

Features List

6736 SW Hamilton Ct
Portland, OR 97225

LIVING ROOM

- Fireplace slab material - Australian Dream Marble (2025)
- Kravet grass cloth wallpaper (2025)
- Upstairs main living space painted (2025)
- Gas log fireplace

DINING ROOM

- Custom cabinetry (2012)

KITCHEN

- Fully remodeled by Peter Schraner, Pacific Northwest Cabinetry & Remodeling (2005)
- Counter top material granite slab
- Kitchen cabinet wood material bamboo
- Glass tile backsplash
- Touch-activated under-cabinet lighting
- Sub-zero fridge (2005)
- Miele dishwasher (2020)
- Jenn-Air oven (1995)
- Walk-in pantry with glass tile shelf detailing
- T&G Knotty Pine ceiling in family room off kitchen

LOWER LEVEL

- Fully remodeled lower level including interior perimeter French drain that collects to sump pump in floor of closet in front right (NE) corner of downstairs front room (2007)
- Primary en-suite with large bathroom including jacuzzi tub & walk-in closet
- Family / Movie Room: Versatile entertainment & gathering space
- Office Space with Built-in Desk Space and Shelving
- Built-in cabinets in front room
- Painted with new carpet (2019)
- New windows in downstairs primary bedroom & bath (1997)

FLOORING

- Brazilian teak floors in living room, kitchen, & front room
- Oak floors in main level bedrooms



WINDOWS

- Main floor, living room, kitchen, front room, & bonus/bedroom (2005)
- New windows and slider in main floor living room (2019)
- New windows in downstairs primary bedroom & bath (1997)
- Original windows in main floor bedroom wing

UTILITIES

- Furnace #1: Installed in 2005. Located in laundry room utility closet with water heater. Heats and cools all living areas **except** main floor bonus room & bedroom wing. Thermostat located in hallway to main floor bedroom wing off living room
- Furnace #2: Installed in 2005. Located in left corner of closet in front bedroom (currently fitness room). Heats and cools main floor bonus room/bedroom (3 rooms). Thermostat located in hallway across from pantry.
- A/C unit installed outside office wing (2005)
- Updated A/C unit outside bedroom wing (2018)
- Water heater installed (2005)
- Sewer line relined with continuous internal membrane. Installed new bidirectional clean-out plus supplementary clean-out for potential studio/ADU, which may also serve deck sink connection (2023)



OUTDOOR LIVING AREA

- Enclosed outdoor kitchen and living area with electric heaters, big TV screen, BBQ. Kitchen installed with granite slab countertops and stainless steel drawers. *Note: Sink is not plumbed & does not connect to any drain system* (2012)
- Updated deck with Ipe wood (2012)
- Pratt & Larson tile enclosure
- Deck roof built (2013)
- Direct plumbed gas BBQ & deck coffee table (2012)
- (2) Electric Bromic ceiling-mounted heaters (2013)

EXTERIOR

- Concrete updates:
 - Custom front entry slabs and driveway/garage (2005)
 - Patio off LR/behind garage (2005)
 - Stairs to pool, retaining wall, and concrete couch - spectacular for dining site for parties (2012)
 - Pool deck (2000)
- Professionally designed landscaping - various landscapers over multiple years
- New vertical cedar siding everywhere except main-floor exterior of bedroom wing, which is original as far as we know (2005)

- 12-zone underground sprinkler system - control box in rear east wall of garage by workbench and control valves outside south wall.
- New roofing installed with 20-year Duro-Last 60-Mil PVC system. Cutting Edge Construction inspects and maintains up on request (March 2020)
- Oversized 2-car garage with built-in 5-bay storage *cubbies* and workbench along rear wall. Wire-vinyl shelving on west wall

SWIMMING POOL

- Original mid-70s, resurfaced granite - new coping and edge tiles installed and concrete pool deck re-poured (2000)
- Pool house - Built in 2010
- New pool furnace (2021)
- New pool sand filter (2011)
- New pool pump (2011)
- Pool winter cover (2018)
- Pool maintenance: Chlorine-based system. Apollo Pool Company opens and closes pool seasonally and evaluates equipment, balances water.