

Compton Trails

BRIDLE TRAILS

12745 NE 35TH PL, BELLEVUE

Specifications and Features

4 Bedrooms
3.25 Bathrooms
4,420 SF Home
17,087 SF Lot
2 Fireplaces
Built by Pilkington in 1989
2015 Taxes : \$10,162

MAIN

- **Two-story Entry** : French doors with decorative leaded glass windows and arched clerestory window; hardwood floors; and a dramatic staircase with a skylight and art ledge
- **Formal Living and Dining** : the perfect compliment to one another with crown molding, wainscoting, coffered ceilings, built-in speakers and picture windows showcasing the lush natural setting
- **Kitchen** : lined with brilliant hardwood floors; ample cabinetry topped with slab granite; walk-in pantry; pull-out shelving; substantial island with Wolf gas cooktop; Miele dishwasher; double wall ovens; casual dining area; large picture window overlooking the backyard; and a charming Dutch door to the entertainment deck
- **Family Room** : open to the kitchen; floor-to-ceiling brick Xtrordinaire fireplace; built-ins with leaded glass clerestory windows
- **Den** : glass French doors and a built-in desk
- **Powder Room**
- Oversized **Laundry Room** : cabinets, sink and a door to the garage

UPSTAIRS

- **Master Suite** : spacious bedroom with expansive windows overlooking the backyard; separate sitting area; and a 5-piece bathroom with a jetted tub, top down/bottom up shades, two vanities, a tile shower and a large walk-in closet with organizers
- Three additional storybook **bedrooms** with window seat storage, one includes a built-in desk
- Full tile **bathroom** with dual sink vanity
- Window seat with laundry chute
- Eve **storage**

LOWER LEVEL

- Generous **recreation room** with a wall of windows and a door to the patio
- ¾ tile **bathroom**
- Large **storage room** with a door to the **workshop**
- Huge unfinished space (approximately 1,000 SF - buyer to verify)
- Understairs **storage**
- **GROUNDS**

- Composite entertainment deck with glass railing, awning and stairs to the yard
- Lighted sport court with basketball hoop
- Level lawn
- Landscaped garden beds
- Patio

ADDITIONAL HIGHLIGHTS

- New carpet
- Security system
- Central vacuum
- New roof in 2004 with a 30 year warranty
- 3-car garage with storage, windows, a door to the front and a 220V outlet for an electric car charger

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Classic Design

SUPERB LIVABILITY

Pride of ownership is evident the moment you enter this impressive home accented with rich woods, white millwork and generous picture windows showcasing the beautiful setting. Its traditional floor plan offers elegant formal areas as well as comfortable casual spaces - perfect for entertaining, whatever the occasion.

The generous, sunny lot provides privacy and superior outdoor living featuring gorgeous landscaping, an entertainment deck, patio, level lawn and lighted sport court.

Its excellent location borders a native growth protection easement in Compton Trails. This charming neighborhood backs to the new, award winning Cherry Crest Elementary School and tennis courts and is just minutes to Microsoft, downtown Bellevue and freeways for an easy commute.

