OUTDOOR LIVING





Enjoy **PEACEFUL** outdoor living surrounded by soaring evergreens and gorgeous European gardens. The ideal location backs to Compton Trails common area providing a private, park-like setting with convenient access to downtown Bellevue, Microsoft, Bridle Trails State Park, Cherry Crest Elementary and freeways.





3D Tour

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







3245 126th Ave NE, Bellevue

www.coldwellbankerpreviews.com

Information from reliable sources but not guaranteed.

PTON TRAILS





www.bethbillington.com www.bridletrailstoday.com

\$1,698,000



The **ELEGANT** living and dining rooms are the perfect complement to one another creating an ideal venue for formal entertaining.



SOPHISTICATED





MAIN

- Two-story entry with hardwood floors and leaded glass French door with matching sidelights
- front; Subzero wine cooler; walk-in pantry; and a casual dining area with French doors to the deck
- picture window, and a brick wall with a gas fireplace
- Formal dining room featuring coffered ceilings, crown molding and wainscoting
- Living room with large picture windows, a gas fireplace, brilliant white millwork and bold columns
- granite vanities.
- Main floor den with glass French doors, white millwork and built-in book shelves
- Powder room with granite vanity and custom textured walls
- Laundry room with cabinets, sink and a door to the deck SECOND FLOOR
- Generous bonus/media room with gable windows, projector screen and eave access for additional storage
- Three additional bedrooms
- Full tile bathroom with dual sink vanity
- Catwalk overlooking the great room with skylights and built-in shelving
- ³/₄ tile bathroom with a skylight

OUTDOOR LIVING

- Private setting with professional landscaped grounds
- Multilevel, Brazilian ironwood deck, partially covered with vaulted ceilings and skylights
- Colorful garden beds lined with box hedges
- Flagstone paths and patio overlooking Compton Trails common area with a custom water feature
- Terraced and stacked walls
- Stone stairs leading to the trail below
- Landscape lighting and in-ground sprinkler system **ADDITIONAL HIGHLIGHTS**
- Two staircases
- Gleaming hardwood floors throughout the main level
- Expansive windows, vaulted ceilings and skylights provide an abundance of natural light.
- Custom shades and drapes throughout
- Security system
- Central vacuum
- Water filtration system
- Fast recovery hot water boiler
- 3-car garage with storage cabinets and wash basin
- Large paver driveway
- Excellent Bellevue Schools Cherry Crest Elementary, Odle Middle School, Sammamish High School
- 2016 Taxes \$11,054
- MLS #1018751

Specifications

4 Bedrooms • 3.25 Bathrooms • 3,820 SF Home • 20,883 SF Lot

• Slab granite kitchen featuring custom cabinets; substantial island with breakfast bar; built-in hutch with lighting; Thermador gas cook top; Subzero refrigerator with cabinet front; dual Dacor wall ovens; Miele dishwasher with cabinet

• Inviting family room, open to the kitchen, with vaulted ceilings, built-in speakers, exposed beams, heated floors, large

• The spacious master suite boasts coved ceilings with crown molding; gas fireplace; glass French doors to a private patio; and an awe-inspiring bathroom complete with his/hers walk-in closets, freestanding tub, walk-in shower with three showerheads and body jets, glass walls and dome ceiling, heated travertine floors, custom plaster walls and two

WORK AND PLAY









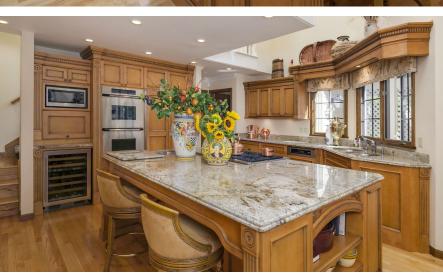
BREATHTAKING







Whether it's time to study, work or simply relax, this **DESIRABLE** floor plan will satisfy all your needs including a main floor den and second floor bonus/ media room.



The **HEART OF THE HOME**, this dramatic great room opens to a covered deck offering comfortable everyday living as well as an impressive setting for indoor/ outdoor entertaining.





Immerse yourself in LUXURY in this updated master suite featuring a romantic bedroom and a sumptuous bathroom defined by walls of glass.



LUXURIOUS













THREE additional bedrooms, a full tile bathroom with dual sink vanity and a ³/₄ tile bathroom with a skylight are located on the upper level.

STORYBOOK

