

# Spacious 3 bedroom duplex on split-level home - upper 1

**503-906-7408**

12555 SW Summer Crest Dr.  
Tigard, Oregon 97223

**Rent: \$2,395.00** **Size:** 2045 SqFt

**3 Beds 2.5 Baths Duplex**

**Deposit:** \$2,200.00 USD  
Refundable

**Application Fee:** \$49.95 USD

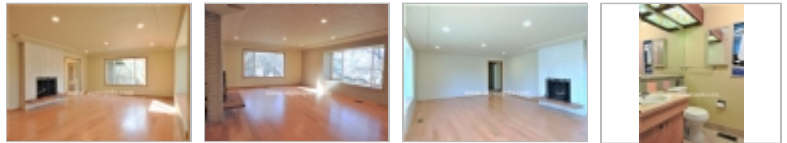
**Included Utilities:**  
No Utilities Included

**Heat Type:**  
Gas

**Schools:** Beaverton School District

For more information:

<http://www.alpinepdx.com>



## Property Description

Unique upper level duplex steps from Summerlake Park! Three bedrooms, two and a half baths plus bonus, washer and dryer included! Large living room with tons of natural light, wood burning fireplace and large bay window facing park entrance. Large dining space off the kitchen, sliding glass door leads to balcony overlooking the fully fenced back yard. Great location easy access to Scholls Ferry Road and HWY 217.

Utilities are split between tenants, the building shares a furnace and the back yard is allocated to the upper unit. Access to 1/2 of the garage.

### RENTERS INSURANCE

Proof of renter's insurance required prior to move-in and required to be maintained throughout tenancy.

### PETS

No pets are allowed at this time.

### LANDSCAPING/YARD MAINTENANCE

Tenant is responsible for all regular landscaping maintenance including regular watering, edging, mowing and weeding.

### APPLICATION PROCESSING

All complete applications are processed in the order received. If you are in a back-up position, your application fee will be refunded if another application is approved before yours. Fees are non-refundable once we start screening your application.

### INCOME REQUIREMENTS

Gross income should be 3.0 times the rent  
View our Rental Criteria on our web-site or contact our office.

### SMOKING

All of our homes are smoke free. Smoking is only allowed a minimum of ten feet away from the property.

### MARIJUANA

This property will not allow the growing or smoking of marijuana.

This unit does not qualify as a Type A Accessible Dwelling Unit pursuant to the Oregon Structural Building Code and ICC A117.1.

ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED



## The Alpine Group, Inc.

Office Location  
4750 SW Washington Ave (map)  
Beaverton, Oregon 97005

**Leasing Team**  
**503-906-7408**

**Move in Special:** N/A

### Restrictions

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**Dogs:** No Dogs

**Cats:** No Cats  
Sorry, not pets.

**Smoking:** No Smoking

**Housing Assistance Available**

### Lease Details

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12 months

**Section 8:** Housing Assistance Accepted

**Governing Area:** Washington County

**Date Available:** Immediately



**EQUAL HOUSING  
OPPORTUNITY**