

NW Luxury Estate Close to Harvey Airfield

**PRICE REDUCED
OVER \$350K !!**



12810 72nd Street SE, Snohomish

4,850 Interior SF ♦ 9.92 Gated Acres ♦ NWMLS #263118

This unbelievable lodge-style estate rests on 9.92 gated acres and features commanding views of the surrounding area & Cascade Mountains from all floors. The custom luxury residence includes 4 bedrooms, 4 baths, a den, bonus room/loft, huge media room & bar, large lower floor with 2nd kitchen and an oversized 3 car garage. The builder spared no expense in creating this new construction home with incredible attention to detail & craftsmanship. Elegant & tasteful finishes abound including soaring ceilings, gourmet chef's kitchen, high-end stainless appliances, walnut plank floors and gorgeous countertops made from top quality soapstone, limestone, quartz & granite. This stunning home features every amenity imaginable: radiant heating, A/C, California closets, professional landscaping with water features and whole house state-of-the-art audio, video & security systems.

This signature home MUST be experienced!

OFFERED AT \$1,300,000

Presented Exclusively By:

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SEE REVERSE FOR A COMPLETE LIST OF FEATURES!!

TO VIEW THIS OUTSTANDING PROPERTY ONLINE VISIT:
WWW.PUGETSOUNDREALESTATE.US

*Information is not a warranty. Information is approximate. Buyer to investigate to their own satisfaction.

Quality Features of this Home

Whole House Features

Natural walnut plank flooring
Pella metal clad wood windows w/UV protection
Adjustable California closets
Clear vertical grain Douglas fir trim and door casings
Hard wired smoke detectors w/battery backup
Programmable surround sound w/I-pod & XM satellite radio
Two electrostatic air cleaners and UV bacterial air cleaners
Electrical surge protection in entire house
Nine security cameras throughout the premises

Kitchen

24 total cubic feet refrigerator/freezer
Programmable dishwasher with hidden controls
Six burner gas cook top with griddle
Double ovens with convection feature
Powerful range hood with heat lamps
Built in warming drawers
Sharp Insight Pro microwave drawer
Full height, wood fired ceramic tile backsplash
Undermount 10" deep stainless steel sink with ½ HP disposal
Grohe pull out faucet and Insta-Hot water dispenser
Grohe pot filler faucet above cooktop

Master Bath/Ante Room

Limestone countertop and clear maple cabinetry
Motion activated sink and soffit lighting
Passive radiant floor heating
Glass tiled, multi head oversized shower
Dimmable wall sconces
Wired for cable TV
Adjustable California closet

Media Room

Walnut stained shaker recessed panel cabinetry
Lagos blue Caesarstone countertop
Recessed, lighted display shelving
Several recessed wall cabinets for storage
Pre-wired for rear projection & motorized drop screen
Separate air conditioning system
Extra conduit installed for future technologies
Fantastic sound system

Lower Floor

Cherry maple shaker style recessed panel cabinetry
Corian kitchenette countertop and mosaic tile backsplash
Lagos blue Caesarstone countertop in bath
Walls and ceiling completely insulated for privacy
Independent propane forced air furnace
Separate electrical panel
Ideal for extended family or guests

Utility Room

Natural cherry cabinets
Oyster Caesarstone countertops
Extra deep cast iron utility sink
Built in ironing board
Maytag stacked front load washer and dryer
Heat detector
Space for extra fridge or freezer

Garage

10' ceilings
Insulated
Polyurethane flooring
Side garage exterior light timer
Heat detectors
Garage door disconnect override

HVAC Information

Main floor/house heated by heat pump/AC propane backup
Lower floor has its own propane furnace
Media room and home office propane heated with A/C

Outside

Trex Deck with galvanized steel railing
Gutter guards
Switched Holiday lights outlets
12,000 watt generator
South patio wired for hot tub
Gorgeous water feature and stream

Landscaping

Over 1100 plantings
400 yards of premium topsoil, 8-10" deep
18 zone irrigation control, time clock/controller
Remote rain sensor, system override/shut down
Water feature has auto filter irrigation zone
10,000 gallon per hour water feature pump
Biological filter/pump/pea gravel within pond
Water feature stone from Montana
Irrigation backflow preventer inside home for easy inspection
Commercial grade sprinkle heads
Future irrigation line and control wiring for lower hillside
2700 square feet of paver surface

Other

Fire alarm & security system can be monitored by emergency services
One-of-a-kind fractured pressed glass chandeliers
Slate flooring, maple ceilings and cherry wainscoting featured in the dining room
Home office provides built-in drawers