



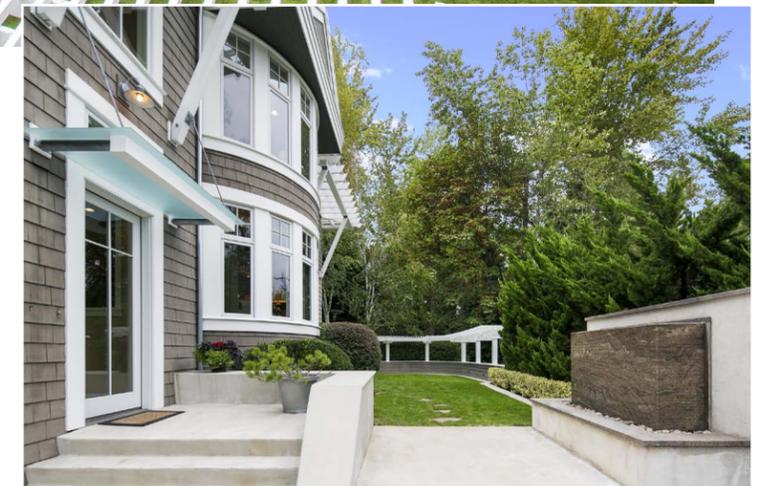
Welcome home to the Reserve at Yarrow Bay! This desirable community and ideal location offers convenient access to downtown Bellevue, downtown Kirkland and freeways for an easy commute to Seattle or Redmond.

PRIVATE SETTING

CULTIVATED MASTERPIECE



Privacy abounds on this generous .4 acre lot encompassing lush, professional landscaping. It was thoughtfully designed both inside and out to offer an attractive venue for entertaining guests as well as enjoying peaceful everyday living. Discover impressive, stylish updates throughout with ample built-ins, appealing fixtures, rich hardwoods, gorgeous stones, brilliant millwork and expansive windows to capture the views of the Yarrow Bay wetlands.



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\$2,188,000

TOUCH OF ELEGANCE



Adjacent to the dining room, the inviting library may also serve as a formal living room. It is highlighted by gorgeous hardwood floors, soaring arched ceiling, built-in display shelves, a gas fireplace and two sets of French doors that open to the front deck.

Greet guests in the dramatic two-story entry with clerestory windows and limestone floors.



Stunning limestone lines the floor of the formal dining room accented with lighted art niches and glass French doors to the entertainment patio.

SPECIFICATIONS

- 5 Bedrooms
- 3.5 Bathrooms
- 4,760 square foot home
- 16,882 square foot lot
- MLS #846081
- 3 gas fireplaces
- Bellevue School District - Clyde Hill Elementary, Chinook Middle School and Bellevue High School
- Seasonal bay views from upper level
- Metal roof
- Built in 1999 and updated by the current owner
- Dramatic two-story entry leads to an open foyer with custom area rug
- Ultimate great room with generous family room, stunning kitchen and casual dining area
- Main floor powder room with custom rice paper wall and vanity with toe kick lighting
- Formal dining room open to the backyard and library
- Library or formal living room open to front deck
- Second floor, vaulted bonus/media room with vaulted ceilings, skylight and blackout shades
- Den/5th bedroom with private full bathroom and deck access
- Master suite with 5-piece bathroom and large walk-in closet
- Custom wall coverings
- Expansive windows and French doors
- Hardwood, limestone and new plush carpet
- Ample built-ins
- Nuvo whole house audio system with built-in speakers throughout
- Professional landscaping with outdoor lighting and in ground sprinklers
- Garden shed
- Oversized 2-car garage with coat/shoe storage cabinet, durable snap-together flooring, rack system and shelving
- Security system
- Two water heaters
- Central air conditioning
- Two heating/cooling zones (upper and lower levels)
- Invisible fencing
- Expansive attic storage
- 2015 Taxes \$18,343

OUTDOOR LIVING

A magnificent mountainside water feature sets the stage for peaceful outdoor living. Enjoy a private nature walk as stone stairs guide you through native foliage to a sitting area overlooking the waterfall and continues to a darling picket fence play area and access to Yarrow Point. Additional highlights include an entertainment size stamped concrete patio with gas for a barbecue, a second floor deck with electric awning and a beautiful front yard featuring lush lawn, soothing water feature and a deck perfect for outdoor dining.



IMPRESSIVE GREAT ROOM



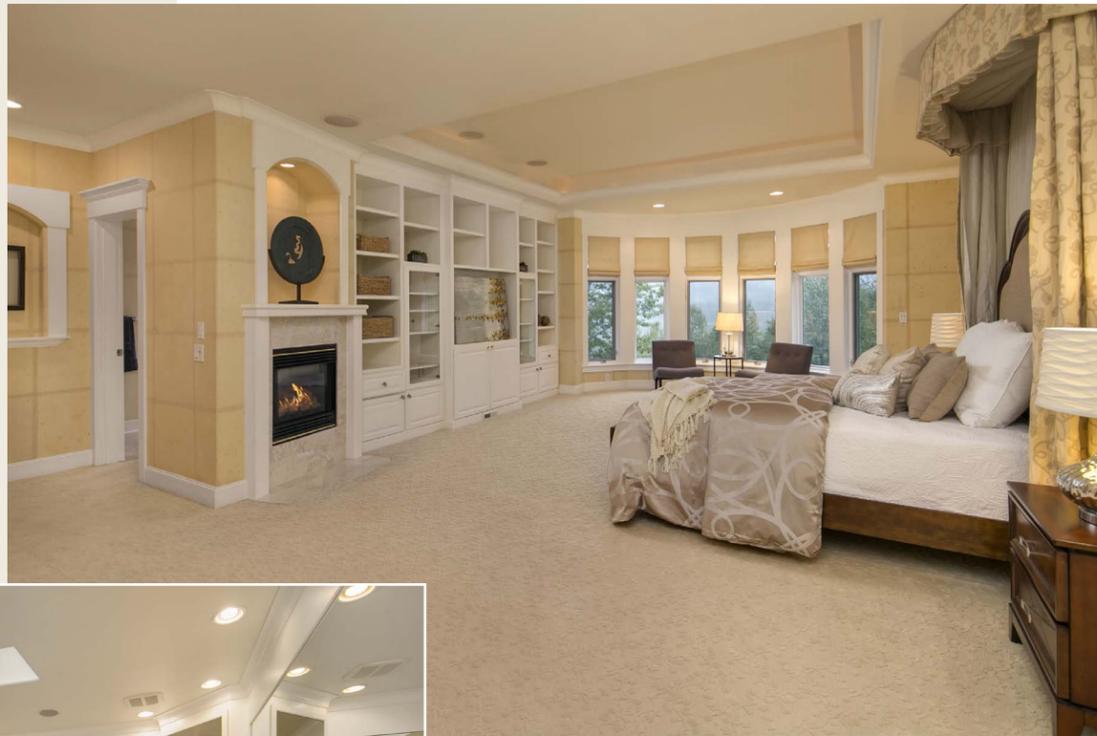
An epicurean's delight, the impressive kitchen features striking slab granite; brilliant hardwood floors; walk-in pantry; a substantial island with breakfast bar; top of the line appliances including Viking Professional double ovens and 6-burner gas cooktop, Bosch dishwasher, wine cooler and a Subzero; and a sunny eating nook lined with picture windows and a door to the front deck.

The family room is open to the kitchen creating the ultimate great room and includes a large

gas fireplace, box beams ceilings, grass cloth accent walls and beams, bay window, two built-in seats and hardwood floors. The niche above the fireplace is prepped for a TV with hidden audio/video cabinet.



SWEET DREAMS



Experience majestic sunsets from the romantic master suite complete with a separate sitting area, gas fireplace, a wall of built-ins, crown molding with uplighting, rice paper walls, plush carpet, large walk-in closet with pull-down storage and a lavish 5-piece bathroom fit for royalty with marble counters, two sinks, skylights, a jetted tub, makeup counter, beverage cooler, microwave, shower with dual heads.

A darling "under the sea" full tile bathroom and three additional storybook bedrooms, two with glass French doors to the front balcony and a secret passage between closets, and one with French doors to a private patio, are located on the second level.



PLAY AND STUDY



Escape to the second floor bonus/media room highlighted by vaulted ceilings with skylights and glass French doors to the patio. Amenities include an entertainment wall with recessed projection screen, beverage cooler and sink; custom projection wall; blackout shades; a closet and an alcove with two built-in desks.



This attractive den is an optional fifth bedroom with a private full bathroom, built-in cabinets and glass French doors to the second floor deck.