



## BEAUTIFUL CREEKSIDE URBAN RETREAT

6254 NW CORNELL, PORTLAND, OR 97210 | MLS# 17005977 | \$965,000



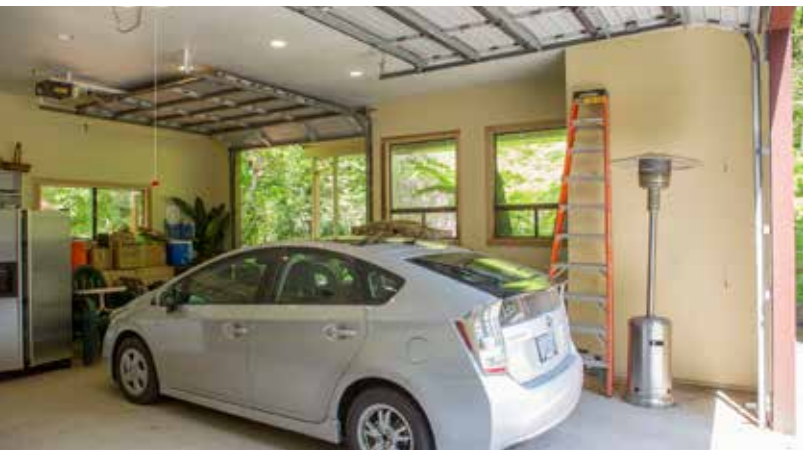












6254 NW Cornell Road between Audubon Hse & NW Skyline, at NW Thompson Rd.

Your own private 3.12 Acre park features two year round creeks, zoning that encourages preservation of wildlife habitat and eco friendly watershed, yet only minutes to downtown! The variety of terrain and organic landscape provide many opportunities for the urban gardener. Fruit trees, raised beds, berry patches, grape arbor, even a natural waterfall.

Fantastic detached multi-use Workshop garage of approx 876 SF, with two over-sized overhead garage doors, will appeal to all creatives! The property is designed for entertaining inside and out, and easily accommodates a large group. The paved driveway into the property extends over Balch Creek with gates for privacy.

Hiking trails, walking paths, large meadow, basketball court, patios, spacious deck, plus plenty of parking. Interior features Three bedrooms, Four full baths, large game room, vintage styled MOVIE THEATRE with mini kitchen, family room, and guest quarters. The home has been thoughtfully remodeled throughout using green materials when possible. The heat system is radiant hot water fired by natural gas. The property is on a private well and uses a sand filter septic system.

The unique location with urban forest land overlay, enjoys the benefit of a lower property tax rate. Forest Park owned land is directly across Cornell from the site, and there are a myriad of hiking trails nearby connecting one to the acres of Forest Park Trails.

• 3 Bed 4 bath • 3.12 Acres parcel • 3,387 SF approx • Workshop approx 876 SF • Property taxes \$5,871



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