



## NATURE MEETS ELEGANCE

# FEATURING

- ◆ A REFINED SANCTUARY WHERE TIMELESS ARCHITECTURE MEETS PACIFIC NORTHWEST SERENITY
- ◆ CLASSIC TRI-LEVEL CURB APPEAL NESTLED ON A LUSH 0.36-ACRE PARCEL
- ◆ CUSTOM BUILT WITH GRAND TRAY CEILING AND EXPANSIVE WINDOWS THAT BATHE INTERIORS IN NATURAL LIGHT
- ◆ ELEGANT DEFINED FORMAL & INFORMAL ENTERTAINING SPACES WITH A SEAMLESS INDOOR-OUTDOOR FLOW
- ◆ LARGE DINING ROOM JUST OFF KITCHEN WITH PREMIUM FINISHES, 5 BURNER RANGE WITH ZEPHYR HOOD & GENEROUS CABINETRY
- ◆ EXQUISITE FORMAL LIVING ROOM WITH SOARING CEILING & NATURAL GAS FIREPLACE
- ◆ FAMILY ROOM WITH WOOD BURNING FIREPLACE & SIDE YARD DECK ACCESS
- ◆ OFFICE OR BONUS ROOM ABOVE THE GARAGE PROVIDING AN OVERSIZED STORAGE CLOSET
- ◆ PRIMARY RETREAT WITH SPA-INSPIRED BATHROOM BOASTING JETTED SOAKING TUB AND SEPARATE SHOWER
- ◆ TWO ADDITIONAL BEDROOMS SHARE A FULL BATHROOM
- ◆ SIX PANEL INTERIOR WOOD DOORS
- ◆ FORCED AIR GAS HEATING FOR YEAR-ROUND COMFORT
- ◆ DECK SPACE TO EXTEND YOUR GATHERINGS OUTDOORS
- ◆ EXPANSIVE BACK & SIDE YARDS IDEAL FOR GATHERINGS, GARDENING, OR QUIET REFLECTION
- ◆ LANDSCAPED WITH LOVE & INTENTION, A GARDENER'S DELIGHT
- ◆ GROUNDS WITH MATURE TREES, BUSHES, PLANTINGS, SPRINKLER SYSTEM, SIDEWALK, KOI POND, WOOD STORAGE, GARDEN SHED & MORE
- ◆ TWO CAR GARAGE PLUS AN ABUNDANCE OF PARKING SPACE
- ◆ PRIME LOCATION LOCATED MINUTES FROM MEADOWDALE BEACH PARK, THIS HOME OFFERS DIRECT ACCESS TO SCENIC TRAILS, WILDLIFE & THE SOOTHING SOUNDS OF PUGET SOUND WHETHER YOU'RE HOSTING GUESTS OR ENJOYING A QUIET MORNING COFFEE, THIS PROPERTY FEELS LIKE A RETREAT AWAY
- ◆ ENJOY THE CHARM OF EDMONDS WITH BOUTIQUE SHOPPING, FINE DINING & CULTURAL ATTRACTIONS JUST A SHORT DRIVE AWAY
- ◆ TOP-RATED SCHOOLS & EASY COMMUTER ACCESS MAKES THIS PROPERTY AS PRACTICAL AS IT IS BEAUTIFUL

LOCATION & LIFESTYLE CONVERGE AT THIS RARE OFFERING...WELCOME HOME!

