

DOWNTOWN BELLEVUE AT YOUR DOORSTEP. EXCELLENCE AT EVERY TURN.

PRIME LOCATION — SURREY DOWNS, BELLEVUE

Surrey Downs Neighborhood:

- Situated in one of Bellevue's most sought-after residential neighborhoods
- Quiet, tree-lined streets with an established, close-knit community feel

Walkable to Everything:

- Steps to Bellevue Main Street — restaurants, cafés, and boutique shops
- Walking distance to Downtown Bellevue, Bellevue Square, and Lincoln Square
- Easy access to Bellevue Downtown Park and Meydenbauer Beach Park

Connectivity:

- Minutes to I-405 and I-90 for effortless commuting
- Close proximity to major tech campuses — Microsoft, Amazon, Google
- Highly rated Bellevue School District

Luxurious Dimensions:

- Lot Size: 7,960 SF
- Home Size: 4,400 SF

Bedrooms & Baths:

- 5 bedrooms
- 4.25 baths

Soaring Ceilings:

- Main Floor Ceiling Height: 10'
- Family Room Ceiling Height: 19'
- Upper Floor Ceiling Height: 9'

Premium Flooring:

- Premium 5/8-inch, white-oak hardwood flooring flows through the main and upper floors.
- Plush carpeting adds softness underfoot in all bedrooms and closets.

Guest Suite:

- Main Level Guest Suite
- Oversized Bedroom with white Oak 9" wide plank flooring
- Walk-in closet
- Bathroom with heated tile flooring

Grand Primary Suite — 665 SF Private Retreat (Upper Floor):

- Privately situated on the upper floor, completely separated from all other bedrooms
- Pre-wired for wall-mounted TV
- Designer wallpaper accent wall as a curated focal point
- Premium white-oak hardwood flooring

Primary Spa Bath:

- Brizo plumbing trim throughout
- Rain showerhead with handheld shower on sliding bar
- Heated tile floor and heated shower pan
- Dual floating vanities with smart motion-sensor LED illumination
- Freestanding Soaking Tub with Integrated Drain

Primary Walk-In Closet (100 SF):

- Expansive 100 SF dedicated closet suite
- Fully custom-built cabinetry throughout
- Integrated ambient lighting on motion sensor

Primary Laundry:

- Dedicated upper-floor laundry room within the primary suite

- Two (2) sets of LG washer and dryer — full laundry capacity at the primary level

Bonus Room:

- Built-in wet bar with upper cabinets
- Quartz countertops
- Bar sink
- 24" under-counter beverage center refrigerator
- LED strip lighting under upper cabinets
- Installed 5.1 surround-sound speakers with TV wiring
- Tower cabinets with high-volume storage space

Home Office:

- Dedicated main floor home office
- Custom-built document cabinetry

Staircase:

- Custom black steel handrail system with 3/8" tempered glass panels
- Motion-Activated Lighting: lights turn on in sequence as you step onto the staircase and gradually turn off step by step as you leave

Mudroom:

- Bellmont cabinetry
- Built-in bench with coat hooks
- Sterling 25" sink
- Kraus Oletto pull-down faucet
- Under-shelf lighting and ceiling lighting on a motion sensor

CULINARY COMMAND CENTER

Gourmet Kitchen:

- Fully equipped kitchen with Thermador Professional Series Appliances, including:
- Thermador Pro Grand® 48" dual fuel range featuring six burners with an integrated griddle and a large primary oven with a secondary oven configuration
- Thermador Professional Series 48" range hood (1000 CFM blower)
- Thermador 36" column refrigerator (WiFi enabled)
- Thermador 36" column freezer (WiFi + ice maker)
- Avalon 24" wine cooler (45-bottle capacity)
- Thermador 24" microwave
- Two Thermador 24" dishwashers

Seating Island:

- An island with a built-in 30-inch table seats six, facing the fireplace and TV wall, and offering views of the outdoors, rather than the kitchen cabinets.

Elegant Sinks:

- Blanco SILGRANIT kitchen sink with InSinkErator Advanced 3/4HP Waste Disposal, and Brizo Spout Pull-Down Kitchen Faucet.

Scullery Kitchen:

- Separate scullery kitchen
- Bosch 24" dishwasher
- Blanco 26–13/16" SILGRANIT Kitchen Sink with InSinkErator 3/4HP Garbage Disposal and Brizo Spout Pull-Down Kitchen Faucet.

Spacious Pantry:

- Oversized walk-in pantry with custom-built-in storage and shelving
- Granite countertop
- Ambient lighting on a motion sensor.

Dining Area:

- Casamance French wallpaper as a sophisticated design statement
- Nuvola pendant lighting as a striking focal point

SMART HOME & COMFORT

Whole-Home Smart Integration:

- Lutron Caséta smart lighting system
- Ecobee smart thermostats
- Ecobee smart video doorbell
- Built-in sound system
- Eufy 4K security cameras with 1TB local storage (no monthly fees)
- Yale smart lock at the main entry
- LiftMaster garage door opener with MyQ WiFi control

All smart systems are fully compatible with Apple HomeKit, Amazon Alexa, and Google Home, allowing control via voice commands, smartphone, tablet, or TV. Custom programmable scenes are designed to enhance comfort, security, and energy efficiency throughout the home. Live video viewing and two-way communication are accessible directly from the Ecobee thermostat displays located in the Primary Bedroom and Kitchen.

Heating, Cooling & Air Quality:

- Two Bryant inverter-driven heat pumps (one per floor)
- Ecobee smart thermostat control system
- Dedicated make-up air system with 8" inline fan to balance indoor air pressure when operating the high-capacity kitchen hood
- Integrated fresh air intake system delivering controlled outdoor air for improved indoor air quality
- Panasonic whole-house fan
- Six Panasonic exhaust fans

Energy Efficiency:

- 3.08 kW solar system
- Rheem ProTerra 80-gallon smart hybrid water heater
- Leak detection & auto shutoff
- Hot water recirculation system
- Pre-wired for a portable generator
- Dual 50-amp EV charging circuits

OUTDOOR LIVING & CURB APPEAL

Luxurious Yard:

- Beautifully landscaped grounds
- Full cedar fencing around the property perimeter
- 6-zone irrigation system with a programmable timer

Covered Outdoor Living Area:

- Modern 48" linear gas fireplace, wall decorated with natural stone, and with a TV hookup
- Pre-plumbed for a gas BBQ
- Two 48" Infratech electric heaters
- Sound system installed

Modern Façade:

- Modern, clean-line façade in Hardie board and lap siding
- Resysta® eco-wood and natural stone accents

Garage Amenities:

- 2-car garage
- Polyaspartic flake floor
- Clopay Avante Sleek doors
- LiftMaster wall-mounted garage door openers with MyQ Wi-Fi Control

Exterior Lighting:

- Landscape lighting throughout the grounds
- Exterior tape lights in the soffits

BUILT TO LAST: PREMIUM CONSTRUCTION STANDARDS

Premium Structural Lumber:

- Premium-grade lumber throughout all framing — walls, floors, and roof
- Selected for straightness and strength, minimizing movement and settling

Plywood Sheathing (Not OSB):

- Walls and roof sheathed with premium plywood — stronger, more moisture-resistant, and more durable than OSB
- Superior fastener retention for a rigid, long-lasting building envelope

Exterior Walls BIBS Insulation:

- Blown-In Blanket System (BIBS) fills every wall cavity completely
- Higher R-value than batt insulation — superior thermal efficiency and soundproofing

High-Strength 4,000 PSI Concrete:

- Foundation, garage slab, patio, driveway, and porch — all poured with 4,000 PSI concrete
- Exceeds standard residential specs for load bearing, crack resistance, and long-term durability