

Features

3008 113th Ave. SE | Bellevue, WA 98004 | 5 bed | 6 baths | 5106 sq ft | 1 bed ADU - ADA compliant suite | MLS# 2317801

EXTERIOR

GAF Timberline HD "Charcoal" 40 year roof
Hardi Plank siding
15,000 sf expansive lot
blueberry orchard in front yard
apple & cherry orchard in back yard
extensive parking
sunny south-sw facing front yard patios
architectural landscaping
FarmHouse-style lighting
operational barn doors
exterior front door to ADU
Liftmaster Premium garage door

INTERIOR

Throughout
Canyon Creek cabinets
Extra recessed lighting in all rooms
Low Voltage system by Distinctive Audio & Video
Low Voltage wiring for security (Distinctive Audio)
Grohe plumbing components
Sherman Williams paint
Plumbed for generator
NuHeat under-floor heating (family room, bathroom, laundry room, ADU, shop)

MASTER BEDROOM

Craftmade ceiling fan
Emtek barn lighting
LED rope lights
Barn doors in lieu of window treatments
Sunny southwest exposure
Pental tile

KITCHEN

Thermador Premium Suite of appliances
Steam oven
Wall oven
Cook-top, 36" 6-burner
Convection oven
Microwave
Espresso/coffee machine
Wine refrigerator
Hood
Pental tile
Keon PRO granite

PROJECT ROOM/ADA COMPLIANT SUITE

Marmoleum Cinch Loc Squares flooring (lemon zest, eternity, concrete)
Cork underlayment
Plygem Pro Series windows
Shower & laundry tiles – Dal Tiles "Keystones" – waterproof porcelain
Stairs – Pentz Quicksilver 'Carbon' loop carpet
¾ bath ADA compliant
Speed Queen washer/dryer

DOWNSTAIRS SHOP

6 internet ports
French Cleats
Storage closet
Convertible to garage bay, if desired (header height appropriate)
Mitsubishi mini-split

DOWNSTAIRS FAMILY ROOM, LAUNDRY ROOM

Radiant heated floors
Bosch washer/dryer
¾ bath

ADU

Canyon Creek Cabinets
NuHeat in-floor heat
Appliances:
Laundry closet w/ Bosch stacking W/D
Bosch induction cooktop, convection microwave
Bosch pull-out hood

NEIGHBORHOOD/LOCATION

Walk to light rail
Commuter-friendly
Bellevue School District
Enatai Elementary School
Chinook Middle School
Bellevue High School



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All information is deemed reliable, but is not guaranteed.
Seller nore agent warrant square footage. Buyer to verify.