WELCOME HOME



CRESTVIEW GREEN COMMUNITY

Newberg, OR 97132

Compliments Of:

Danna Kemp | Ryann Reinhofer

Broker | Principal Broker

danna@tbregroup.com | ryann@tbregroup.com

D: 503.260.2348 | R: 503.709.2370

THOROUGHBRED REAL ESTATE GROUP

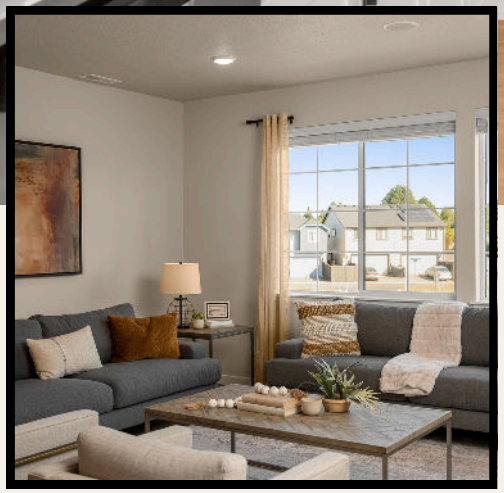
RESIDENTIAL & EQUESTRIAN EXPERTISE

Fidelity National Title

PORTLAND

CRESTVIEW GREEN









MORE INFORMATION

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Thoroughbred Real Estate Group
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WEST WOOD HOMES LLC

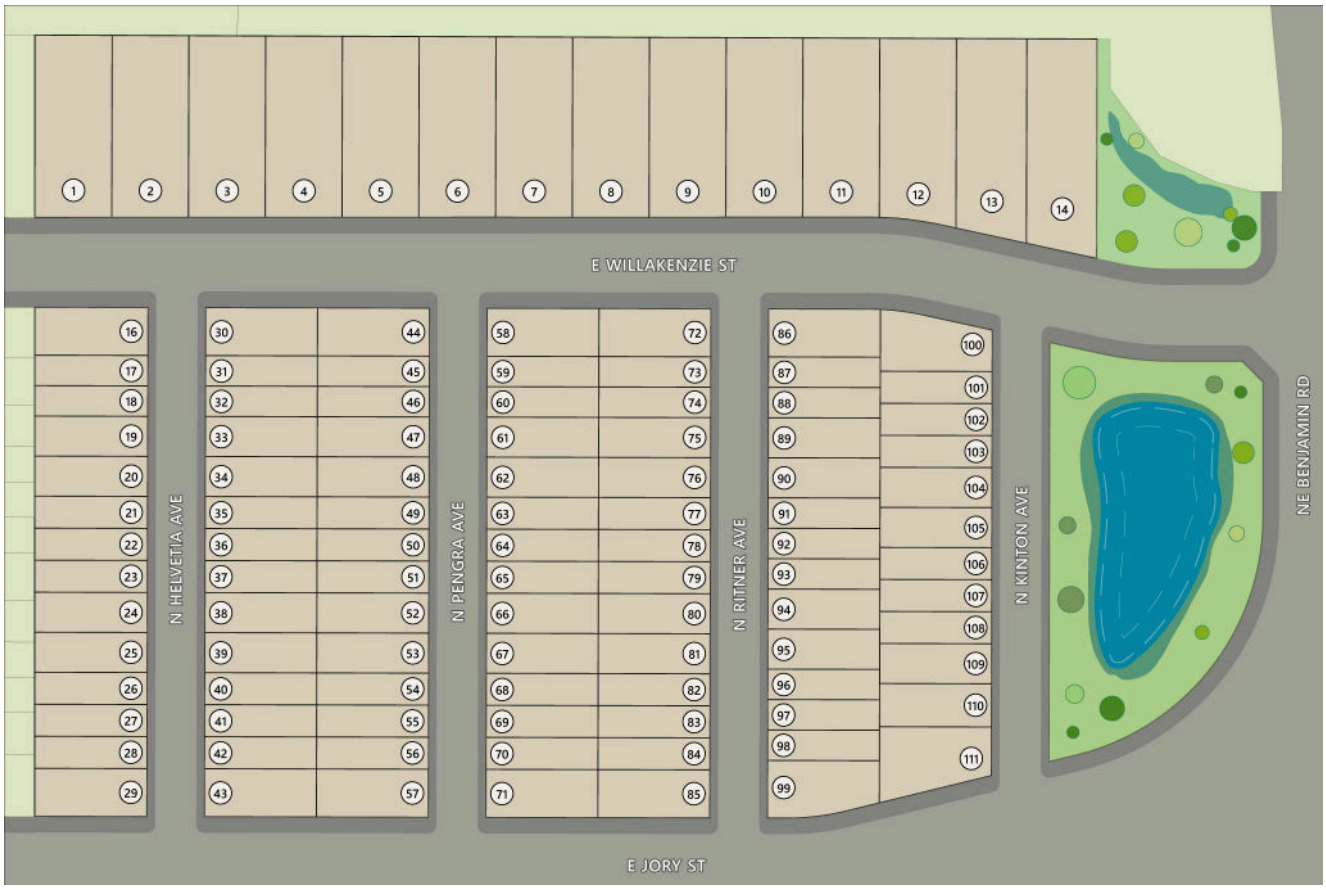
WestwoodHomesllc.com/Crestviewgreen

CRESTVIEW GREEN

THE BUILDER

Local home Builder, **Westwood Homes** has built more than 35 communities in the Portland-Metro area. You'll notice the difference the moment you step inside a Westwood home—every detail reflects exceptional craftsmanship and timeless style. Our floor plans, finishes, and neighborhood amenities are thoughtfully designed by people who live, work, and play in the Pacific Northwest and are deeply invested in their community.

Westwood Homes is your trusted, local home builder and we are excited to welcome you home to Crestview Green!



Arlington
Barlow
Canby
Contemporary
Farmhouse
NW Traditional
Dayton
Eugene

WestwoodHomesllc.com/Crestviewgreen

CRESTVIEW GREEN FEATURED AMENITIES
(HOMES 1-14)

Structure and Efficiency
- New home warranty
- Durable Hardie fiber cement siding
- Tyvek drain wrap for moisture management
- 30-year premium composition shingle roofing
- Moisture testing and dry out at framing
- Energy efficient insulation package
- Vinyl insulated double glazed windows (white with screens)
- Solar Pre-wire

Garage
- Garage doors with windows, styles vary
- Automatic garage door openers w/ keyless entry
- 2 GFCI outlets

Exterior
- Covered front entry porch, per plan
- Complete 6ft exterior fencing with a gate
- Painted fiberglass front door with glass window
- Front landscape with irrigation, sod, plantings and bark
- Covered rear concrete patio and low maintenance bark landscape
- Exposed aggregate concrete driveway
- Weatherproof exterior electrical outlets and faucets

Interior Touches
- 9ft ceilings on the main floor with 8ft upstairs
- Decorative 2-panel doors with matte black doorknobs
- Wire shelving in all closets
- Stylish door casings and 6in base throughout
- Gas fireplace with tile surround up to shelf mantle
- Soft close cabinets throughout
- Dramatic light fixtures in matte black finish
- Functional and stylish laminate floors in the great room, kitchen, main floor hallway and dining room
- Soft and cozy carpet in den, on stairs, upper hallway and bedrooms, vary per plan

Electrical
- High-tech wiring including a structured low voltage wire panel, CAT 6, coax and USB plugs
- Recessed can lighting throughout

Plumbing and Heat/Air
- 95% efficiency forced air gas central heating + A/C
- Programmable thermostat
- Energy saver tanked water heater
- Lifetime warranty on function and finish for faucets

Gourmet Kitchens
- Stainless-steel appliances including: 30" slide-in gas range w/ under cabinet hood, built- in microwave and quiet dishwasher
- Slab countertops with full-height tile backsplash
- Island with counter seating
- Custom cabinetry with quiet close hinges
- Stainless steel single basin undermounted sink
- Delta high arch pull-down faucet in matte black
- Pre-plumbed for refrigerator ice maker
- Spacious pantry for additional storage

Primary Suite
- Raised height cabinetry with dual sinks
- Delta single handle faucets in matte black
- Separate fiberglass walk-in shower and glass shower door
- Tiled-in soaking tub with deck mounted faucet
- Slab counters and tile floors
- Walk-in closet with built-in storage

Elegant Additional Baths
- Tile counters and top-mounted white square sink
- Waterproof luxury vinyl tile flooring
- Matte black faucets and coordinating light fixture
- Frameless mirrors over vanity and black towel bars
- Elongated toilets
- Fiberglass tub/showers and curtain rod OR fiberglass shower with matte black framed door, per plan

Laundry Room
- Upper shelf and laundry hanging rod
- Space to add lower counter or folding table, per plan
- Waterproof and durable luxury vinyl tile flooring

Design Consultation
Depending upon your homes stage of construction, you may have the opportunity to choose your own colors and designs on the following:
- Surface selections throughout
- Cabinet color -Multiple paint and stains to choose from
- Lighting, plumbing fixtures and more!

Disclaimer: Builders standard spec list may be changed at builder's discretion with the replacement item of comparable quality.

Household Income Profile

Newberg City, OR
Newberg City, OR (4152100)
Geography: Place

Demographic Summary	2026	2031	Change	Annual Rate
Total Population	26,459	26,938	479	0.36%
Total Households	9,710	10,034	324	0.66%
Median Age	36.4	37.7	1.3	0.70%
Average Household Size	2.56	2.52	-0.04	-0.31%

	2026		2031	
Income Equity Measures	**Number**	**Percent**	**Number**	**Percent**
P90-P10 Ratio	8.0		7.6	
P90-P50 Ratio	2.1		2.1	
P50-P10 Ratio	3.9		3.6	
80-20 Share Ratio	8.7		8.1	
90-40 Share Ratio	1.7		1.7	
Households in Low Income Tier	1,644	16.9%	1,393	13.9%
Households in Middle Income Tier	7,126	73.4%	7,362	73.4%
Households in Upper Income Tier	940	9.7%	1,279	12.8%

Household Income		
Median Household Income	$101,513	$111,051
Average Household Income	$119,521	$134,411
Per Capita Income	$44,087	$50,293

2026 Households by Income and Age of Householder							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
Median Household Income	$55,984	$92,974	$108,901	$136,037	$111,434	$89,391	$69,108
Average Household Income	$69,087	$114,608	$129,562	$144,304	$135,619	$106,655	$90,105

2031 Households by Income and Age of Householder							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
Median Household Income	$59,858	$109,157	$117,326	$150,330	$130,864	$99,871	$83,117
Average Household Income	$73,949	$133,453	$143,442	$152,541	$161,403	$120,955	$104,696

Data Note: 2026 household income represents an estimate of annual income as of July 1, 2026 and 2031 household income represents an estimate of annual income as of July 1, 2031.

Source: Esri forecasts for 2026 and 2031.

© 2026 Esri

2026 Households by Income and Age of Householder							
	15-24	**25-34**	**35-44**	**45-54**	**55-64**	**65-74**	**75+**
Household Income Base	349	1,557	1,924	1,667	1,451	1,360	1,402
<$10,000	20	116	19	8	24	18	68
$10,000-$14,999	14	1	1	69	141	18	64
$15,000-$19,999	4	36	13	12	34	53	23
$20,000-$24,999	1	49	19	6	14	40	31
$25,000-$29,999	25	40	3	0	20	67	52
$30,000-$34,999	43	33	2	0	29	34	29
$35,000-$39,999	25	9	26	11	50	27	95
$40,000-$44,999	11	12	21	14	54	20	85
$45,000-$49,999	7	10	18	7	31	6	31
$50,000-$59,999	38	148	250	26	18	130	142
$60,000-$74,999	19	73	94	84	68	91	124
$75,000-$99,999	37	322	354	266	143	269	187
$100,000-$124,999	65	152	334	257	192	230	165
$125,000-$149,999	33	169	325	151	111	110	80
$150,000-$199,999	5	222	190	571	186	142	161
$200,000-$249,999	1	69	116	79	167	38	23
$250,000-$299,999	0	23	30	28	51	14	7
$300,000-$399,999	0	48	66	46	76	31	20
$400,000-$499,999	1	14	24	19	24	10	7
$500,000+	0	11	19	13	18	12	8
Median Household Income	$55,984	$92,974	$108,901	$136,037	$111,434	$89,391	$69,108
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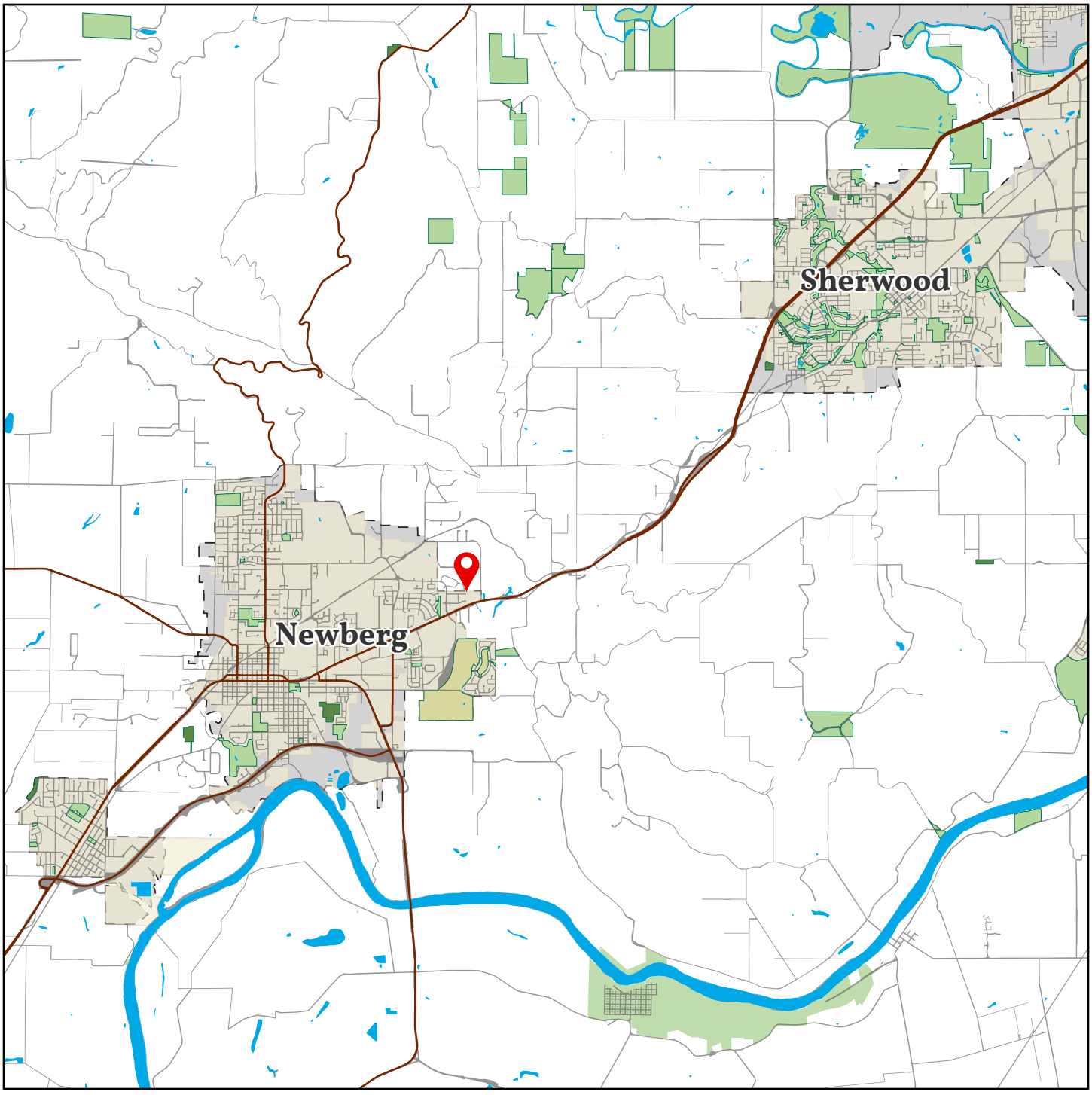
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© 2026 Esri

Boundary Map



Miles

0 5

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Newberg Amenities

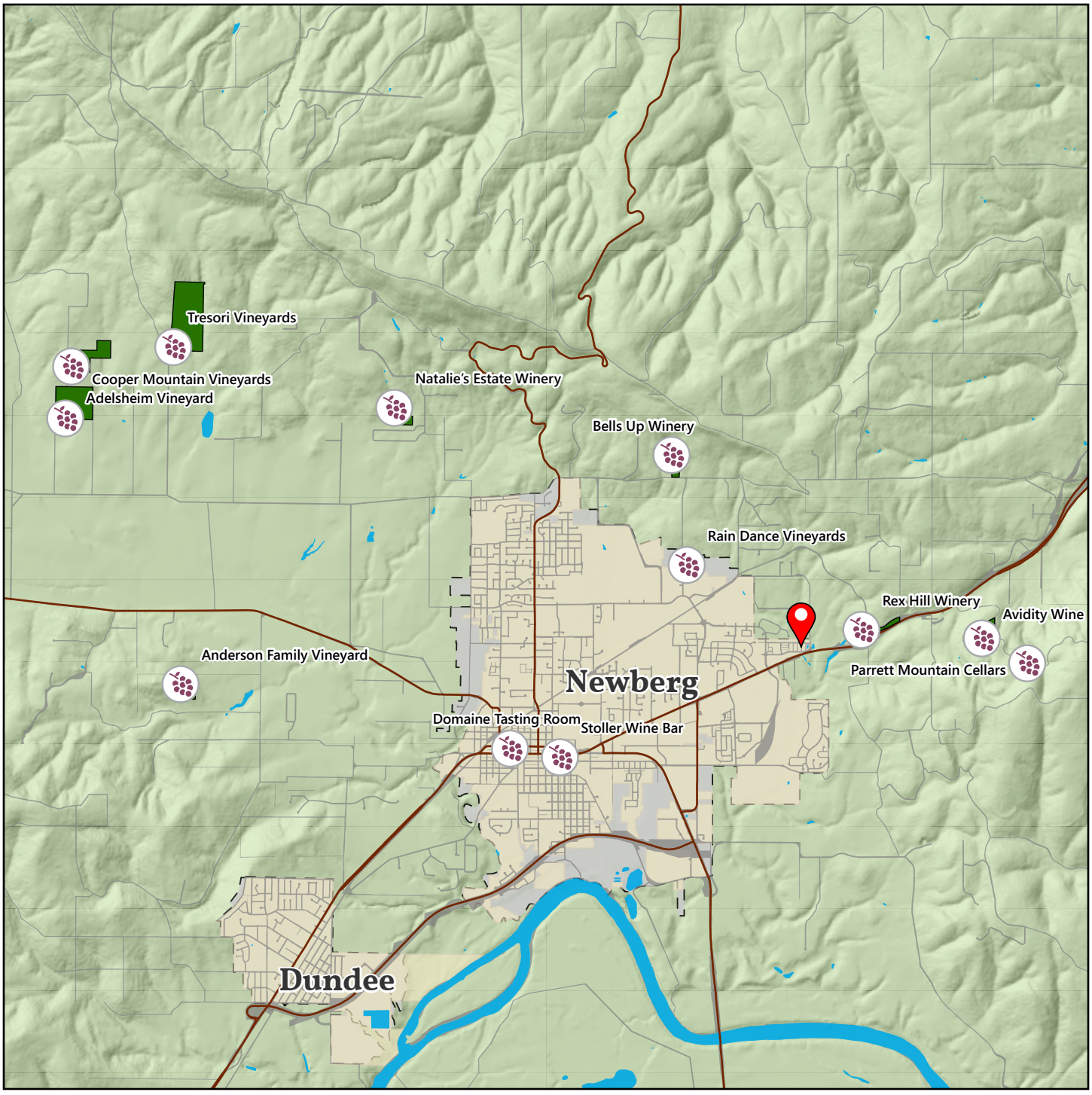


Miles

0 2

Fidelity National Title

Newberg Wineries



Miles

0 5

Fidelity National Title



Community

WINERIES

What's Nearby?

Adelsheim Vineyard & Tasting Room – 16800 NE Calkins Ln, Newberg

Cooper Mountain Vineyards – 17770 NE Calkins Ln, Newberg

Tresori Vineyards – 17940 NE Kings Grade, Newberg

Anderson Family Vineyard – 20120 NE Herring Ln, Newberg

Natalie's Estate Winery – 16825 NE Chehalem Dr, Newberg

Rain Dance Vineyards & Tasting Room – 3004 NE Zimri Dr, Newberg

Bells Up Winery – 27895 NE Bell Rd, Newberg

Stoller Wine Bar – 106 S Center St, Newberg

Domaine Tasting Room – 115 N Washington St, Newberg

Rex Hill Winery – 30835 OR-99W, Newberg

Avidity Wine - 33174 NE Haugen Rd, Newberg

Parrett Mountain Cellars - 33434 NE Haugen Rd, Newberg

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PARKS

What's Nearby?

Spring Meadow Park - 3815 Vittoria Way, Newberg

Gladys Park - 3720 Mistletoe Dr, Newberg

College Park - 1209 Sierra Vista Dr, Newberg

Herbert Hoover Park - 114 S River St, Newberg

Rotary Centennial Park - 415 E Sheridan St, Newberg

Jaquith Park - 1215 N Main St, Newberg

Buckley Park - 201 E Mountainview Dr, Newberg

Memorial Park - 411 S Howard St, Newberg

Renne Park - 699 S School St, Newberg

Armory Park - 215 W North St, Newberg

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GROCERY STORES

What's Nearby?

Safeway - 1140 N Springbrook Rd, Newberg

Grocery Outlet Bargain Market - 1510 Portland Rd, Newberg

Nap's Thriftway - 112 E 1st St, Newberg

Fred Meyer - 3300 E Portland Rd, Newberg

Everybody's Market - 2113 Portland Rd, Newberg

David's Market - 703 Deskins St, Newberg

Springbrook Plaza - 1000 N Springbrook, Newberg

Ray's Produce - 205 N Main St, Newberg

Ninth Street Grocery - 1210 E Ninth St, Newberg

City Center Food Mart - 115 N Main St, Newberg

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COFFEE SHOPS

What's Nearby?

Starbucks - 4505 E Portland Rd, Newberg

Starbucks - 1000 Providence Dr, Newberg

Donut Land - 3777 Portland Rd, Newberg

Java Hut - 2900 Haworth Ave, Newberg

Dutch Bros Coffee - 701 Deborah Rd, Newberg

Starbucks - 2401 Portland Rd, Newberg

Sip City - 2000 Portland Rd, Newberg

Everest Nutrition - 120 A N Everest Rd, Newberg

The Human Bean of Newberg - 206 Villa Rd, Newberg

Caravan Coffee - 2750 E 9th St, Newberg

Lyrics Cafe - 808 E Hancock St, Newberg

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POLICE FIRE

What's Nearby?

POLICE

Newberg Police Department - 401 E 3rd St, Newberg

Sherwood Police Department - 20495 SW Borchers Dr, Sherwood

FIRE

TVF&R Station 21 - 3100 Middlebrook Dr, Newberg

TVF&R Station 20 - 414 E 2nd St, Newberg

Newberg Fire - 390 E 2nd St, Newberg

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RESTAURANTS

What's Nearby?

Roxy's Island Grill - 4215 E Crestview Dr, Newberg

Just Pho You - 1012 N Springbrook Rd, Newberg

La Sierra Mexican Restaurant & Cantina - 705 N Springbrook Rd, Newberg

J's Family Restaurant - 2017 Portland Rd, Newberg

Hawaiian Bros Island Grill - 431 N Elliott Rd, Newberg

Lago De Chapala - 1906 Portland Rd, Newberg

The Jory - 2525 Allison Ln, Newberg

Lemon & Olive - 910 E 1st St, Newberg

Rosmarino Osteria Italiana - 714 E 1st St, Newberg

Forage Cafe - 210 W 1st St, Newberg

Five Guys - 4205 E Crestview Dr, Newberg

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BARS

What's Nearby?

Encore 77 Taphouse - 4205 E Crestview Dr, Newberg

The Wine Bar at Fairfield - 900 Brutscher St, Newberg

Jory - 2525 Allison Ln, Newberg

Chehalem Valley Brewing - 2515 B Portland Rd, Newberg

Stumptown Taps - 2401 Portland Rd, Newberg

Clementine - 611 E 1st St, Newberg

Chehalem Winery Tasting Room & Wine Bar - 106 S Center St, Newberg

Bronco Kelly's - 720 E 1st St, Newberg

Kori Ramen by Vineyard Bar & Grill - 607 E 1st St, Newberg

Barley & Vine Tavern - 408 E 1st St, Newberg

Chehalem Valley Brewing - 2515 E Portland Rd, Newberg

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Schools in your area

The information provided below is considered to be reliable but not guaranteed. Please check with your local school district to confirm the assigned schools for your address.



Mabel Rush

Elementary School

Assigned



Mountain View

Middle School

Assigned



Newberg Senior

High School

Assigned

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OREGON DEPARTMENT OF EDUCATION
Oregon achieves . . . together!

OREGON AT-A-GLANCE SCHOOL PROFILE

Mabel Rush Elementary School

PRINCIPAL: Tim Lauer | GRADES: K-5 | 1441 Deborah Rd, Newberg 97132 | 503-554-4450

2024-25

Students We Serve

375
Student Enrollment

DEMOGRAPHICS

American Indian/Alaska Native		
	Students	1%
	Teachers	0%
Asian		
	Students	2%
	Teachers	4%
Black/African American		
	Students	2%
	Teachers	0%
Hispanic/Latino		
	Students	19%
	Teachers	0%
Multiracial		
	Students	7%
	Teachers	4%
Native Hawaiian/Pacific Islander		
	Students	1%
	Teachers	0%
White		
	Students	68%
	Teachers	92%

11% Ever English Learners

9 Languages Spoken

18% Students with Disabilities

90% Required Childhood Vaccinations

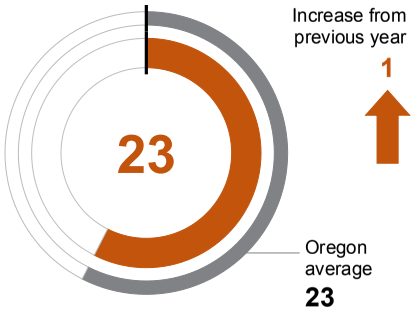
29% Students Experiencing Poverty

*<10 students or data unavailable

School Environment

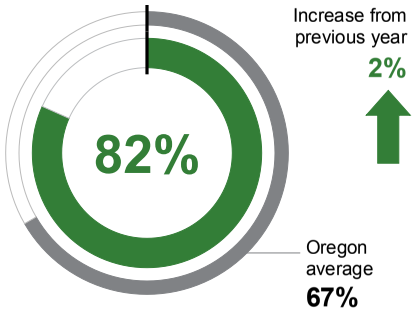
CLASS SIZE

Median class size.



REGULAR ATTENDERS

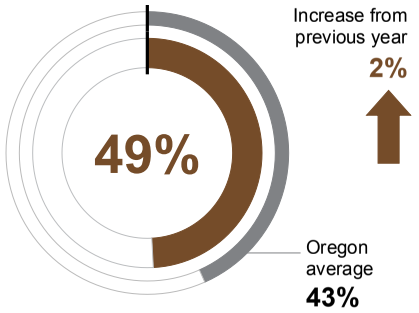
Students who attended more than 90% of their enrolled school days.



Academic Success

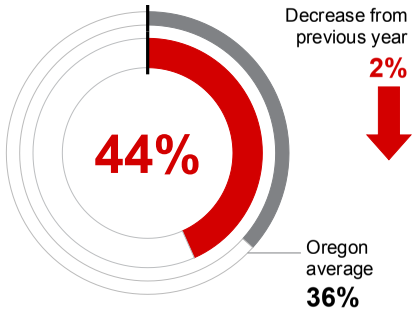
ENGLISH LANGUAGE ARTS

Students meeting state grade-level expectations.



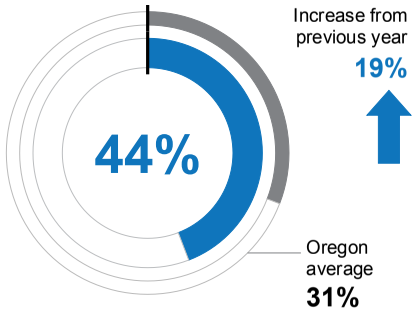
MATHEMATICS

Students meeting state grade-level expectations.



SCIENCE

Students meeting state grade-level expectations.



School Goals

Mabel Rush continues implementing the Response to Intervention Program or R.T.I. during the 2025-2026 school year. The program reviews core instructional programs and works with staff to design intervention programs for students needing additional support. We continue to utilize a full-time reading specialist to assist with identifying and supporting students who would benefit from additional support. We are implementing a literacy outreach program for our 2nd grade families as a pilot for possible use building wide. We have expanded our STEM offerings by utilizing a district STEM TOSA to provide instruction alongside classroom teachers.

State Goals

The Oregon Department of Education is partnering with school districts and communities statewide to reach a 90% on-time graduation rate by 2027. Anchored in the pillars of Academic Excellence, Belonging & Wellness, and Accountability, ODE prioritizes evidence-based strategies that strengthen early literacy, improve attendance, and deepen student engagement. We are committed to eliminating opportunity and achievement gaps for historically underserved students. By investing in culturally responsive practices, cultivating inclusive school environments, and fostering a culture of continuous improvement, we can help ensure every student thrives.

Safe & Welcoming Environment

We provide multiple means of communicating with parents, both in the classroom and in the main office, to help keep families up to date on school events. Student safety is our highest priority, so we maintain a closed campus, requiring all visitors to register through the main office. Our recently remodeled office includes a security vestibule that limits access to the building. In addition, visitors are required to register through our Raptor system.

School Website: www.newberg.k12.or.us/mabelrush

OREGON DEPARTMENT OF EDUCATION
Oregon achieves . . . together!

OREGON AT-A-GLANCE SCHOOL PROFILE

Mountain View Middle School

PRINCIPAL: Jennifer Bailey | GRADES: 6-8 | 2015 Emery Dr, Newberg 97132 | 503-554-4500

2024-25

Students We Serve

495
Student Enrollment

DEMOGRAPHICS

American Indian/Alaska Native	
Students	1%
Teachers	3%
Asian	
Students	1%
Teachers	0%
Black/African American	
Students	<1%
Teachers	0%
Hispanic/Latino	
Students	33%
Teachers	17%
Multiracial	
Students	4%
Teachers	0%
Native Hawaiian/Pacific Islander	
Students	0%
Teachers	0%
White	
Students	61%
Teachers	79%

23% Ever English Learners

10 Languages Spoken

16% Students with Disabilities

94% Required Childhood Vaccinations

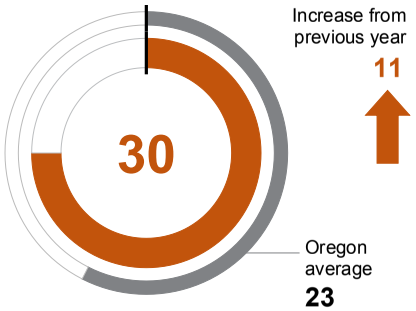
28% Students Experiencing Poverty

*<10 students or data unavailable

School Environment

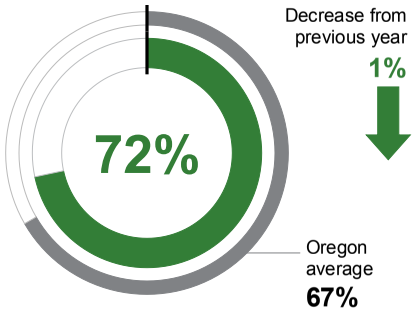
CLASS SIZE

Median class size.



REGULAR ATTENDERS

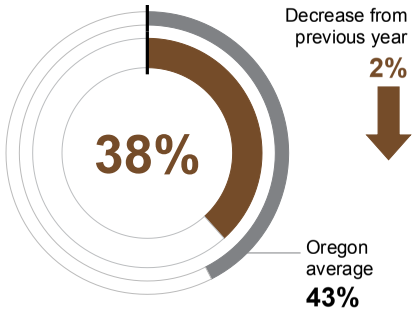
Students who attended more than 90% of their enrolled school days.



Academic Success

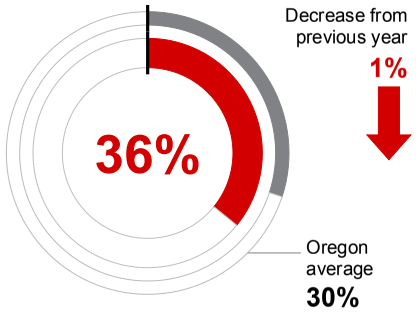
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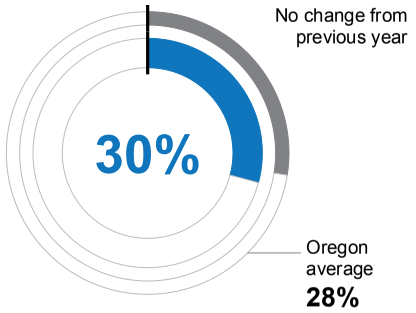
MATHEMATICS

Students meeting state grade-level expectations.



SCIENCE

Students meeting state grade-level expectations.



School Goals

We exist to help every Newberg-Dundee student contribute and thrive - opening doors of opportunity so each can discover purpose, build the skills, and pursue and achieve their dreams. Staff at MVMS work with students at the beginning of the year to review school-wide rules and expectations. We believe that everyone in our community knows that "Our Words and Our Actions Matter.":
Show Best Effort (Perseverance)
Be Respectful (Accountability)
Be Responsible (Cooperation)
Have Integrity (Kindness)

State Goals

The Oregon Department of Education is partnering with school districts and communities statewide to reach a 90% on-time graduation rate by 2027. Anchored in the pillars of Academic Excellence, Belonging & Wellness, and Accountability, ODE prioritizes evidence-based strategies that strengthen early literacy, improve attendance, and deepen student engagement. We are committed to eliminating opportunity and achievement gaps for historically underserved students. By investing in culturally responsive practices, cultivating inclusive school environments, and fostering a culture of continuous improvement, we can help ensure every student thrives.

Safe & Welcoming Environment

Our school strives to make each student, parent/guardian, staff, and community member welcome as they enter the building. Important information is sent home in both English and Spanish as we host the middle level Dual Language Program in our district. The district has policies prohibiting discrimination, harassment, intimidation, and bullying as well as procedures to address incidents. We encourage students to speak up and report bullying to teachers, counselors, and administration. We also utilize the Safe Oregon tipline to provide students and community members an easy to access way to report unsafe and unkind behavior.

School Website: www.newberg.k12.or.us/mountainview

OREGON DEPARTMENT OF EDUCATION
Oregon achieves . . . together!

OREGON AT-A-GLANCE SCHOOL PROFILE

Newberg Senior High School

PRINCIPAL: Mark Brown | GRADES: 9-12 | 2400 Douglas Rd, Newberg 97132 | 503-554-4400

2024-25

Students We Serve

1,185
Student Enrollment

DEMOGRAPHICS

American Indian/Alaska Native	
Students	<1%
Teachers	0%
Asian	
Students	2%
Teachers	0%
Black/African American	
Students	1%
Teachers	0%
Hispanic/Latino	
Students	25%
Teachers	4%
Multiracial	
Students	3%
Teachers	6%
Native Hawaiian/Pacific Islander	
Students	<1%
Teachers	0%
White	
Students	68%
Teachers	90%

18% Ever English Learners

21 Languages Spoken

16% Students with Disabilities

94% Required Childhood Vaccinations

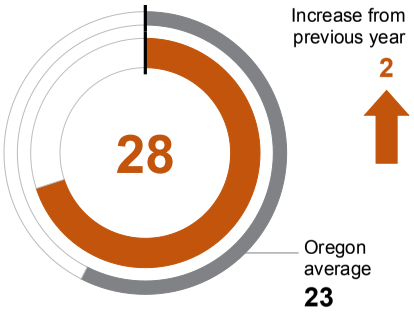
23% Students Experiencing Poverty

*<10 students or data unavailable

School Environment

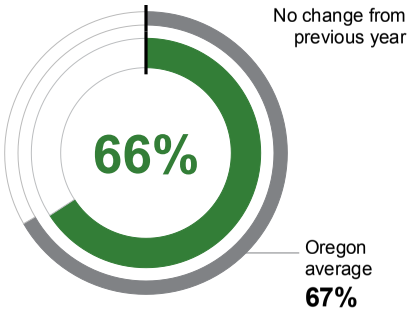
CLASS SIZE

Median size of classes in core subjects.



REGULAR ATTENDERS

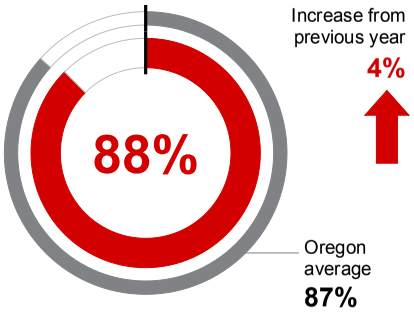
Students who attended more than 90% of their enrolled school days.



Academic Progress

ON-TRACK TO GRADUATE

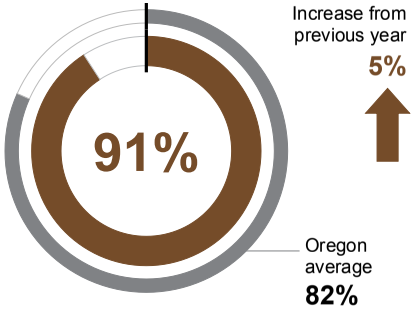
Students earning one-quarter of graduation credits in their 9th grade year.



Academic Success

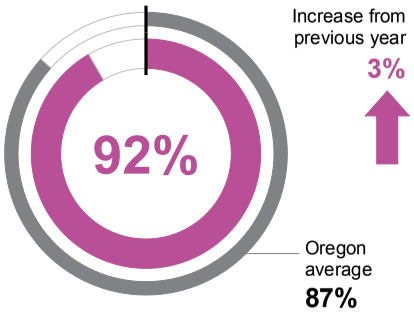
ON-TIME GRADUATION

*Students earning a diploma within four years. Cohort includes students who were first-time ninth graders in 2020-21 graduating in **2023-24**.*



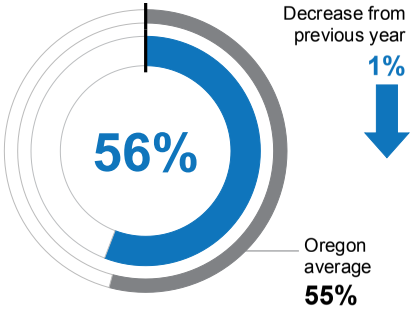
FIVE-YEAR COMPLETION

*Students earning a high school diploma or GED within five years. Cohort Includes students who were first-time ninth graders in 2019-20 finishing in **2023-24**.*



COLLEGE GOING

*Students enrolling in a two or four year college within 12 months of completing high school in **2022-23**. Data from the National Student Clearinghouse.*



School Goals

Newberg High School strives to meet the academic and social/emotional needs of all students by focusing on a guaranteed and viable curriculum, access to programs for all students, community partnerships, and family outreach. Our school and district goals include increasing attendance and graduation rates, ensuring student access to robust Career & Technical Education coursework, and improving student performance in Math and English coursework as measured by Oregon state assessments. An ongoing goal is to increase the 9th grade on-track to graduate rate to ensure that all students get off to a strong start in their high school experience.

State Goals

The Oregon Department of Education is partnering with school districts and communities statewide to reach a 90% on-time graduation rate by 2027. Anchored in the pillars of Academic Excellence, Belonging & Wellness, and Accountability, ODE prioritizes evidence-based strategies that strengthen early literacy, improve attendance, and deepen student engagement. We are committed to eliminating opportunity and achievement gaps for historically underserved students. By investing in culturally responsive practices, cultivating inclusive school environments, and fostering a culture of continuous improvement, we can help ensure every student thrives.

Safe & Welcoming Environment

Ensuring that students feel safe and welcoming at Newberg High School is paramount to our community. Our focus on keeping student safe, supported and engaged takes many forms and includes recognizing and rewarding students for academic and extracurricular achievements, training staff on early indicators of mental health concerns for students, and developing strategies as a staff to ensure that students have positive interactions with adults and strong connections with teachers in the classroom.

School Website: www.newberg.k12.or.us/nhs

Utilities - Newberg

www.newbergoregon.gov | 45°18′18″N 122°58′2″W | Elevation: 175 ft

Power

Portland General Electric
www.portlandgeneral.com — 1.800.542.8818

Northwest Natural Gas
www.nwnatural.com — 1.800.422.4012

Emergency

Police/Fire/Medical
www.newbergoregon.gov/police — 911

Poison Control
www.poison.org — 1.800.222.1222

Garbage/Water

Waste Management
www.wmnorthwest.com — 1.866.909.4458

Water & Sewer
www.newbergoregon.gov/government/departments/services_billing/index.php — 503.537.1205

Schools

Newberg School District
www.newberg.k12.or.us — 503.554.5000

Transit

Yamhill County Transit
https://ycbus.org/ — 503.538.7433

Cable/Internet/Phone

Ziply Fiber
www.ziplyfiber.com — 866.699.4759

Xfinity Telephone/Cable
www.xfinity.com — 1.888.824.8264

Newspaper

The Newberg Graphic
www.newberggraphic.com — 503.543.6387

USPS

U.S. Postal Service
www.usps.com — 1.800.275.8777

While this information is deemed reliable, please confirm with the utility company that they are the correct provider.

Fidelity National Title PORTLAND

Fidelity Title Office Locations

Administration
900 SW Fifth Avenue, Mezzanine Level
Portland, Oregon 97204
503.223.8338

Fifth Avenue, Commercial Group
900 SW Fifth Avenue, Lobby Level
Portland, Oregon 97204
503.222.2424

Clackamas
12809 SE 93rd Avenue
Clackamas, Oregon 97015
503.786.0340

Hollywood
4411 NE Sandy Boulevard
Portland, Oregon 97213
503.256.0700

Lake Oswego
5400 Meadows Road, Suite 100
Lake Oswego, Oregon 97035
503.684.9236

Lloyd
825 NE Multnomah, Suite 975
Portland, Oregon 97232
503.235.3686

Raleigh Hills
8564 SW Apple Way
Portland, Oregon 97225
503.292.8777

West Portland
1925 NE Stucki Avenue, Suite 105
Hillsboro, OR 97006
503.690.3327

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