

33138 SE Bluff Road
Boring OR 97009

Features and Amenities

Highlights:

- Grand Custom 7,641 sq foot built home with 1,200 sq foot attached ADU with 2 bedrooms
- 30ft soaring vaulted ceilings
- Travertine stone floors with radiant heat flooring
- Acacia engineered hardwood floors
- High end custom finishes throughout
- 4.16 flat acres-useable acres
- Breathtaking view of Mt. Hood
- 120x84 Barn with 7 stalls, tack room, viewing room, 60x120 riding arena (currently has removeable turf covering it).
- 30x60 Sport court with lighting

Luxury Custom Home:

- 30-foot vaulted ceilings
- Grand Kitchen Design
 - Crystal Fjord translucent countertops that are backlit
 - Limestone Hand laid stone (Each piece chiseled and designed to fit into one another)
 - Wine “on tap” Dispensary
 - Island-Granite with built in Wolf microwave
 - Subzero fridge made to match cabinetry
 - Knotty Alder soft close cabinets
 - Viking Stove
 - Cove dishwasher
 - Copper Sink
 - Pantry w/barn slider doors
- Living Room
 - 30-foot vaulted ceilings
 - Floor to ceiling Stone fireplace
 - One-of-a-kind designed built-ins made out of knotty alder with countertop made of 700-year-old Bog Oak from the Columbia River
 - Acacia Engineered hardwood floors
 - Travertine stone floors with radiant heat flooring
- Primary Suite
 - Vaulted ceilings
 - Floor to ceiling Stone Fireplace

- Grand bathroom w/double sinks, vanity with built-in features, walk in shower & Jacuzzi jet tub
 - 2 walk in closets and 2 additional storage closets
 - Sitting area with private patio and stunning view of Mt. Hood
- 4 Bedrooms
 - Vaulted ceilings
 - Loft storage
 - Walk-in closets

Overview of layout

Upper Level

- Primary Suite w/private patio
- Sitting area with built-in work stations overlooking living room
- 4 bedrooms each with loft and walk in closets (2 with views of Mt. Hood)
- Full bathroom
 - Double sink/vanity
 - Built-in storage
 - Bathtub/shower

Main Level

- Office with built-in features (Safe included)
- Living room with 30 foot vaulted ceilings
- Custom built in Knotty Alder cabinets
- Countertop made of 700-year-old Bog Oak from Columbia river
- Stunning views of Mt. Hood
- Access to covered Patio
- Gourmet Kitchen
- ½ bathroom
- Laundry room
- Garage Access

Lower Level

- Hidden workshop
- Finished Basement with projector screen
- Full bathroom
- Full bar area with sink and bar seating
- 2 additional rooms (1 with tongue and groove)
- 1 storage room
- Access to ADU

Additional Dwelling Unit/In law suite

- Approx. 1,200 square feet
- Private entrance from front porch
- Entrance from basement
- Patio slider doors to covered patio seating
- Radiant floor heating
- Living room with built-in entertainment center
- Dining room with built-in seating
- Full kitchen with island and stainless-steel appliances
- Laundry closet
- Full bathroom with bathtub and shower
- 2 Full bedrooms, 1 with walk in closet
- View of Mt. Hood

Barn/Shop 120x84

- 7 stalls (4 currently fully matted)
- 60x120 Arena is currently gravel covered with turf (Removable)
- Concrete aisle way
- 14' doors on each end of arena (one is slider)
- Tack room with cadet heater
- ½ bath
- Additional storage room with water heater
- Office/Viewing room
- 30/50 amp Outside plug in
- Hot/cold water faucet with drain (wash rack)
- Sprinklers around arena

Sport Court

- 30x60
- Outside lighting
- Concrete

Garage

- 3 oversized bays
- Utility sink
- Access to front patio
- Workbenches included

Hidden Workshop

- Hidden door behind Murphy Door bookshelf
- Custom designed workshop
- Leather wrapped countertops
- Built-in cabinets and custom walnut slatwall panel set with shelves

Finished Basement

- Projector screen
- Full bar with saloon doors, sink and bar top seating
- Custom wood bar top
- Travertine stone floors
- Full bathroom
 - Laminate flooring
 - Fresh paint
- Utility Room
 - Hot water heaters
 - Boiler
 - Radiant floor heating system
- 3 additional rooms
 - 1 Storage w/concrete floor
 - 1 Cedar room with carpet and with cadet heater
 - 1 room unfinished with concrete floor

Additional Information

- Propane tank is 1,000 gallons
- Exterior painted in 2024
- Radiant Floor heating system (runs off propane)
- Sprinkles in front yard and backyard
- Backyard fully fenced
- Radon mitigation system
- Hot tub included

