



3246 WINKEL WAY, WEST LINN, OR 97068

# AREA REPORT



## VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



GYM



COFFEE



ATM

SAFeway

GROCERIES



CLEANERS



0.3  
MILES

0.4  
MILES

0.4  
MILES

0.4  
MILES

0.5  
MILES



MOVIE THEATER



GAS



PHARMACY



MEDICAL

3  
MILES

1.4  
MILES

1.2  
MILES

1.2  
MILES



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# OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

|   |  |                            |
|---|--|----------------------------|
|   | <b>PARK</b><br><b>TANNER CREEK PARK</b>          | <b>0.2</b><br><b>MILES</b> |
|  | <b>HIKING</b><br><b>CAMASSIA NATURAL AREA</b>    | <b>1.1</b><br><b>MILES</b> |
|  | <b>GOLF COURSE</b><br><b>CHILDREN'S COURSE</b>   | <b>2</b><br><b>MILES</b>   |
|  | <b>DOG PARK</b><br><b>HAZELIA FIELD DOG PARK</b> | <b>3.2</b><br><b>MILES</b> |





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# FOOD REPORT



## NEIGHBORHOOD EATS

This home is located near **80** moderately priced restaurants and has an **average** variety of cuisines.

# 88



WITHIN 5 MILES

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0

### GOOD EATS BY CATEGORY

|                 |    |
|-----------------|----|
| AMERICAN .....  | 17 |
| PIZZA .....     | 14 |
| FAST FOOD ..... | 12 |
| BARS .....      | 7  |
| ASIAN .....     | 7  |
| MEXICAN .....   | 6  |
| SEAFOOD .....   | 5  |
| THAI .....      | 4  |
| DELIS .....     | 3  |
| OTHER .....     | 7  |





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# SCHOOL REPORT



## SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **7** private schools and **6** charter schools within **5** miles.

|      |  |              |
|------|--|--------------|
| PK-5 | SUNSET PRIMARY SCHOOL<br>ASSIGNED        | 9<br>RATING  |
| 6-8  | ROSEMONT RIDGE MIDDLE SCHOOL<br>ASSIGNED | 8<br>RATING  |
| 9-12 | WEST LINN HIGH SCHOOL<br>ASSIGNED        | 10<br>RATING |

