

**LA CUCINA ITALIANA
LITTLE TUSCANY BORDERS FOREST PARK**



3138 NW Verde Vista Terrace

Designer for Hollywood Royalty Michael Czyst created this Italianate villa at the end of a quiet road in Kings Heights in 1996. Interior Designer Nancy Richmond refined the kitchen in 2008, making it a chef's dream and a family fantasy: commercial pizza oven and sliding doors that open an entire wall into a stone piazza with rock fireplace. The 21' soaring entry leads to all public rooms with loggia looking down from second floor landing. Outdoor spaces on all sides give big window views of Pacific Northwest forest, birds and sunny skies — just 15 steps to the Forest Park Trails system. Includes 3 tax lots equaling 1.17 acres of land. 4 bedrooms, 3 ½ baths, 5,162 Sq. Ft. Sold not listed. \$1,600,000.

“ We feel so fortunate to have found you and your capable, efficient and professional team. There were so many factors that made this a seemingly difficult listing — a pandemic, out-of-state clients, and a house with many “quirks.” We can’t imagine how we would have managed without you! The Volkmer team’s expertise in the NW neighborhood was apparent throughout. ”

— Kimberly and Christian Buss

**FOREST PRIVACY, BIRD SONG & LEPRECHAUN
SIGHTING STATION
WILLAMETTE HEIGHTS — AIRY AND LIGHT-FILLED SPACES**



3154 NW Vaughn Street

This is just what you want a hideaway in Portland to be. Open and inviting remodeled home on .29 acre lot that backs up to Forest Park nature viewed from most windows. Dine on the back “tree house” deck while enjoying the green space of the Pacific NW. Plenty of attention to detail in the great room concept living: soaring ceilings, custom floor to ceiling windows, wood floors, chef's kitchen, and a luxurious and spacious primary suite. Close to both Forest Park trails & NW shops & eateries.

3 bedrooms, 2 ½ baths, 2,819 Sq. Ft., 2 decks (~ 600 Sq. Ft.), 1-car garage. RMLS #21322203 Call for price.

**NEW SEISMIC RETAINING WALL
VACANT LOT WITH SPECTACULAR LOCATION IN
WILLAMETTE HEIGHTS**



3481 NW Thurman Street

Truly an ideal setting for a new home for people who want to be near a hiking, biking, nature trail and yet within walking, biking, bus distance of amenities, commute and coffee shops. Rarely available, .52-acre lot in coveted Willamette Heights neighborhood, where the street ends in birdsong and forest with Leif Erikson trail at Forest Park. City required pile-and-tie back wall has been embedded in hard rock in place and approved by city. Lot is geo-technically ready to build per city engineer.

RMLS #20607785 \$325,000.

Specializing in Historic & Architecturally Significant Homes

THE DAN VOLKMER TEAM

DAN VOLKMER PRINCIPAL BROKER
BURDEAN BARTLEM, KISHRA OTT, MARDI DAVIS & FRITZ BENZ BROKERS
LICENSED IN THE STATE OF OREGON



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See our website at www.danvolkmer.com



The Dan Volkmer Team:
Dan, Kishra, Mardi, Fritz and Burdean