

UPDATES AND FEATURES OF 6833 SE PINE COURT, PORTLAND

Mid-Century Masterpiece – The Coate Residence (Built 1961)

Architectural Pedigree: Designed by renowned architect C.H. Scrogin in 1961, with signature Mid-Century details and clean, classic lines.

This thoughtfully designed Mid-Century Modern home, commissioned by a retired wood and lumber importer and his wife, blends timeless style with intentional function and accessibility.

Interior Upgrades & Amenities:

- **Full Kitchen Remodel (2017):** Modern design with high-end finishes while preserving the home's period character.
- **Oak Hardwood Flooring:** Installed throughout during the 2015 remodel for warmth and continuity.
- **Cork Flooring:** Installed in 2019.
- **Sauna (2012):** Relax and unwind in your private wellness retreat.
- **Gas Fireplaces:** Valve and electronic replacements completed.
- **Air Conditioning:** Installed in 2006 but rarely used.

Mechanical & System Updates:

- **Two Gas Furnaces (2018):** Installed by Arrow, the original HVAC company for the home.
- **Full Replumbing (2015):** All metal piping replaced with modern PEX.
- **Modern Electrical Panel (2018):** Replaced the original Powermatic system with updated breaker panels.
- **Hot Water Heater (2018):** Efficient and reliable.
- **Radon Mitigation System (2022):** Professionally installed for health and safety.

Exterior & Outdoor Living:

- **Full Deck Rebuild (2017):** Constructed with durable and beautiful Ipe wood.
- **Irrigation System (2010):** Keeps the landscaping lush and easy to maintain.

