

## **The Ultimate Waterfront Estate located in West Linn, Oregon**

With sweeping, 270-degree water views and 2,700 feet of river frontage, this majestic estate in Oregon's Willamette Valley wine region is a masterpiece in the making and presents a truly unique opportunity for bespoke waterfront living.

In harmony with its picturesque setting on the Willamette River, the property encompasses 31 private acres of woodland, pasture and farmland, including 22 acres of prime Pinot Noir terroir in Oregon's famed Willamette Valley AVA. The peninsular lot sits at the end of a secluded road in West Linn, an area populated by riverfront estates and luxurious equestrian manors.

Built by Tom Avgerakis, one of the Pacific Northwest's most sought-after luxury home builders, the 50,000-square-foot residence was designed as an entertainer's dream. With the framework and exterior construction near completion as of March 2022, the current owners commissioned Las Vegas-based Richard Luke Architects to design the ultimate estate to captivate the beauty of the Pacific Northwest.

The estate has been designed to focus on modern living while staying in balance with the beauty that surrounds this breathtaking property. The fluid, contemporary lines and walls of glass reveal natural light and the spectacular river and valley views.

Located in the lower level of the home is a 20,000 sq. ft. *continual pour concrete* and steel beam climate-controlled auto and event space designed to display over one hundred autos, a true auto aficionados dream featuring two 10 ft. clearance retractable doors that open onto the paved driveways flanking the estate. The lower level is also suitable as a multi-use event space with vast gallery walls and is ideal for grand-scale entertaining with its catering kitchen, media lounge, two bars, offices, guest suites, and a spectacular three-story, floor-to-ceiling wine vault (for up to 10,000 bottles) with tasting room and a majestic view of the river and beach.

The main level of the home, accessed via elevator, is dedicated to a grand ballroom that overlooks the Willamette River and mirrors the footprint and symmetry of the lower level. This luxurious bespoke home also features an upper-floor principal suite, 10 additional en suite bedrooms, formal and casual living areas, and amenities worthy of a five-star resort. As previous design plans envisioned features such as an indoor racquetball/squash court, an indoor basketball court/ballroom and a private theater, the possibilities for interior configurations, amenities and finishes are nearly infinite.

Outside, mature trees surround the estate, and the property's shoreline offers sandy beaches, and the possibility of adding a boat dock for enjoying the river's many opportunities for water sports. A helipad, formal gardens and a pool terrace are envisioned to complete what will be Oregon's grandest Estates.

Though located in an incredibly peaceful and secluded location, the property is only 10 minutes from the Oregon Golf Club, the “#1 Private Course in the State” as rated by the Portland Business Journal, and just 30 minutes from the Portland International Airport and 20 minutes from the Aurora State Airport.

The property is set for completion within 18 months from the point of purchase. The acreage may be purchased separately with entitlements and design.

For more information about Pacific Place, please contact Kendra Ratcliff