



SPECIFICATIONS & FEATURES

3,810 SF Home • 1.14 Acre Lot
4 Bedrooms • 4 Bathrooms (2 full, 2 powder rooms)
2015 Taxes : \$10,508 • MLS #763398

MAIN

- Two-story **Entry** with hardwood floors, French doors with stained glass windows and matching sidelights, a clerestory window and wainscoting
- Formal **Living Room** accented with brilliant white millwork, plantation shutters, a brick fireplace with gas starter and picture windows showcasing the beautiful front and back yards
- **Sunlit Formal Dining Room** decorated in crown molding, wainscoting and a large bay window with shutters and views of the lush, natural setting
- Generous, updated **Kitchen** featuring hardwood floors, custom paint, gorgeous slab granite, an island with breakfast bar and gas cooktop, windows overlooking the deck and backyard, a walk-in pantry, two ovens, a Subzero, trash compactor and a sunny eating nook with glass French doors to the deck
- **Family Room** - warm and inviting with large picture windows, a floor to ceiling brick fireplace with gas starter and glass French doors topped with a stained glass window
- **Den** with a closet/**5th Bedroom**
- **Powder Room** with hardwood floors and custom paint
- **Laundry/Mud Room** with a sink, cabinets and access to the garage and front yard

UPSTAIRS

- Escape up the back staircase to the huge **Bonus Room** with vaulted ceilings, exposed beams, gable windows with storage benches and a powder room
- **Master Suite** boasts a peaceful bedroom with crown molding, wainscoting and shutters; and a luxurious, remodeled 5-piece tile bathroom with a soaking tub, dual sink granite vanity, tile shower, walk-in closet and a second closet
- Three additional **Bedrooms**
- Full tile **Bathroom** with a jetted tub, dual sink vanity and skylight

OUTDOOR LIVING

- Inviting **Front Yard** lined with brick and box hedges
- Wrap around **Entertainment Deck** with sunny southwest exposure, gas for a barbecue and stairs to the yard
- Expansive, lush lawns
- Garden beds

ADDITIONAL HIGHLIGHTS

- **3-Car Garage** with storage/mechanical room
- 2 Furnaces
- Invisible fencing
- In-ground sprinklers

- **Excellent Location** on a cul-de-sac in popular North Creek just minutes to Microsoft, Bridle Trails State Park, downtown Bellevue and Redmond.



Beth Billington

Coldwell Banker Bain
Int'l President's Premier
Top 1%, CRS, GRI
425-450-5208
beth@bethbillington.com



www.coldwellbankerpreviews.com

\$1,365,000
Bridle Trails
www.bethbillington.com : www.bridletrials.com

Information from reliable sources but not guaranteed.



Traditional Excellence

Built by Paul Saad in 1982, this traditional two-story has been updated, meticulously maintained and illustrates solid construction and quality craftsmanship throughout. Formal living areas married with comfortable casual spaces offer the perfect combination of elegance and charm. The impressive 1+ acre lot rests on a quiet cul-de-sac backing to North Creek with prime southwest exposure for maximum sunlight. The park-like setting displays expansive lawns surrounded by lush, natural landscaping for a serene outdoor experience.

