

MOUNTAIN RETREAT IN LIVINGSTON ESTATES

28400 NE Hancock Rd - Camas, WA 98607

The perfect mountain retreat for privacy, space, entertaining & close proximity to Downtown Camas, East Vancouver, Portland & PDX. This beautifully updated home includes 5,369 square feet on 1.9 gorgeous acres with 4 bedrooms & 3.5 Bathrooms. Meticulously cared for, this property has filled the sellers with 16 joyous years of memories raising their kids, entertaining & soaking up the views of Columbia River, Mount Hood, Mount Jefferson, Portland, lots of wildlife & incredible sunsets. This extraordinary home has so much to offer & within the award-winning Camas School District.

KITCHEN FEATURES

- Granite Counter-tops
- Boos Butcher Block Island w/built-in mixing center
- Sub Zero 48" Refrigerator
- Miele Self Cleaning Convection Oven with 6-Burner Gas (propane) Cook-top
- Miele Steam Oven
- Pot Filler
- Walk-In Pantry w/chest freezer
- 2 Sinks, 2 Garbage Disposals & Inst Hot Faucet
- Trash Compactor
- Under/Above Cabinet Lighting
- Soft Close Drawers
- Coffee Bar w/SS Bar Refrigerator (plumbed for sink)
- Vac Pan

FAMILY ROOM

- Custom cabinetry with TV/Home Theater with 7.1 Surround Sound
- Soapstone Catalytic Burner (\$5000 value)
- Access/Inspection Panel for stove chimney
- In-Floor outlets (3)

MUDROOM (Main Level)

- True large mudroom with sink
- Automatic Waterer for Dogs
- Exterior Door

LAUNDRY ROOM (Upper Level)

- New Counter-tops & Sink
- Expansive Storage / Cabinetry
- Exterior Window

HOME THEATER ROOM

- 96" Diagonal Screen w/Panasonic HD Projector
- Center channel is behind the screen
- 7.1 Surround Sound
- All Equipment is included with sale
- Sink / Bar / Refrigerator

PRIMARY SUITE

- Cathedral Ceiling
- Marble Coffee Bar with Sink & Refrigerator
- Double-Sided Fireplace to Bathroom
- Gas Starting Wood-Burning Fireplace
- Private Deck with Sliding Glass Door
- Large Ceiling Fan
- 24-Ft long closet w/built-in organizers, including doors and extensive hanging racks. Large storage closet is wired for a sauna.
- Staircase to private loft (can be nursery, office, workout space, etc.) with TV, skylight, ceiling fan & access to large attic storage areas.

PRIMARY BATHROOM

- Heated Travertine Floors
- Bidet
- Walk-In Shower with 2 Heads & Pre-Plumbed for steamer (both electric & water).
- Jacuzzi Tub with Heat
- Appliance Garage with Outlet

DECK

- Overhead Infrared Heaters
- Cantilevered Umbrella
- Gas Outlet for BBQ
- Stairs for access to backyard
- Partially Covered

BEDROOMS 2 & 3

- Jack-and-Jill Layout
- Each bedroom has large walk-in closet (with organizers)
- Each bedroom has it's own sink/vanity with granite counter-top with bathroom access.
- Each bedroom has a ceiling fan and beautiful views

BEDROOM 4

- En-Suite with full bath/shower
- Lighted Ceiling Fan

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Continued...

GARAGE

- 891 Square Feet
- 3-Car Garage with High Ceilings
- 220v Outlet (Welder/Car Charger)
- Shop air with compressor (located in "man cave")
- Shop air has overhead reel with 2 additional receptacles
- Built-in workbench and storage closets
- Storage & Bike Racks above garage doors and on back of garage
- 220v Silent Master S6 Central Vacuum System. Central vacuum plumbed outlet/valve at front of garage for cleaning cars.

BACKYARD

- 1.9 acres beautifully landscaped
- Fully Irrigated Sprinkler System w/Remote Control
- Drip System for potted plants both in front and back yards - including hanging pots on deck.
- 3 producing Grape Vines
- Fruit trees including varying apples, pear, cherry, plum, blueberry.
- Variety of herbs and gorgeous flowers (including magnolias, lilacs, hydrangeas & more).
- Park Grill near one of the apple trees with power and water
- Underground Invisible Dog Safety Fence around the entire circumference of the property

ADDITIONAL FEATURES

- **LOCATION... LOCATION... LOCATION...**
Close to Downtown Camas, Vancouver and PDX
- Large Beautiful Covered Front Porch with water feature.
- Newer Hardy Plank Siding & exterior updates
- 2018 Roof with 4 anchor latches
- Newer Rain Gutters
- Solar vents/fans in attic
- Hot tub
- Electric Awning over the Hot Tub
- 2 Electric Heat Pumps
- Acid Neutralizer for Well Water
- Newer 75-Gallon Hot Water Heater with Recirculation
- Parking Pad for larger vehicles/RV with back road direct access
- Ecobee Smart Thermostat
- Alexa Ready Outlets
- Xfinity High Speed Internet
- Custom Christmas/Holiday Lights

WELCOME HOME!