

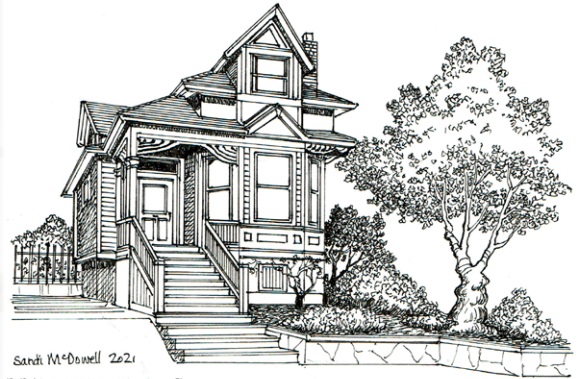
**TEA AND STRAWBERRY SHORTCAKE
IN THE LIBRARY
PART OF CAPTAIN COUCH'S LEGACY —
PRESERVATION WORKS**



1735 Irving Street

This 1884 Victorian tract home was built to last and is in the Historic Alphabet District. One of four remaining Painted Ladies, this house on the corner has bayed windows that flood the house with light and show off the myriad of architectural details. Updates are period-appropriate and bring modern living to historic beauty. 4 bedrooms, 1 ½ baths, bonus room, 11' ceilings, gas fireplace. RMLS #21344524 \$795,000.

**CHERRY CORDIALS AND A CROQUET GAME
1898 VICTORIAN CRAFTSMAN WITH ENTERTAINER'S
FLOOR PLAN**



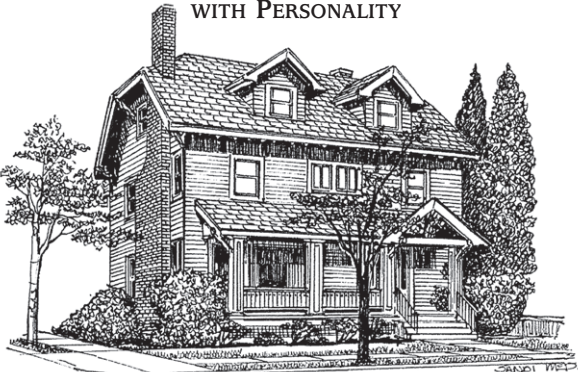
Sarah M'Donnell 2021

2234 NW Hoyt Street

Charming old world details plus all the important updates done with high quality. Perfect for displaying your art or hosting a book club meeting. Main floor bedroom is versatile for guests or multi-generational living. Leave the car in the driveway and experience the Alphabet District on foot.

4 bedrooms, 2 ½ baths, 3,939 Sq. Ft., off-street parking. RMLS #21494781 \$1,225,000.

**ENJOY A RHUBARB PIE AND LEMONADE ON
THE FRONT PORCH
EMIL SCHACHT GRAND DAME — 1914 CRAFTSMAN
WITH PERSONALITY**

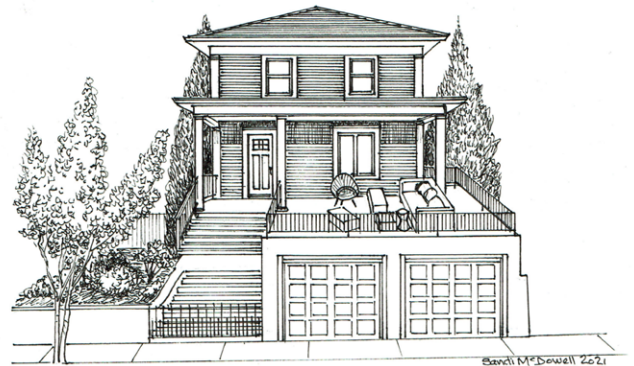


2549 NW Marshall Street

Gracious public rooms with original architectural details intact, but updated in the important ways. Lots of room to spread out with possibilities for working at home, art studio spaces, ADU or multifamily living. In the most coveted part of the NW neighborhood, the Golden Triangle.

6 bedrooms, 4 ½ baths, 6,739 Sq. Ft., 2 off-street parking spaces, flat back yard. RMLS #21072232 \$1,500,000.

**ICE CREAM SOCIAL ON THE FRONT PORCH DECK
CITY HOUSE IN VIBRANT KERNS NEIGHBORHOOD**



Sarah M'Donnell 2021

20 NE 22nd Avenue

1904 four square with expansive front porch over the double-car garage for spacious outdoor entertaining. Light filled, freshly painted interior, oak floors and new carpet. Fenced back yard with lawn, raised beds and patio. Lower level with outside entry and ½ bath offers ADU potential. Walker and biker paradise with all the fun cafés and coffee shops just outside the front door.

3 bedrooms, 2 ½ baths, 2,241 Sq. Ft., 2-car garage. RMLS #21126289 \$775,000.

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