14 X 13 / CLOSET	Upper Lvl: 0/0
Family: M 20 X 17 / BLT-INS, HI-CEIL	3rd Bed: L/ 12 X 14 / WI-CLOS	Main Lvl: 1/1
DEN/OFF: M 10 X 16 / BLT-INS	4TH-BD: L/ 13 X 13 / SUITE	Lower Lvl: 2/0
	BONUS: L/ / FIREPL, WET-BAR	Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOSL, COOKTOP, BI-MICO, APP-GAR, PANTRY, ISLAND, BI-DOWN, CONVCT
Interior: HARDWOD, BI-VACM, HISPEED, JET-TUB, WW-CARP, TILE-FL, GAR-OPN, INTRCOM, OWSECUR
Exterior: SPRNKLR, COVPATI, YARD

Accessibility:
Energy Eff: FOR-90

Water: PUBLIC

Sewer: PUBLIC

Hot Water:
Cool: CENTAIR
 GAS

Heat: FOR-90
 Fuel: GAS

FINANCIAL

PTax/Yr: \$13,821.14 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: **Dues:** \$160 /YR **Other Dues:**
HOAIncl: COMMONS

COMPARABLE INFORMATION

Pend: 1/22/2012 **DOM:** 174 **Sold:** 3/9/2012 **Terms:** CONV **O/Price:** \$894,500 **Sold:** \$825,000

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Phone: 503-899-2968 **E-mail:** co@cooperjacobs.com
RESIDENTIAL **Status:** SLD **12/21/2013** **11:23:07 AM**
ML#: 12165294 **Area:** 147 **List Price:** \$882,500
Addr: 17411 BERGIS FARM DR **Unit#:**
City: Lake Oswego **Zip:** 97034 **Condo Loc:**
Map Coord: 686/E/1 **Zoning:**
County: Clackamas **Tax ID:** 01811846
Elem: Hallinan **Middle:** WALUGA
High: Lakeridge **PropType:** DETACHD
Nhood/Bldg: Bergis Farm Estates **CC&Rs:**
Legal: 3401 BERGIS FARM EST LT 6

GENERAL INFORMATION

Lot Size: 15K-19,999SF **# Acres:** 0.35 **Lot Dimensions:**
Waterfront: **View:** **Lot Desc:** LEVEL, PRIVATE, CULDSAC
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 2141 **SFSrc:** county **#Bdrms:** 4 **#Bth:** 3/1 **#Lvl:** 2 **Year Blt:** 2000 / APPROX **55+ w/Affidavit Y/N:** N
Main SQFT: 2141 **TotUp/Mn:** 4282 **Style:** TRAD **Green / Yr / Obtained:**
Lower SQFT: 0 **Parking:** **#Garage:** 3/ATTACHD **Home Wrnty:** N **#Fireplaces:** 3/ GAS
Ttl SQFT: 4282 **Addl. SQFT:** **Roof:** SHAKE **Exterior:** BRICK, CEDAR **Bsmt/Fnd:** CONCRET, CRAWLSP

REMARKS

XSt/Dir: McVey Left on Cornell Right on Bergis Farm Dr
Public: Grand traditional located in Bergis Farm-high end finishes throughout-outstanding floor plan-3 frplcs-back stairway-triple garage-enjoy the quiet & private yard complete w/deck, awning & sportcourt! Nothing else quite like it! Minutes to DT Lake Oswego & shops; Exclu see L/O.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 18 X 16 / FORMAL, FIREPL	Mstr Bd: U/ 22 X 17 / SUITE, FIREPL	Bths - Full/Part
Kitchen: M/ 18 X 14 / COOK-IS, EATAREA	2nd Bd: U/ 16 X 11 / BATH, WW-CARP	Upper Lvl: 3/0
Dining: M/ 16 X 16 / WAINSCO, HARDWOD	3rd Bed: U/ 16 X 14 / WI-CLOS, WW-CARP	Main Lvl: 0/1
Family: M/ 20 X 15 / FIREPL, BLT-INS	4TH-BD: U/ 13 X 12 / WW-CARP, CLOSET	Lower Lvl: 0/0
DEN/OFF: M/ 12 X 11 / WAINSCO, BLT-INS	BONUS: U/ 24 X 17 / BLT-INS, WW-CARP	Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: INST-HW, COOK-IS, DISHWAS, DISPOS, BI-MICO, BI-REFR
Interior: HARDWOD, INTRCOM, TILE-FL, BI-VACM
Exterior: DECK, SPRNKLR
Accessibility:
Energy Eff:
Water: PUBLIC **Sewer:** PUBLIC **Hot Water:** GAS **Cool:** CENTAIR **Heat:** FOR-AIR
Fuel: GAS

FINANCIAL

PTax/Yr: \$12,245.64 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: **Dues:** \$160 /YR **Other Dues:**
HOAIncl: COMMONS

COMPARABLE INFORMATION

Pend: 5/20/2012 **DOM:** 13 **Sold:** 6/29/2012 **Terms:** CONV **O/Price:** \$882,500 **Sold:** \$840,000

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Phone: 503-899-2968 **E-mail:** co@cooperjacobs.com
RESIDENTIAL **Status:** SLD **12/21/2013** **11:23:07 AM**
ML#: 12536475 **Area:** 147 **List Price:** \$995,000
Addr: 17384 BERGIS FARM DR **Unit#:**
City: Lake Oswego **Zip:** 97034 **Condo Loc:**
Map Coord: 686/E/1 **Zoning:**
County: Clackamas **Tax ID:** 01811891
Elem: Hallinan **Middle:** Lakeridge
High: Lakeridge **PropType:** DETACHD
Nhood/Bldg: Bergis Farm Estates **CC&Rs:** Y
Legal: 3401 BERGIS FARM EST LT 11
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 15K-19,999SF **# Acres:** 0.37 **Lot Dimensions:**
Waterfront: **View:** TREES **Lot Desc:** PRIVATE, SECLDED, CULDSAC, TREES
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** County **#Bdrms:** 5 **#Bth:** 4/1 **#Lvl:** 2 **Year Blt:** 2005 / RESALE **55+ w/Affidavit Y/N:** N
Main SQFT: 0 **TotUp/Mn:** 0 **Style:** 2STORY, TRAD **Green / Yr / Obtained:**
Lower SQFT: 0 **Parking:** DRIMWAY **#Garage:** 3/ATTACHD **Home Wrnty:** Y **#Fireplaces:** 3/ GAS
Ttl SQFT: 5081 **Addl. SQFT:** **Roof:** SHAKE **Exterior:** CEDAR, CULSTNE **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: Stafford Rd to Bergis Rd, Left on Cornell, Left on Bergis Farm Drive
Public: Enjoy a private country setting w/ this unique cul-de-sac corner lot, minutes from downtown LO. Beautifully landscaped w/ large patio & fully fenced yard. In pristine condition w/ cherry floors & cabinetry, as well as Dacor, Subzero & Miele appliances. Gourmet kitchen, extensive built-ins, expansive main level guest suite, massive master suite w/ FP, & stunning territorial views.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 18 X 24 / BLT-INS, GREAT-R, FIREPL	Mstr Bd: U/ / BLT-INS, SUITE, FIREPL	Bths - Full/Part
Kitchen: M/ 16 X 21 / BTL-PAN, NOOK, GOURMET	2nd Bd: U/ 12 X 12 / WW-CARP, HI-CEIL, DBL-CLO	Upper Lvl: 3/0
Dining: M/ 12 X 15 / COVED, WAINSCO, FORMAL	3rd Bed: U/ 11 X 12 / WW-CARP, DBL-CLO, HI-CEIL	Main Lvl: 1/1
Family: M/ 18 X 24 / FIREPL, GREAT-R, BLT-INS	4TH-BD: U/ 11 X 12 / HI-CEIL, WW-CARP, BATH	Lower Lvl: 0/0
DEN/OFF: M/ 14 X 13 / BLT-INS, WW-CARP, HI-CEIL	BONUS: U/ 28 X 16 / COVED, SOUNSYS, WW-CARP	Total Bth: 4/1

FEATURES AND UTILITIES

Kitchen: GASAPPL, INST-HW, D-DRAFT, COOK-IS, DISHWAS, BI-MICO, BI-REFR, BTL-PAN, BI-DOWN
Interior: HARDWOD, LAUNDRY, BI-VACM, WAINSCO, GRANITE, WATFILT, GAR-OPN, JET-TUB, TILE-FL
Exterior: PAVEDRD, PRIVRD, YARD, FENCED, PATIO, SPRNKLR

Accessibility:

Energy Eff:
Water: PUBLIC **Sewer:** PUBLIC **Hot Water:** GAS **Cool:** CENTAIR **Heat:** FOR-AIR
Fuel: GAS

FINANCIAL

PTax/Yr: \$13,352.12 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: **Dues:** \$185 /YR **Other Dues:**

COMPARABLE INFORMATION

Pend: 9/19/2012 **DOM:** 57 **Sold:** 10/26/2012 **Terms:** CONV **O/Price:** \$995,000 **Sold:** \$995,000

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