

Residential 6 bd | 3 / 2 ba | 2875 sqft

ShowHrs: Occ: Tenant

Show: Appointment Only, Call Seller's Agent, Call Before Showing Code, Occupied, See Remarks,

9/10/2025 12:06PM

Vacant

LB/Loc/Cmb: RMLS Offer/Nego: Call Seller's

Agent

AG: Mary Kay Campbell AG Ph: 503-354-4501 AG Cell/Text: 503-354-

4501 CoAgent: CoPh:

Agent Full \$579,000 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

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 County: Tillamook

Nhood/Bldg: SUNNYMEAD

ADD BLK-4 LOT-7 and

Area: 195 Zoning: TM-R-5 **Elementary:** Liberty Middle: Tillamook High: Tillamook **Internet:** Yes Address: Yes

No Blog: Yes No AVM:

Legal: SUBD NAME: SUNNYMEAD ADD BLK: 4 LOT: Payment: /

Tax ID: 126090

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell **Waterfront**: Limited Representation: No Style: Traditional

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent

Lot/Land Lease: No

Lot Size: 7,000 to 9,999 SqFt

Lot Dimensions:

Lot Desc: Level, Public Road

View: **Body Water:** CC&R: No

55+ w/Affidavit Y/N: No

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 1437 Main SQFT: 1438 Lower SQFT: 0 Total SQFT: 2875 Total Up/Main: 2875 Additional SQFT:

Levels: 2

SFSrc: Assessor

Fireplaces: **Green Cert: Energy Eff. Report:** Exterior: Lap Siding, Wood

Siding

Roof: Composition

Parking: Driveway, Off Street Garage: 1 / Attached

RV Description:

Foundation: Concrete

Perimeter Basement: None Road Surface: Paved **Unreinforced Masonry**

Building:

Minder	Approximate R	Room S	Sizes and De	scriptio	ons:						
Dining: M	Living:	M									
Family:	Kitchen:	M									
Laundry: M Primary U Brand U Bra	Dining:	M									
Primary Prim	Family:	M									
Part	Laundry:	M									
Borus Room: U Borus 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, Gardene, Patrio, Public Road, RV Parking, Tool Shed, Yard Accessibility: Security: Internet: Cable Windows: Double Pane Windows, Vinyl Frames Cool: Heat Pump Water: Public Water Froperty Tax/Yr\$3,329.77 2024 Spel Asmt Balance: Tax Deferral: No Short Sale: No Spre-Approv: Froperty Tax/Yr\$3,329.77 2024 Spel Asmt Balance: Tax Deferral: No Short Sale: No Spre-Approv: Ferow Pref: Other Dues: 3rd ParkyNo Spre-Approv: Serow Pref: Other Dues: 3rd ParkyNo Spre-Approv: Ferow Pref: Other Dues: 3rd ParkyNo Spre-Approv: Ferow Road, Conventional Assumable Interest Rate: 0 Owned: No Spre-Approv: Ferow Road, Conventional Assumable Interest Rate: 0 Rent, If Rented: \$0 Assumable Roadining Monts Ending: Range Pref: S03.354.4501 Agent Exite Agent: Mary Kay Agent Lic: 201216543 Agent Ph: 503.354.4501 Agent Exite Agent: Mary Kay Agent Lic: 201216543 Agent Ph: 503.354.4501 Agent Exite Office: Berkshire Office: Lic: 201208506 Office Ph: 503.292-9393 Agent Exit. Fax: 503.292-7708 Hathaway Homeservices Will Read Estate Office: Berkshire Office: Lic: 201208506 Office Ph: 503.292-9393 Agent Exit. Fax: 503.292-7708 Hathaway Homeservices Will Read Estate Downer(S): CAMPBELL, MARY KAY Tenant/Other: Contact1: Tenant Vother: Contact1: Tenant Vother: Contact2: Park Read Vother Contact2: Park Read Vother Read Read Read Read Read Read Read Read	~	U									
Bonus Room: 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 Fants), 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	2nd Bedroom:	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 Range food Interior. Celling Fancis), Granite, High Speed Internet, Luxury Vinyl Tile, Wall to Wall Carpet Exterior: Fenced, Garden, Patio, Public Road, RV Parking, Tool Shed, Yard Accessibility: Security: Interinet: Cable Mindows; Vinyl Frames Lower Public Road Reverse P	3rd Bedroom:	U									
Features and Utilities: Kitchen: Built-in Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Free-Standing Range, Free-Standing Refrigerator, Granite, Range Hood Interior: Celling 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 Water: Public Water Windows: Double Pane Windows, Vinyl Frames Cool: Heat Pump Water: Public Water Windows: Double Pane Windows, Vinyl Frames Cool: Heat Pump Water: Public Water Windows: Double Pane Windows, Vinyl Frames Cool: Heat Pump Water: Public Water Windows: Double Pane Windows, Vinyl Frames Cool: Heat Pump Water: Public Sewer: Public Sewer Windows: Double Electricity Windows: Double Pump Water: Public Sewer: Public Sewer Windows: Double Pump Water: Public Sewer: Public Sewer Worker: Public Sewer: Public Sewer Windows: Double Pump Water: Public Sewer: Public Sewer Water: Public Sewer: P	Bonus Room:	U									
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 Interior: 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 Water: Public Water Frogery Tax/Yr\$3,329,77 2024 Spcl Asmt Balance: Froperty Tax/	Baths - Full/Part	U	Ipper Level: 2/1		Main Level: 1	/1	Lower Lo	evel: 0/0	T	otal Ba	ths: 3/2
Grantie, 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: Public 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 Escrow Pref: Other Dues: 3rd Party:No Assumable Interest Rate: Owned:No Assumable Interest Rate: Rent, If Rented:\$0 Assumable Remaining Months Ending: Renter	Features and L	Jtilities	; :								
Cool: Heat Pump Water: Public Water Water: Public Water Sewer: Public Se	Granite, Range Hoo Interior: Ceiling Far Exterior: Fenced, G Accessibility: Security:	od n(s), Grai	nite, High Speed	d Internet	t, Luxury Viny	l Tile, Wall to			Free-Sta	anding	Refrigerator,
Water: Public Water Financial: Property Tax/Yr\$3,329.77 2024 Spcl Asmt Balance: Tax Deferral:No Short Sale:No HOA:No Dues: \$ Pre-Approv: \$ Stort Sale:No Pre-Approv: \$ Short Sale:No Pre-Approv: \$ Stort Sale:No Pre-Real Estate Other Dues: \$ 3rd Party:No Bank Owned/Real Estate Owned:No Assumable Interest Rate: \$ Owned:No Assumable Interest Rate: \$ Owned:No Assumable Remaining Moths Ending: \$ Rent, If Rent of \$0 Assumable Remaining Moths Ending: \$ Assumable Remaining Mo		Pane Wir	•								
Property Tax/Yr\$3,329.77 2024 Spcl Asmt Balance: Tax Deferral:No Short Sale:No	•	ar.				t Pump			-	itv	
Property Tax/Yr\$3,329.77 2024	water. Fublic water	:1		Sewei. r	rublic Sewel			not water	. Liecti ic	ity	
### Pre-Approvided	Financial:										
Agent: Mary Kay	HOA:No Escrow Pref: Terms:Cash, Convent Assumable Interest R Assumable Remaining	tional late:	Dues:	Salance:			No		\$ Pre-Ap 3rd Part Bank Ov Owned:I	oprov: y:No vned/R No	
Agent: Mary Kay	Broker/Agent D	Data:									
CoAgent Email: Office: Berkshire	Agent: Mary Kay Campbell	A	_	6543 A	gent Ph: <u>503</u>	<u>-354-4501</u>	Agent	: Cell: <u>503-</u> 3	354-4501	<u>l</u> S	AID: CAMPMK
CoAgent Email: Office: Berkshire Office Lic: 201208506 Office Ph: 503-292-9393 Agent Ext: Fax: 503-292-7708 Hathaway HomeServices NW Real Estate BRCD: 3BHH01 Owner Perm. Resid: Yes FIRPTA: No Owner(s): CAMPBELL, MARY KAY Tenant/Other: (TRUSTEE) Tran: 8/28/2025 Exp: 8/3/2026 Contact2: Poss: Close Of Escrow Comparable Information:		<u>campbel</u>				Coppen.			CoPh		
Office: Berkshire Office Lic: 201208506 Office Ph: 503-292-9393 Agent Ext: Fax: 503-292-7708 Hathaway HomeServices NW Real Estate BRCD: 3BHH01 Owner Perm. Resid: Yes FIRPTA: No Owner(s): CAMPBELL, MARY KAY Tenant/Other: (TRUSTEE) Tran: 8/28/2025 Exp: 8/3/2026 Contact2: Poss: Close Of Escrow Comparable Information:	_		COSAID.			COBRCD.			COPII.		
BRCD: 3BHH01 Owner Perm. Resid: Yes FIRPTA: No Owner(s): CAMPBELL, MARY KAY Tenant/Other: Contact1: (TRUSTEE) Tran: 8/28/2025 Poss: Close Of Escrow Comparable Information:	Office: Berkshire Hathaway HomeSer		office Lic: 20120	8506	Office Ph: 50	3-292-9393	Ą	gent Ext:	F	ax: 503	3-292-7708
Poss: Close Of Escrow Comparable Information:	BRCD: 3BHH01 Owner(s): CAMPBE	LL, MAR				'es			0		
		ow		Exp: 8/3	/2026			Contact2:			
Original Price: \$599,000	Comparable In	forma	tion:								
	Original Price: \$599	9,000									