

**A Serene Retreat in the Heart of the City**  
**4821 NE 14th Avenue**  
**Features List**

- Main home has 3 bedrooms and 2 full baths on 3 levels
- Cottage with permitted electrical and plumbing, including bonus bath.
- Gorgeous Zen-inspired gardens with peaceful pond and “four-season” landscaping.
- Two permitted AirBNB suites inside the main home.
- Main floor bedrooms can be separately secured to create a master suite or AirBNB rental with its own private entrance.
- Main floor bedroom features a kitchenette (or turn it into a built-in basinette!).
- Upstairs suite includes full bath with walk-in shower plus office/sitting room.
- Upstairs suite can also be secured to create a master suite or AirBNB rental.
- Kitchen is highlighted by original cabinets that have been lovingly maintained.
- Kitchen has a newer gas range & refrigerator, recessed lighting & quartz counters.
- Living room includes rarely-used wood fireplace and rebuilt chimney.
- Hardwood and fir floors in most rooms of the main home.
- Charming entry vestibule/mud room.
- Basement includes bonus/media room and laundry room.
- Original period features and built-ins throughout.
- Refurbished double-hung windows with period leaded glass.
- Secure bike shed plus tool shed.

*Aaaaaah....Serenity!*

## A Warm Welcome from the Owner of 4821 NE 14th Ave

Dear home buyers & sanctuary seekers –

I am Carolyn. This has been my home, my Airbnb, and my absolute haven for the last twenty years.

This was my very first home, and when I bought my house, I expected to be here five years – the average time for a first-time home buyer. Life, however, had a different plan. I fell in love with my piece of heaven and, slowly, transformed almost every square inch. Each year I'd take on a new project. First, it was taking off the cardboard-thick layers of wallpaper, carefully scraping off all the paint from woodwork and windows, and pulling up the green shag rug to reveal the gorgeous wood floors.

One summer, my nephew came down to help me dig the pond. He was 18 and his dad thought he needed to let off some steam. He axed through the roots by noon. By the next day, the 7 x 4-foot pond was dug. He is now 35. I can't believe how fast time passes.

I was delighted! The pond and garden were intended to be the focal point of the house. A consummate back packer, camper and lover of the nature, I am a city dweller who yearns to live by a gentle stream or meandering river. Before the pond was dug, I started in the front garden. One August, my boyfriend and I dug out all the old soil and, inspired by the Chinese Garden, brought in 15 yards of three-way soil. Then we laid the pebble pathway, like a stream, and chose plants that would glisten in the morning light. Now, my focus was able to shift to creating a private garden sanctuary. Truth be told, I love to garden under the glow of the moon in mid-summer. My neighbor's would periodically stop by, late at night, to enjoy quiet moments by the pond before relieving their babysitters after a couple's date-night.

As a little history about the property, I am — as much as I've been able to find out — the fourth owner. The woman before me, Carrie Taylor, lived here almost sixty years. I've lived here twenty. Together that makes almost eighty years. Wow!

Originally from Tennessee, Carrie, I believe, came here during the great migration. After she passed, she had no heirs. I bought this home from her family estate in Tennessee. As the Alberta Arts district changes, I hope to honor all those who came before in search of a haven of their own.

The owners before Carrie replaced the tiny carriage house from the twenties with a far larger and far taller garage/workshop. **Yes, it was this tall when I moved in!** There were tons of windows, peg boards and cabinets. There was even a rustic man-cave where the loft is today. Today the cottage/studio is a modern, creative, relaxing space for all!

When I re-vintaged the kitchen, I interviewed a lot of contractors. Everyone agreed, "It would be a shame to pull out these beautiful cabinets." No one could believe 1927 cabinets could look so good! We let them be the centerpiece and removed the door, which added lots of light and created an open flow.

Way, way back in the day, I hear there was a coal burning stove in the kitchen. So much life has happened in this kitchen. We've cooked Smithfield ham dinners for 15, held yearly crab feeds for those of us who, from the east coast, know how to 'pick a crab' and created potluck dinners for events and friends. Thank you, kitchen!

Tonight, as I write this, I open the window and listen to the pond's gentle fall.

Next, my upstairs. I love waking as if in the woods. I keep the window slightly open in winter to hear the robins when they come to bathe in the pond. When life starts to freeze, birds need water --- especially flowing water. Flocks of robins station themselves in the branches, high above the

pond. Down below a robin, or three, frolic and bathe on the rock above the pond. It's often the only water nearby that is not frozen. Other robins flutter in --- one by one --- as sentries' position in the trees would keep them safe.

In summer western tanagers replace the robins. Oh, these beauties are a sight to behold. There have been many a coaching session when I've interrupted my client to pause and watch as these Amazonian birds who gift us with their presence here in my urban green-space, on their 5,000-mile trek to the Amazon.

I had no idea when my nephew dug my pond and created this garden, the respite it would offer to birds on their yearly migration and the beauty I would behold. I might be in the city, but I get to witness so many birds on their sojourn from north to south. I hope you do too!

I believe home should offer sanctuary for the soul. In our fast-paced city life, I believe this is what we need to keep our heart kindled. I am thankful for this peaceful haven. I am thankful that I get to be in such a tranquil spot so close to everything I could need. Within five minutes I have two New Seasons, a Whole Foods and a Safeway. Alberta Co-op, the absolute best food coop I've ever gone to, is only a couple blocks away. Airbnb folks LOVE that the best restaurants are a brief walk away. And, for those of us who want a peaceful piece of heaven, we barely even notice.

There is a quote by Jane Austen that almost sums up how I feel about my home. "There is nothing like staying at home for real comfort."

The only thing I'd add: "My home is the solace I need to recharge my soul, no matter where I've been."

My hope is that you find yours. Perhaps it will be here.

Carolyn

**Welcome to 4821 NE 14th Ave:**  
**A One-of-a-Kind Sanctuary in Portland's Alberta Arts District!**

This well-loved vintage home from the 1927 has so much character—you literally feel the house inviting you in to relax, breathe deep and easy, get centered, and enjoy some time around the peaceful burbling pond in the lush backyard.

On the main floor of the home, you easily flow from living room to dining room and kitchen, bathed in natural light and trodding over beautiful hardwood and fir floors, enjoying vintage details at every turn. Make a quick healthy dinner, enjoy it in the dining room looking out at the world, then relax with dessert in the living room in front of a gentle fire.

Would you like the master suite on the main floor or upstairs? Take your pick! The main floor can have two bedrooms plus full bath, or turn it into a bedroom with en-suite plus a sitting room or office. The second room features a kitchenette, but it might also become a built-in bassinet someday. Upstairs is a large bedroom and full bath with a walk-in shower, plus space for an office or library. As a bonus, both spaces can be secured and are permitted by the city to be used for AirBNB.

In calm and lush backyard, there is a deck and several spaces to read or garden or meditate, all centered around the bubbling pond. And, of course, it is the perfect place for a garden party. And, then there is the craftsman-style cottage—a unique space featuring a full bath with walk-in shower and permitted electric and plumbing. Its upper loft provides more storage or quiet space.

You should also know that cats LOVE this house! Just ask Lulu and Phoebe, the resident felines here for 17 years! So many spaces in or out for them to frolic or lounge in the sun.

There really are just too many features to mention, but I'll try: vintage built-in shelves throughout, period leaded glass windows, refurbished double hung windows, rebuilt chimney, secure bike shed, full-height basement with living space and laundry, newer gas range and refrigerator (barely used!), driveway for off-street parking, quartz kitchen counters.

And, if you don't know the neighborhood, Alberta Arts is one of Portland's best. Excellent restaurants, boutiques and markets just a few blocks away. Enjoy a night out with acclaimed performers at the intimate Alberta Rose Theater! And, the neighborhood's central location keeps you close to other Portland hot spots like the foodie scene on Williams, the funky charm of Mississippi and the aesthetic pleasures of Alameda/Beaumont and Irvington. Not to mention the easy freeway access when it is time to get out of town.

~Corey Eubanks, Principal Broker, Premiere Property Group