



Agent Full Residential
\$579,000 6 bd | 3 / 2 ba | 2875 sqft
1009/1011 GROVE AVE Tillamook, OR 97141
Unit #: 1009-11 Condo Loc:
Status: **Active** DOM: 38
List Date: 8/3/2025 Acres: 0.2
Year Built: 1978 Resale MLS#: 424145250
XST/Dir: From Main St. Tillamook, West on 11th St.,
Right on Grove Ave, duplex on right

Video: [Virtual Tour #1](#)

ShowHrs:
Occ: Tenant
Show: Appointment Only,
Call Seller's Agent, Call
Before Showing Code,
Occupied, See Remarks,
Vacant
LB/Loc/Cmb: RMLS
Offer/Nego: Call Seller's
Agent
AG: Mary Kay Campbell
AG Ph: [503-354-4501](tel:503-354-4501)
AG Cell/Text: [503-354-4501](tel:503-354-4501)
CoAgent:
CoPh:

Private: Unit 1009 is vacant and easy to show. RMLS Lockbox, call L/A for one-day code. Tenant in 1011 is month-to-month, please do not disturb.

Last Updated: 8/28/2025 3:51:57 PM

Public: Spacious Duplex close to schools & town center. Unit 1009 is over 1800 sf w/4 Beds/2.5 Baths, separate Living, Dining & Den (could be 5th bdrm), Bonus Room, & Garage. Remodel of 1009 completed 8/2025: all new paint, appliances, carpet, luxury vinyl, granite countertops, fixtures & more! Both units have private, fully-fenced backyards w/patios & sheds. Unit 1011 is 2 beds/1.5 baths & currently occupied. Grove Ave newly paved in June 2025, new lateral sewer line installed and approved by City. Good off-street parking, for RV/boat. Exterior painted in 2023. Excellent investment opportunity. Restaurants, Grocery, Medical, Schools, nearby. 90 Mins to Portland. Seller is licensed Real Estate Broker in OR.

Last Updated: 8/28/2025 3:51:57 PM

Property Details:

Property Type: Attached	Legal: SUBD NAME:	Lot/Land Lease/Rent	
County: Tillamook	SUNNYMEAD ADD BLK: 4 LOT:	Payment: /	Open House:
Nhood/Bldg: SUNNYMEAD	7; 8	Lot/Land Lease: No	Upcoming Open House:
ADD BLK-4 LOT-7 and	Tax ID: 126090	Lot Size: 7,000 to 9,999 SqFt	Broker Tour:
Area: 195	Warranty:	Lot Dimensions:	Upcoming Broker Tour:
Zoning: TM-R-5	Seller Disc: Disclosure	Lot Desc: Level, Public Road	
Elementary: Liberty	Other Disc:	View:	
Middle: Tillamook	List Type: Exclusive Right to Sell	Waterfront:	
High: Tillamook	Limited Representation: No	Body Water:	
Internet: Yes	Style: Traditional	CC&R: No	
Address: Yes	Opportunity Zone:	55+ w/Affidavit Y/N: No	
No Blog: Yes	Short Term Rental Allowed:		
No AVM:	Floor #:		

Residence Information:

Upper SQFT: 1437	Fireplaces:	Roof: Composition	Foundation: Concrete
Main SQFT: 1438	Green Cert:	Parking: Driveway, Off Street	Perimeter
Lower SQFT: 0	Energy Eff. Report:	Garage: 1 / Attached	Basement: None
Total SQFT: 2875	Exterior: Lap Siding, Wood	RV Description:	Road Surface: Paved
Total Up/Main: 2875	Siding		Unreinforced Masonry
Additional SQFT:			Building:
Levels: 2			
SFSrc: Assessor			

Approximate Room Sizes and Descriptions:

Living:	M			
Kitchen:	M			
Dining:	M			
Family:	M			
Laundry:	M			
Primary Bedroom:	U			
2nd Bedroom:	U			
3rd Bedroom:	U			
Bonus Room:	U			
Baths - Full/Part	Upper Level: 2/1	Main Level: 1/1	Lower Level: 0/0	Total Baths: 3/2

Features and Utilities:

Kitchen: Built-in Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Free-Standing Range, Free-Standing Refrigerator, Granite, Range Hood			
Interior: Ceiling Fan(s), Granite, High Speed Internet, Luxury Vinyl Tile, Wall to Wall Carpet			
Exterior: Fenced, Garden, Patio, Public Road, RV Parking, Tool Shed, Yard			
Accessibility:			
Security:			
Internet: Cable			
Windows: Double Pane Windows, Vinyl Frames			
Cool: Heat Pump	Heat: Forced Air, Heat Pump	Fuel: Electricity	
Water: Public Water	Sewer: Public Sewer	Hot Water: Electricity	

Financial:

Property Tax/Yr	\$3,329.77 2024	Spcl Asmt Balance:	Tax Deferral:	No	Short Sale:	No
HOA:	No	Dues:			\$ Pre-Approv:	
Escrow Pref:			Other Dues:		3rd Party:	No
Terms:	Cash, Conventional				Bank Owned/Real Estate	
Assumable Interest Rate:					Owned:	No
Assumable Remaining Months Ending:					Rent, If Rented:	\$0
Assoc. Am:						

Broker/Agent Data:

Agent: Mary Kay Campbell		Agent Lic: 201216543	Agent Ph: 503-354-4501	Agent Cell: 503-354-4501	SAID: CAMPMK
Email(s) Agent: mkcampbell@bhhsnw.com					
CoAgent:	CoSAID:	CoBRCD:		CoPh:	
CoAgent Email:					
Office: Berkshire Hathaway HomeServices NW Real Estate	Office Lic: 201208506	Office Ph: 503-292-9393	Agent Ext:	Fax: 503-292-7708	
BRCD: 3BHH01		Owner Perm. Resid: Yes		FIRPTA: No	
Owner(s): CAMPBELL, MARY KAY (TRUSTEE)		Tenant/Other:		Contact1:	
Tran: 8/28/2025		Exp: 8/3/2026		Contact2:	
Poss: Close Of Escrow					

Comparable Information:

Original Price: \$599,000

