



DON'T MISS ANY FEATURES!



INDOOR FEATURES

- Tons of natural light though out thanks to abundant windows and skylights
 - Craftsman style custom Hem-Fir millwork, base and solid doors
 - Welcoming living room with Vermont Castings freestanding propane fireplace with fan and remote control in cozy brick surround
 - Spacious family and warm sitting room
 - Walk in closet in master bedroom by Storables with Sola tube for natural lighting!
 - The entire main floor is W/C accessible and ready for multigenerational living
 - French doors with integrated blinds
 - Newer paint (Sherwin Williams)
 - Custom (up/down) and roller window treatments by The Shade Store throughout
 - High wall mounted electrical outlets for future surround sound speakers or holiday lights
- Whole home is hardwired with ADT security system and exterior cameras
- Most lights on dimmer switches
 - High end floor treatments, recessed lighting, wall mounted lighting fixtures, plumbing, hardware finishes, under mounted bathroom sinks, cabinets and more
 - Craftsman style lighted ceiling fan in entry
 - 3 large wall mounted HD TVs convey with sale
 - Four floor mounted electric outlets (sun room and family room)

Water main shut off in closet below stairs

KITCHEN:

- Expansive extra deep Quartz countertops with dramatic bronze tile backsplash
- Two double stainless steel sinks with Badger garbage disposals. One sink includes SS integrated drain board.
- Quartz breakfast bar
- Stainless steel kitchen appliance suite conveys with sale
- Canyon Creek custom cabinets
 - Lazy Susan with two independent swing out shelves
 - Multiple individual pull out shelving for lots of storage within easy reach
 - All drawers with soft close feature
 - Extra deep drawers conveniently located near the dishwasher and throughout kitchen for dishes, pots & pans
- Two sets of pull out of double kitchen bins for waste, recycling, dog food and storage
- Extra wide and deep countertop area designed for kids homework, family hobbies, puzzles, board games and workspace in mind

MAIN FLOOR 5 PIECE MASTER BATH:

- Maax jetted pool with multi-color light function.
- Deep and wide no step shower with cultured marble surround
- ADA grab bars for safety
- Extra height quartz countertop
- Transom (passive light) window above tub
- Skylight above shower

LAUNDRY ROOM:

- Stacked W&D conveys with sale
- Vaulted ceiling
- Tons of light with windows and skylight!
- Canyon Creek cabinet with shelves and Quartz countertop
- Dramatic floor to ceiling bronze tile
- Wall mounted drying rack Smooth finish sheetrock

A/V CLOSET:

- Modems, DVRs etc are kept out of sight
- Bonus storage area

UNDER STAIRS COAT CLOSET:

- Generous crawl space
- Tile floor and tile base

MASTER BEDROOM:

- Custom blackout window treatments

MASTER BEDROOM CLOSET:

- Huge walk-in closet with Storables adjustable shelving

ATTACHED GARAGE:

- Auto transfer switch for Generac 27 KW full property generator
- Hardwired full house surge protection in electric panel
- Updated and fully rewired electric panel
- Furnace, and heat pump, Rheem Prestige Series High Efficiency, for heating and A/C
- Electronic air filter system, Honeywell
- On demand water heater, Navian
- Garage door openers, Precision
- Custom cabinets, We're Organized, with integrated full length door handles, pegboard and shelving for tools, household products and pantry items
- Operational skylight for light and fresh air
- Fire rated American Security safe conveys with sale
- Smooth finish sheet rock

GENERAL PROPERTY FEATURES:

- Easy access to Hwy 522 & Hwy 9
- 9 miles to Woodinville, 15 miles to Redmond, 20 miles to Bellevue