

FEATURES

WHOLE-HOUSE FEATURES + SYSTEMS

- Central air-conditioning dual zone
- High efficiency gas forced air heating
- LED lighting throughout interior + exterior
- Halo mood lights
- Two furnaces
- Two main-service electrical panels
- Fire sprinkler system
- Central vacuum
- Everpure water filter system with Instahot
- Thermostatic push-button shower system
- Touchless faucets with 3 settings

MAIN LEVEL

KITCHEN

- Large center prep island
- Quartzite countertops
- 6-burner gas range with built-in griddle
- Paneled Liebherr fridge with pullout drawers
- Two large pantries
- Breakfast nook accommodates six
- Zebra-grain hardwood floors

LIVING ROOM

- 20-ft cathedral ceilings
- Wall of windows + great natural light
- Open to kitchen
- Upper level catwalk overhead
- Wood-burning fireplace
- Zebra-grain hardwood floors

MUDROOM + ENTRY

- Coat closets
- Zebra-grain hardwood floors

MEDIA/FAMILY ROOM

- Open to kitchen
- Wood-burning fireplace
- Sonos surround sound
- In-ceiling speakers
- 75" Samsung Thin Line 8K TV

DINING ROOM

- Open to kitchen
- Double sliding doors to patio
- Zebra-grain hardwood floors
- Accommodates long table
- Table-length light fixture

DEN

- Gas fireplace with herringbone tile surround
- French doors lead to patio overlooking garden
- Zebra-grain hardwood floors

HOME OFFICE

- Just off front entry for easy meetings
- Closet
- Can serve as a main floor bedroom

SPORTS BAR

- Quartzite countertops
- Butler's sink
- Three Samsung Ultra Thin 65" TVs
- Sonos Arc sound bar
- Custom epoxy floors
- Doors to pool area

GARAGE

- Climate-controlled parking for three cars
- Concrete floors

UPPER LEVEL

SOUTH PRIMARY SUITE

- Carpeted bedroom with cathedral ceilings
- Window sitting area
- Large walk-in closet off bathroom
- Soaking tub + walk-in shower
- Two-person sink
- Separate dressing table
- Ample cabinet storage
- Quartzite vanity countertops
- Radiant floor heating

NORTH PRIMARY SUITE

- High ceilings with clerestory windows
- Carpeted bedroom
- Sitting area
- Walk-in closet
- 3/4 bath with quartzite floor
- Glass walk-in shower with 2 rain showerheads
- Quartzite counters with double vanity
- Sleek floating vanity cabinets + double sink
- Radiant floor heating

SECONDARY BEDROOMS (2)

- Carpet
- Generous closets
- Shared full bath w/ tile floor
- Bright second floor outlook

LAUNDRY ROOM

- Extra-large stacking washer + dryer
- Sink
- Quartzite counters
- Lower + upper cabinet storage

GUEST HOUSE

- 1120 SF single-level living space
- Full kitchen with quartzite countertops
- Generous bedroom with carpet
- Everpure water filter system with Instahot
- 3/4 bath with starfire glass-walled walk-in shower
- Custom epoxy floors throughout
- Central air-conditioning
- Climate-controlled garage for 4-5 cars
- 75" Samsung Ultra Thin TV

EXTERIOR

POOL AREA

- Heated in-ground gunite pool
- Fully enclosed by iron fence
- Overlooked by Graniflex patios off main residence
- Gas firepit
- Ample space for pool-party guests

GROUNDS

- 20 diverse acres: driveway, pool enclosure, gardens, forest
- Dimmable LED lighting throughout high-use areas
- Beautiful low-maintenance mature landscaping
- Salt and pepper rock lined perennial beds
- Rhododendrons, flowering trees, fruit trees
- Extra-large garden for vegetables, herbs or flowers
- Chicken coop + fully-fenced run
- Potential future shop location (previously permitted)

LOCATION

- Straddles Bear Creek
- Close to Woodinville's wine region
- Two blocks to Timber Crest Middle School
- Award-winning Northshore School District



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