

Clarence: You see George, you've really had a wonderful life. Don't you see what a mistake it would be to just throw it away?
— *It's a Wonderful Life*



1724-28 NW 29th Avenue

Help this classic Craftsman to another Wonderful Life while investing in your future Christmas fund: a true duplex in one of Portland's most popular neighborhoods. High ceilings, spacious rooms, much original woodwork and decorative windows, big porches on both the front and back of the house. Perfect for tenants, owner-occupied, or a mother-in-law suite.

2 bedrooms and 1 bath on each side, 3,120 total finished Sq. Ft. with a full unfinished basement and one-car garage. MLS#10083062. \$550,000.

"Okay, this is extremely important. Will you please tell Santa that instead of presents this year, I just want my family back?"
— *Macaulay Culkin, Home Alone*



2364 NW Hoyt Street

If only this 1906 Colonial Craftsman could talk, that is exactly what it would be saying. Once restored, this diamond in the rough could be the scene of holiday party for the ages. Gracious public spaces on the main level with oak floors still intact will soon recall its original elegance. Seven bedrooms on the upper floors could accommodate family, guests, a media room, an office—no limit to your options. And off-street parking for four cars—incredible.

7 bedrooms, 2 ½ baths, 3,672 finished Sq. Ft. with a full unfinished basement. MLS# 10089193. \$550,000.



"Hanukkah is the festival of lights, instead of one day of presents, we have eight crazy nights." — *Adam Sandler*



516 NW 18th Avenue

Imagine the menorah set in the bay window and shining through the windows or the tree you could have with these 11' ceilings. Celebrate all the holidays in the elegance of the Victorian era with new systems for modern living. And a newly remodeled period-appropriate kitchen to prepare the holiday feasts. No sleigh needed here: with a Walkscore of 98, you're close to everything without needing a car—although there is off-street parking for one.

3 bedrooms, 1 ½ baths, 1,800 Sq. Ft. MLS# 10058085. \$549,000.

"Then the Grinch thought of something he hadn't before. What if Christmas, he thought, doesn't come from a store. What if Christmas, perhaps, means a little bit more."
— *Dr. Seuss*



414 NW 22nd Avenue

One can't get too much more than this high-style Victorian. Picture the grand dame, now restored with all the glorious detail of the era, dressed up like a Dickinsonian Christmas. On the outside: San Francisco. On the inside: Paris. The chef's dream kitchen will be the center of your holiday party—if you can get them past the sumptuous living and dining rooms or out of the fully outfitted recording studio in the lower level.

3 bedrooms, 1 ½ baths, 2,715 finished Sq. Ft. with a 1,000 Sq. Ft. partially finished lower level, off-street parking for two cars. MLS #10086021. \$729,000.

THE DAN VOLKMER TEAM

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BURDEAN BARTLEM, KISHRA OTT & ANNE YOO, BROKERS
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