

170 Flying Cloud St, Sequim, WA

## Solana Estates | Premium Architectural Masterpiece

Perched in the highly coveted Solana Estates, this high-quality, custom engineered luxury residence seamlessly blends minimalist sophistication with commercial grade durability. Designed by the renowned Trey Hoff Architecture PLLC, the home offers an unparalleled lifestyle surrounded by breathtaking, protected panoramic views of Sequim Bay, Mount Baker, the Strait of Juan de Fuca, and Protection Island.

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### Premier Location & Community Lifestyle

- Protected Views: Guaranteed, unobstructed view protections of the Pacific Northwest's most iconic waterways and mountain peaks.
- Solana Estates Amenities: Exclusive access to a luxury clubhouse featuring a fully equipped kitchen, a grand gathering/social room, an exercise room/gym, locked mailboxes, and a heated outdoor pool and spa/hot tub.
- Prime Proximity: Located just minutes from Downtown Sequim and the famous Olympic Discovery Trail.

### Engineering & Structural Integrity

- Foundation & Earthwork: Built entirely on engineered and rigorously compacted structural fill (no loose dirt). The advanced foundation is completely sealed against moisture.
- Commercial Grade Envelope: Robust 2x6 exterior wall construction featuring dense, upgraded insulation. Engineered with 20 extra structural tie-downs for maximum wind and seismic resistance.
- Advanced Roof & Truss System: Features extra wide, commercial-grade roof trusses extending 4 to 8 feet. The roof features a 50-year lifetime anti-fungal guarantee.

- Seamless Drainage: Continuous aluminum gutters with zero seams (except at corners), fully protected by premium leaf guards.
- Acoustic Privacy: Every interior wall, as well as the framing between floors, is professionally sealed with a high-performance sound barrier for ultimate peace and quiet.
- Premium Siding System: Clad in a newly engineered Nichiha Gray Architectural Siding system, backed by a commercial-grade moisture barrier, delivering an ultra-sleek modern aesthetic that requires zero painting or heavy maintenance.

## Refined Luxury Interiors & Main Living

- Artisanal Finishes: Stunning white oak hardwood floors carry through the main level, complemented by custom horizontal-grain cabinetry crafted from rift-cut maple, and elegant genuine wood interior doors.
- Architectural Volume: An expansive living area defined by a dramatic 14-foot coffered ceiling with integrated accent lighting.
- Living Room Feature: A striking Basalt Stone Linear Fire Feature utilizing a clean burning alcohol insert.
- Designer Lighting: Exquisite, hand-blown imported Italian light fixtures illuminate the main bathroom suite. Accenting the kitchen and dining areas are handcrafted Moroccan copper pendant lights, casting a warm, artistic glow over the island and dining table.

## Primary Suite & Home Wellness

- Spa-Inspired Sanctuary: The primary bath features a deep, two-person Japanese soaking tub, a sleek low curb shower, and heated tile floors.
  - Advanced Mechanical Comfort: Equipped with a whole-house hot water recirculating system powered by two hot water heaters plumbed in parallel ensuring efficient delivery of hot water at every location.
  - Integrated Cleaning: A comprehensive whole-house central vacuum system services the entire home effortlessly.
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# High-End House Upgrades & Recent Improvements

## Systems, Mechanical, & Electronics

- HVAC (2024): Brand new, ultra-efficient dual-zone variable speed HVAC system complete with an electronic air cleaner.
- Electrical (Recent): Upgraded electrical switches and outlets to the sleek, designer Legrand Adorne Series, updated the whole-house surge protector and added dedicated individual surge protectors for the heat pump and air handler.
- Water Filtration (2026): Newly installed under-sink Reverse Osmosis (RO) drinking water stations at both the kitchen sink (ideal for cooking) and the downstairs bar.
- Plumbing System: Premium PEX (Wirsbo) plumbing throughout the home.

## Window Coverings & Glass (2023–2026)

- UV Protection (2023): Professional UV-blocking film applied to the interior surface of every window in the home and garage, preserving all contents from UV damage and fading.
- Hunter Douglas Automation (2026):
  - Primary Bedroom & Bath: Upgraded to motorized, top-down/bottom-up Light Tight Silk cellular shades.
  - Living & Front Office: Features automated front window Aura shades and top-down/bottom-up Duette cellular shades.

## Kitchen & Entertaining Spaces

- Gourmet Kitchen: Equipped with a premium built-in induction cooktop, trash compactor, microwave, oven, a brand-new refrigerator/freezer (2026) and upgraded sink hardware.
- Downstairs Entertaining Bar: Features a sleek wet bar equipped with a wine/drink refrigerator, microwave, sink, and an RO water dispenser.

- Mudroom Expansion (2025): Added two convertible refrigerator/freezer units for plentiful overflow food storage.

#### Garage, Storage, & Flex Rooms (2024–2025)

- The Ultimate Garage (2025):
  - Upgraded with a stunning metallic flake epoxy/polyurethane floor coating with an integrated moisture barrier.
  - Enhanced with NewAge premium storage cabinets (featuring internal electrical outlets), a new utility sink with hot/cold water, and specialized exhaust venting.
  - Added dedicated garage-use vacuum hose and attachment which connects directly to the whole house canister.
  - Both garage door openers feature backup batteries.
- Game Room Conversion (2025-2026): Transformed an unfinished space into a fully climate-controlled Game Room. Features a dedicated mini-split HVAC unit, new lighting, automated roller shades, and a gorgeous white pine wood chip epoxy/polyurethane floor coating with an integrated moisture barrier.
- Finished Vaults: Smooth-walled concrete downstairs storage rooms boasting polished concrete floors, motion-activated lighting, permanent cabinetry, and hidden storage vaults.

#### Artisan Landscaping & Exterior Styling

- Curated Botanical Design: Masterfully designed by Doug Cockburn, featuring an estate collection of 50+ mature rhododendrons, camellias, and azaleas timed for staggered year-round blooms.
  - Specimen Trees: The grounds boast a flowering plum tree, vibrant Japanese maples, a rare black tulip magnolia, pink dogwoods, a donut peach tree, and a persimmon tree.
  - Hardscape & Lighting: A magnificent custom archway designed by Pat Hammar leads to a private backyard oasis, completely supported by a full-property irrigation system. Landscape lighting throughout the front yard.
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