



**New Charbonneau Listing 1Level 3bed 2.5bath 2244sf**  
 Private 11,000sf Beautiful Lot

6910 SW Molalla Bend Rd , Wilsonville OR 97070

MLS:22698286    PRICE:\$725,000.00

Bedrooms: 3  
 Year Built: 1976  
 HOA: 1716  
 Floors: 1

Full Baths: 2  
 Half Baths: 1  
 Sqft: 11,000

**PROPERTY FEATURES:**

- Central A/C
- High/Vaulted ceiling
- Family room
- Breakfast nook
- Stove/Oven
- Laundry area - inside
- Swimming pool
- Central heat
- Walk-in closet
- Living room
- Dishwasher
- Microwave
- Balcony, Deck, or Patio
- Fireplace
- Hardwood floor
- Dining room
- Refrigerator
- Attic
- Yard

**PROPERTY DESCRIPTION:**

Light & Bright Vaulted Ceilings on this quiet street! This home is packed with updates such as fresh paint, new windows & floors, updated kitchen, updated baths & newer furnace. All 3 bedrooms are generous in size & have walk-in closets. New back decks, raised garden beds & a fabulous backyard that looks out onto farm land. Enjoy the neighborhood amenities with pool key, walking path, patrolled security and tennis, gym, golf, & marina options. Country Club Estates in Charbonneau

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