



1001 CHERRY HEIGHTS RD



1001 CHERRY HEIGHTS ROAD

Nestled in the heart of The Dalles, 1001 Cherry Heights Road is a grand 1935 estate offering over 6,200 square feet of timeless living space across three thoughtfully designed levels.

With historic character, modern flexibility, and a Neighborhood Center overlay permitting commercial uses outright, including residential care facilities and professional offices, this property is a rare opportunity to live, work, or serve in one of The Dalles' most established settings.

PRICE	\$1,085,000
BEDROOMS	4
BATHROOMS	4
SQUARE FOOTAGE	6,287
ACREAGE	1.25
BUILT	1935



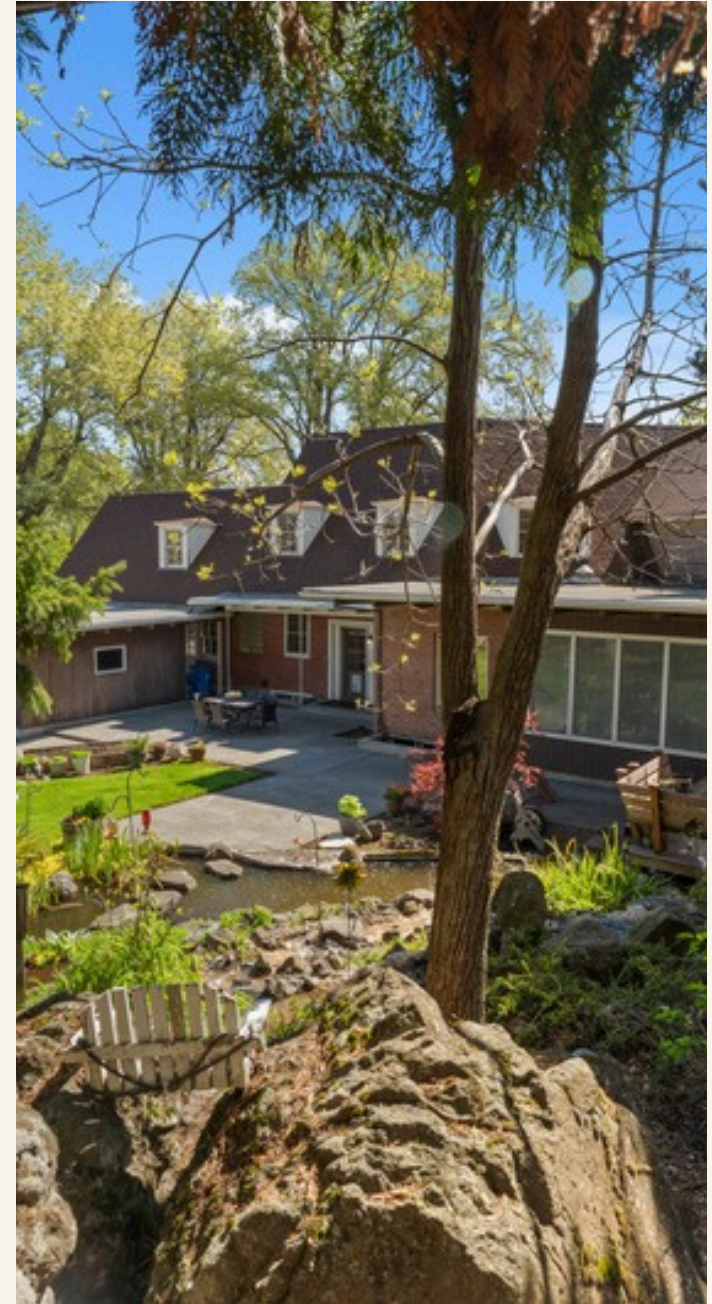
PROPERTY *Features*

PROPERTY FEATURES

1001 Cherry Heights Road has been thoughtfully maintained and appointed to support a range of lifestyle, professional, and care-based uses. The property's accessibility features, generous parking, and fully independent lower level make it as functional as it is impressive.

Outside, the established grounds offer privacy, recreation, and room to gather – all within city limits.

- 1.25 acres in the heart of The Dalles
- 6,287 square feet across three levels
- Four bedrooms and four full bathrooms
- Fully independent lower level with second kitchen and separate exterior access
- ADA ramp, accessible entrance, and walk-in shower
- Attached two-car garage, covered carport, and RV parking
- 15-plus parking spots
- Private tennis and pickleball court and basketball court
- Fire pit, hot tub, deck, and patio
- Koi pond, raised garden beds, and mature landscaping
- Inground sprinkler system and security lighting
- Tool shed and additional storage
- Two tax lots (Tax IDs 5351 and 14637)
- NC Neighborhood Center overlay – residential care facilities and professional offices permitted outright, no rezone required





MAIN *level*

MAIN LEVEL

The main level is where the character of this home reveals itself most fully. From the moment you step into the entry foyer – with its ornate pressed tin ceiling and hand-painted mural stairwell by local artist Mark Nilsson – every room tells a story.

LIVING SPACES:

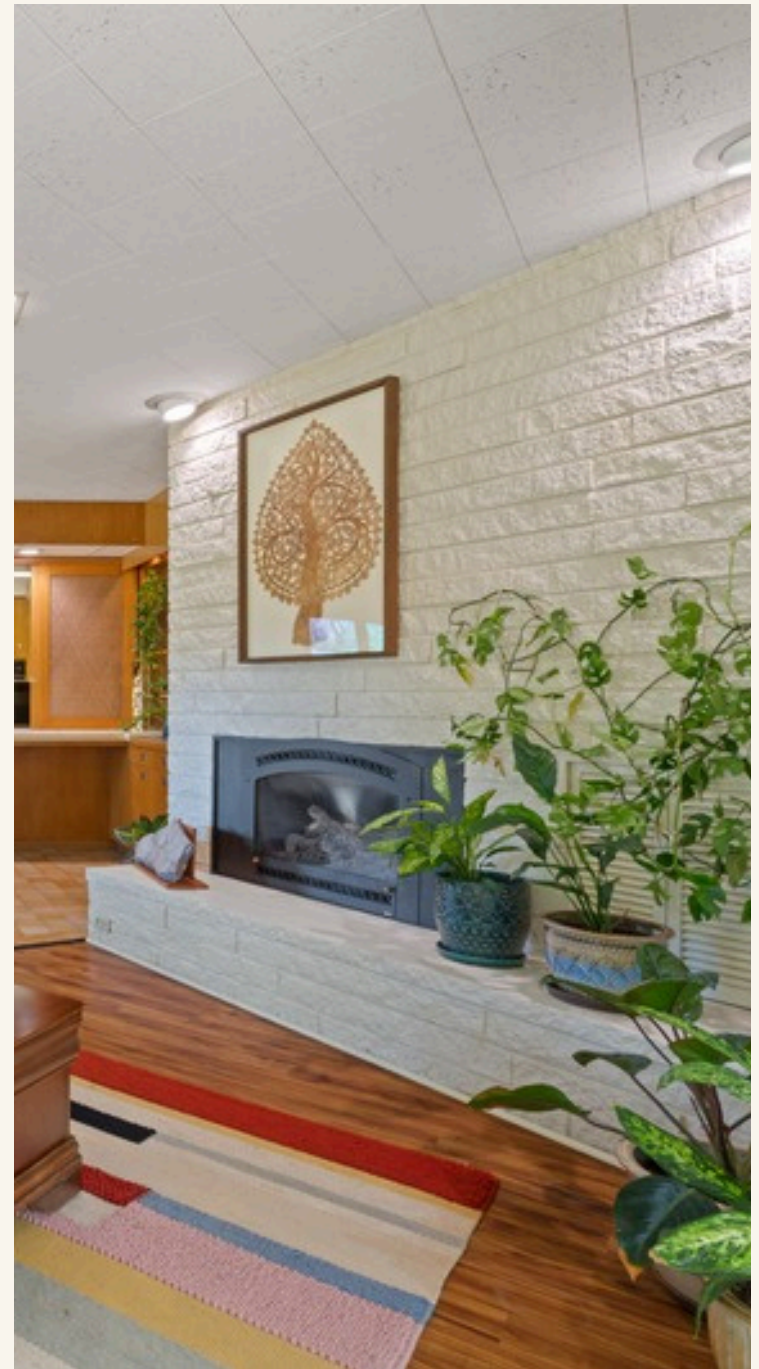
- Grand formal living room with oversized windows and abundant natural light
- Sunroom with wood paneling, gas fireplace, and sliding glass doors to the terrace
- Formal dining room with hardwood floors and picture window overlooking mature landscaping
- Ornate entry foyer with pressed tin ceiling and floor-to-ceiling mural stairwell

KITCHEN & UTILITY:

- Built-in oven, range, dishwasher, and range hood
- Laundry room on main level
- Three terrace access points to the exterior grounds

BEDROOM & BATH:

- Primary bedroom on main level
- Two full bathrooms





UPPER *level*

UPPER LEVEL

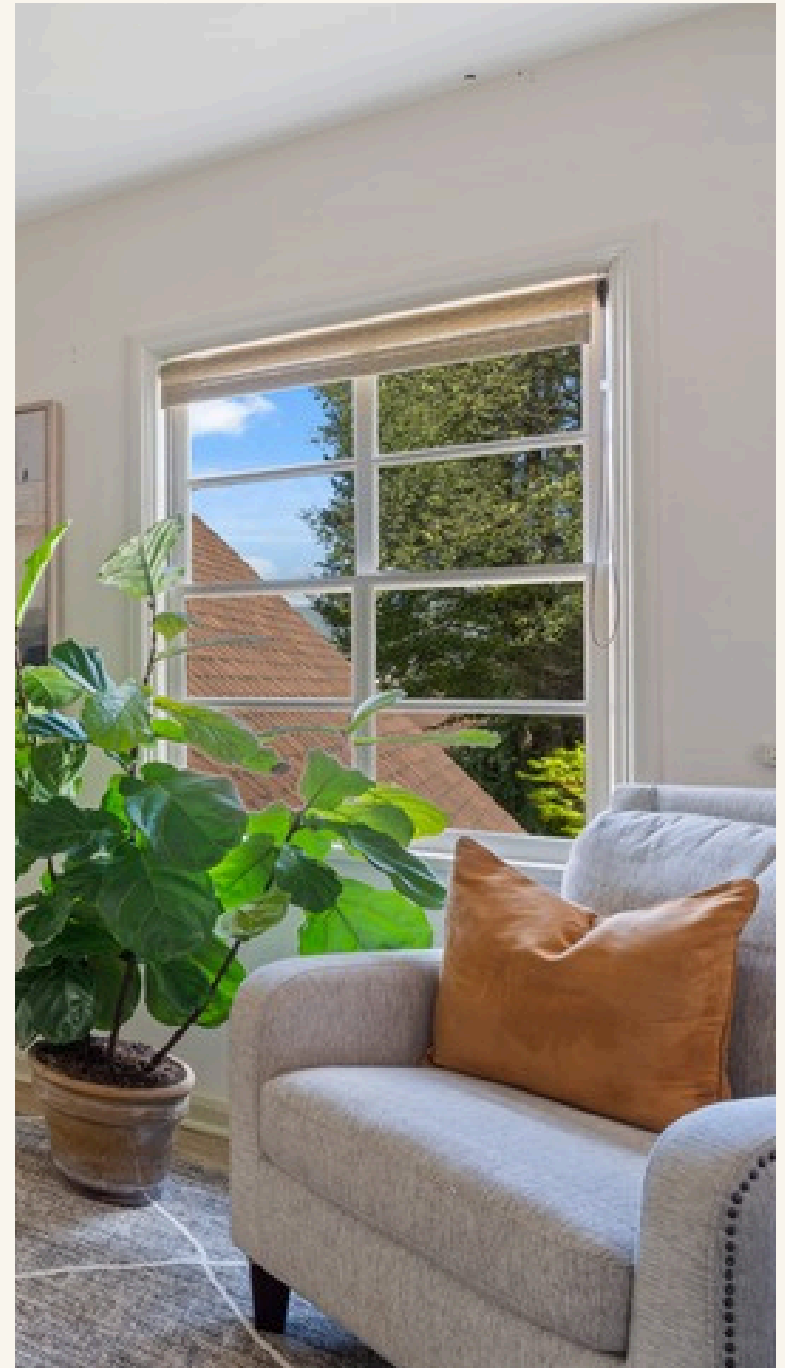
The upper level offers three generously sized bedrooms, each with its own character and plenty of natural light. A private sitting room off one bedroom adds a rare and flexible bonus space – equally suited as an office, reading nook, or dressing area.

BEDROOMS:

- Three oversized bedrooms with vaulted ceilings and ceiling fans
- One bedroom features luxury vinyl plank floors and large windows overlooking mature trees
- One bedroom features built-in cabinetry, a built-in desk, and wall-to-wall carpet
- Private sitting room attached to one bedroom – ideal as an office or dressing area

BATH:

- Full bathroom with mosaic tile, soaking tub, walk-in shower, and Hollywood vanity lighting





LOWER *level*

LOWER LEVEL

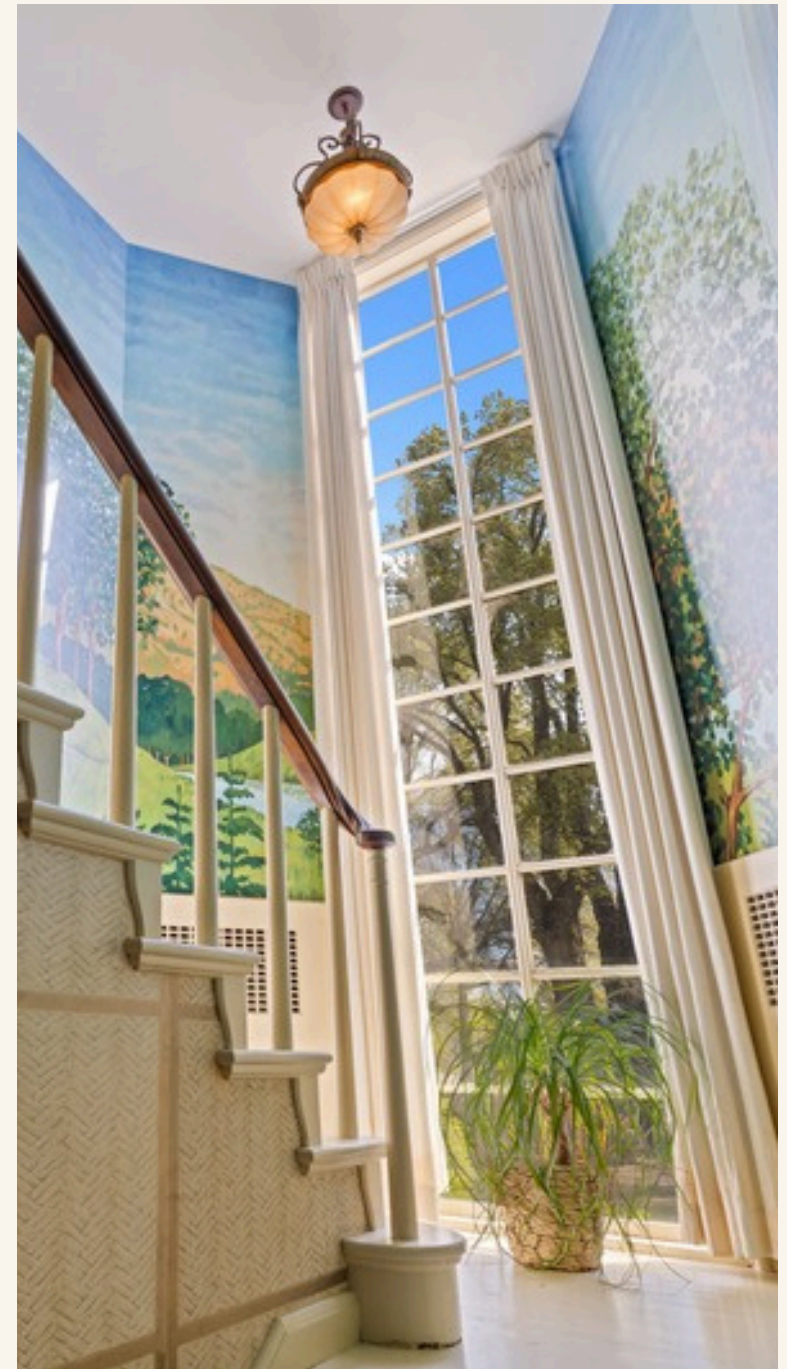
The lower level functions as a fully independent living space — complete with its own entrance, living room, kitchen, and bathroom. Whether envisioned as a multigenerational suite, a professional care environment, or income-producing space, this level offers a rare degree of self-sufficiency rarely found at this scale.

LIVING SPACES:

- Expansive living room with gas fireplace, built-in shelving, recessed lighting, and crown molding
- Wet bar/kitchenette open to the living room — ideal for entertaining or resident use
- Second full kitchen with full appliance suite
- Multiple flex rooms suited for offices, treatment rooms, studios, or additional uses

UTILITY & ACCESS:

- Full bathroom with decorative vanity and fixtures
- Laundry room
- Separate exterior entrance — fully independent from the main level
- Concrete floors throughout common areas





EXTERIOR & *Grounds*

EXTERIOR & GROUNDS

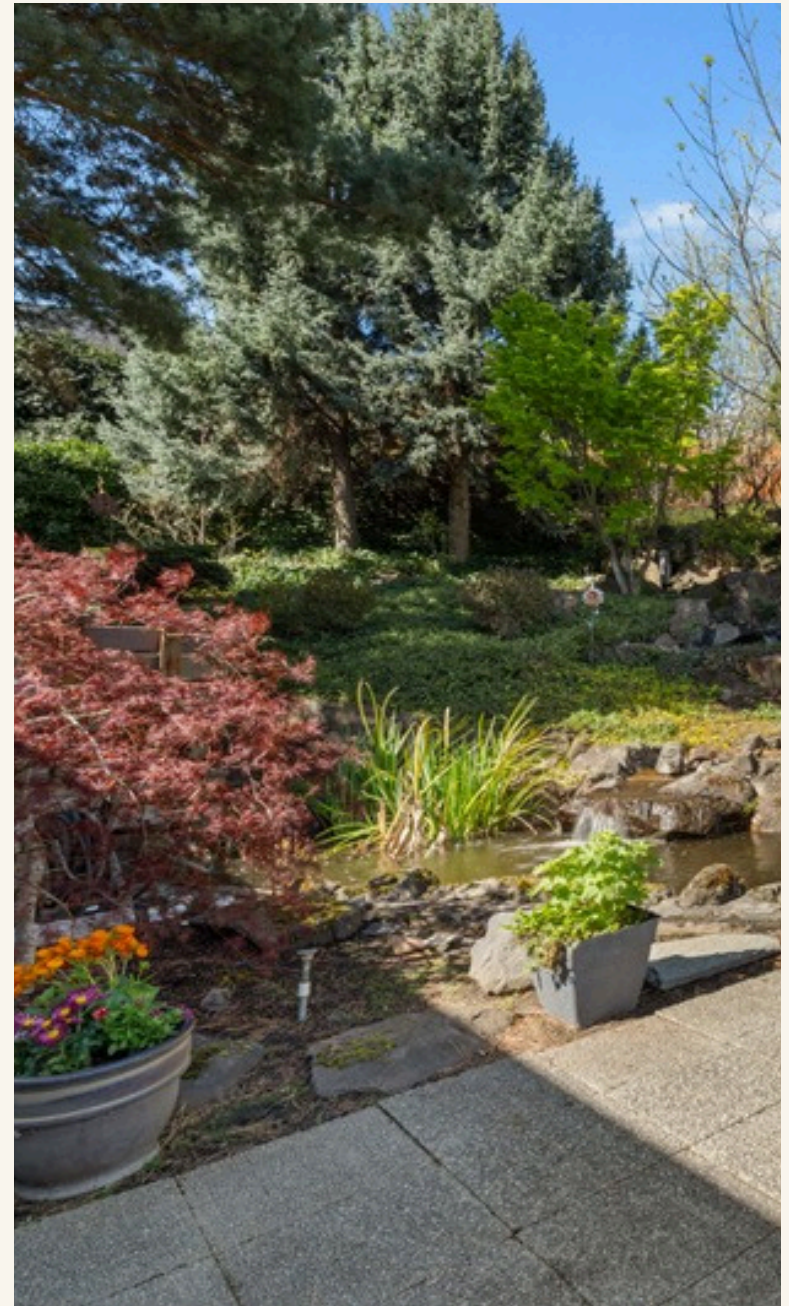
The grounds at 1001 Cherry Heights are as memorable as the home itself – a deeply established, lovingly curated outdoor environment that took decades to create and cannot be replicated.

GROUNDS & RECREATION:

- Expansive koi pond with natural rock waterfall cascades and ornamental plantings
- Japanese-inspired garden with stone pagoda and mature specimen trees
- Private tennis and pickleball court with basketball hoop
- Deck and patio spaces with direct access from the sunroom
- Manicured lawn and raised garden beds
- Mature tree canopy providing shade and privacy throughout
- Inground sprinkler system and security lighting
- Sweeping views of the Columbia Hills

PARKING & ACCESS:

- 15-plus paved parking spots
- Attached two-car garage and covered carport
- RV parking
- ADA ramp and accessible entrance





ZONING *Residence*

ZONING & COMMERCIAL OPPORTUNITY

1001 Cherry Heights Road carries a Neighborhood Center (NC) overlay on top of its High Density Residential (RH) zoning – a rare designation that opens the door to a range of commercial uses without the need for a rezone or conditional use permit. For operators, investors, and developers, this is one of the most significant features of the property.

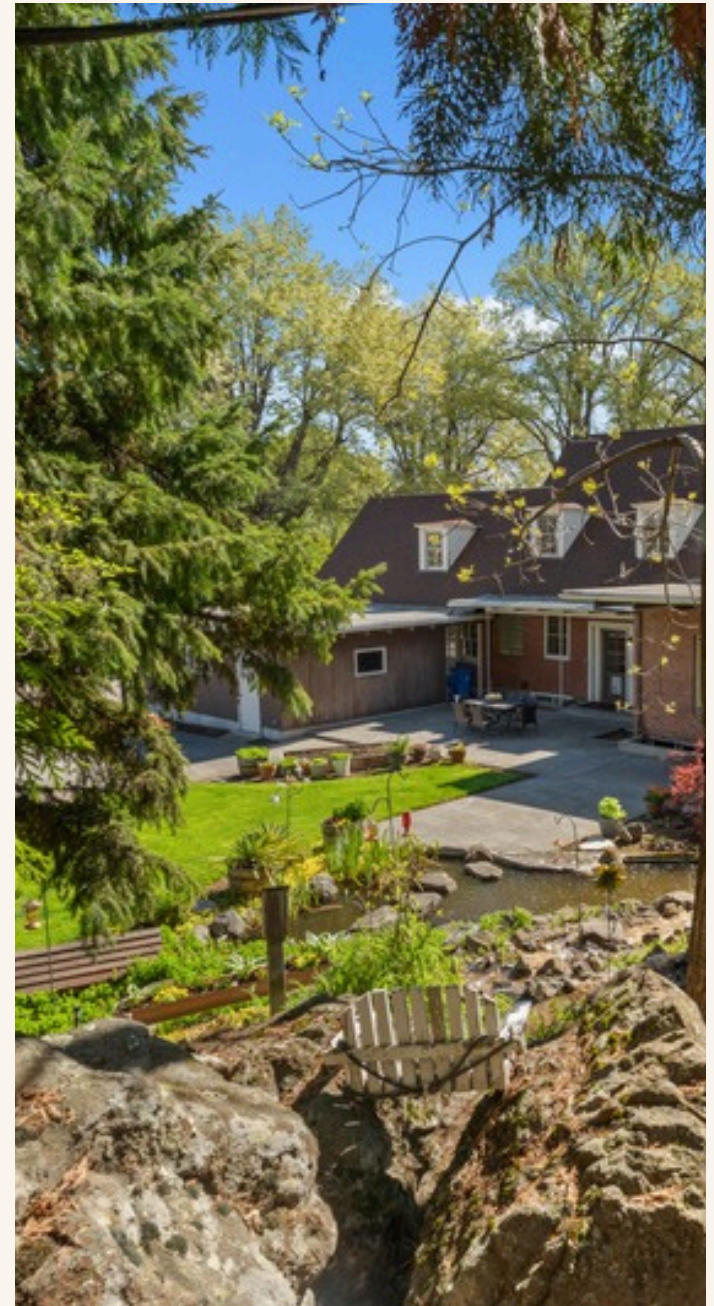
Per City of The Dalles Municipal Code § 10.5.040, the following uses are permitted outright:

- Residential care facility – including assisted living and memory care
- Medical and dental offices, clinics, and laboratories
- Professional and administrative offices
- Child care center
- Personal care services
- Multifamily dwelling
- Mixed commercial/residential development

PROPERTY HIGHLIGHTS SUPPORTING COMMERCIAL USE:

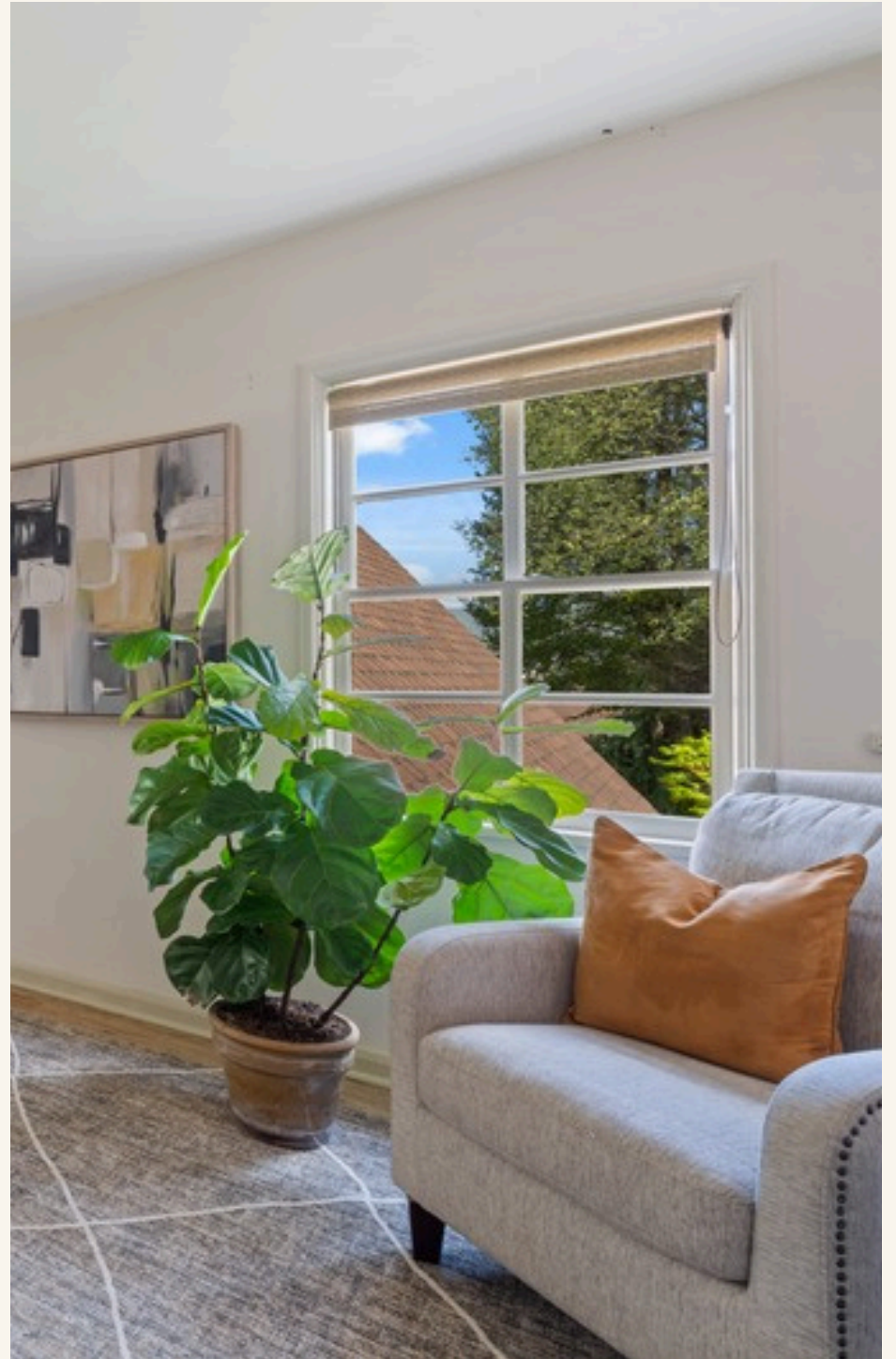
- ADA ramp, accessible entrance, and walk-in shower already in place
- 15-plus parking spots on site
- Fully independent lower level with separate exterior entrance
- 1.25 acres with two tax lots (IDs 5351 and 14637)
- Possible owner carry contract available

For questions regarding permitted uses, contact the City of The Dalles Community Development Department or reference Municipal Code § 10.5.040.













CHRISSY WOOD

*Licensed Broker in OR
Licensed Broker in WA*

425-418-3988
chrissy@jdreteam.com



GRACE TARNASKY

*Licensed Broker in OR
Licensed Broker in WA*

541-288-9124
grace@jdreteam.com

A bright, modern living room with large windows, a grey sofa, and a patterned rug. The room features light-colored walls, a dark wood accent wall, and a large area rug. The text 'JDRE | Team' is overlaid in the center, with 'REAL BROKER LLC' below it.

JDRE | Team

— TEAM —

REAL BROKER LLC