

# Traditional Elegance



## Splendid Views

A protected view easement allows you to enjoy spectacular views of Lake Washington, the University skyline and the Olympic Mountain range.



Custom built and completed in 2008 by renowned local builder, Design Guild Homes, this Evergreen Point masterpiece has a convenient, livable floor plan marked by quality craftsmanship and luxury finishes throughout. Reminiscent of coastal living, the stunning interior features expansive windows and adorns brilliant white millwork, box beam ceilings, hardwood floors, plush carpet and gorgeous marble, granite and limestone.



## Medina

This highly sought after location in Medina is near the north end of Evergreen Point and offers excellent schools, community parks, golfing and easy access to downtown Bellevue and SR 520 for an easy commute.



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**\$3,188,000**

# Touch of Elegance

Greet guests in the dramatic two-story entry open to the formal dining room and accented with elegant wainscoting, gleaming hardwood floors, a lighted art niche and bold French doors topped with a clerestory window.



Framed by detailed columns, the dining room is perfect for formal entertaining and features glass French doors to the side patio and a beautiful floor-to-ceiling built-in hutch.



The handsome, main floor den is located just off the entry and displays generous Cherry built-ins, picture windows and a built-in desk.

# Specifications

- 5 Bedrooms (4 en suite)
- 5 Bathrooms (2 full, 2 three-quarter, 1 powder room)
- 4,218 square foot home
- 17,012 square foot lot
- 3 gas fireplaces
- Dramatic two-story entry
- Main floor den lined with Cherry built-ins and desk
- Bold columns frame the formal dining room
- Open great room concept
- View master suite
- Second floor, vaulted bonus room/mother-in-law
- Laundry/mud room with a sink, door to the side yard, mounted ironing board and a wall of cabinets including gift wrap center
- Stylish powder room with glass vessel sink
- Walk-in closets with built-in organizers in all bedrooms
- Extensive, detailed crown molding and millwork
- Skylights and expansive windows
- Radiant heated floors
- Level grass area
- Entertainment bluestone patio
- Raised stone sitting area
- Trellis with built-in bench
- Raised flower garden
- Quaint side patio surrounded by river rock and large pavers
- Raised vegetable garden beds with soaker system
- In-ground sprinklers
- Automatic sun screens with remote control
- Central vacuum with toe kick registers
- Wired for an elevator
- Generator
- 3-car garage with storage cabinets
- Central air conditioning
- Security system
- Two tankless water heaters
- Ample storage space
- 2015 Taxes \$26,013

# Outdoor Living

Enjoy peaceful outdoor living on this generous, .4 acre lot. Amenities include an entertainment patio open to the main living area with sundrenched western exposure, raised stone sitting area, level lawn, trellis with built-in bench, side patio open to the dining room, an outdoor shower, vegetable garden beds and meticulous landscaping filled with vibrant color.



# Impressive Great Room



An epicurean's delight, the impressive kitchen features stunning slab granite; ample white cabinetry; walk-in pantry; a built-in desk; heated floors; a substantial island with breakfast bar; pot filler; top of the line appliances including a Wolf range, microwave and warming drawer, two Miele dishwashers and a Subzero; and a sunny eating nook with picture windows to capture the views.

The family room is open to the kitchen creating a comfortable great room and includes a floor-to-ceiling stone fireplace, built-in media center, box beam ceilings, built-in speakers with surround sound and two sets of glass French doors to the patio, perfect for indoor/outdoor entertaining.



# Sweet Dreams



Experience glorious views and majestic sunsets from the romantic master suite complete with a separate sitting area, two-way gas fireplace and a lavish 5-piece bathroom fit for royalty with two vanities, a soaking tub, walk-in shower, heated floors, towel warmer and a generous walk-in closet.

Three additional spacious bedrooms with walk-in closets, two en suite, can also be found on the upper level.



# Mother-in-Law



A special highlight is the 2<sup>nd</sup> floor vaulted bonus room, which serves as the ideal mother-in-law complete with a full kitchen, dining area, large closet/ sewing center, heated floors, gas fireplace, built-in desk, entertainment cabinet, bedroom with walk-in closet and a private ¾ bathroom with laundry facilities.

