### UNIVERSITY PLACE

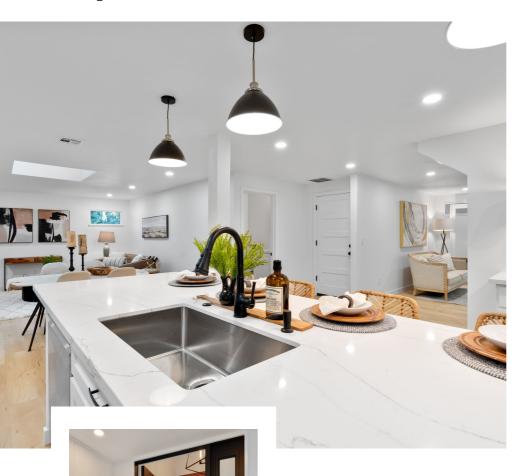
# BECKONRIDGE BEAUTY

MLS # 2183081

STUNNINGLY REMODELED RESIDENCE AT 4810 95TH AVENUE WEST UNIVERSITY PLACE, WASHINGTON 98467. METICULOUSLY UPGRADED TO MEET THE HIGHEST STANDARDS OF MODERN LIVING.

### **BECKONRIDGE**

Residents of Beckenridge enjoy a tranquil environment, with lush, tree-lined streets that epitomize suburban charm. The community's proximity to top-rated schools & upscale shopping centers makes it a highly desirable location for families and professionals alike. With easy access to outdoor activities at nearby parks, golf courses and the stunning Puget Sound, Beckenridge offers a perfect blend of comfort, convenience, and natural beauty. This community is not just a place to live it also has a seasonal outdoor pool, tennis courts and a meeting room.





#### State-of-the-Art Kitchen:

A chef's paradise, the kitchen features top-of-the-line stainless steel appliances, sleek quartz countertops, and custom cabinetry. An expansive center island provides ample space for meal preparation and casual dining, while the latest in culinary technology ensures an unrivaled cooking experience.

### **Elegant Interiors:**

Step inside to a bright and airy living space, accentuated with luxurious finishes, Luxury vinyl plank flooring, and contemporary led light fixtures. The open-concept design promotes a fluid living environment, perfect for entertaining and daily comfort.

### **Tranquil Bedrooms:**

Retreat to the serene bedrooms, each thoughtfully designed to provide a peaceful escape. The primary suite, a true sanctuary, features a lavish en-suite bathroom and a spacious walk-in

### Fully Remodeled Home

This home is more than just a living space; it's a statement of upscale living and modern refinement. Ideal for those who appreciate style and comfort. The home interior was redesigned to create an open floor plan. You will not find another house in the neighborhood like this!

### FOCUS ON FUNCTION

# THE HOME SYSTEMS

### **SMALL DETAILS FOR A LARGE IMPACT**

LED LIGHTING FIXTURES, EV OUTLET IN GARAGE, NEW WIRING, NEW PLUMPING & RECIRCULATING HOT WATER HEATER



### RECIRCULATING HOT WATER HEATER

**Electrical:** 

Panel: 200 amp Brand: Siemens

Breakers: Arc Fault Breakers with Surge Protector. EV Car Outlet: Garage

Amps: 50

All new wiring throughout the

home.

Lighting:

Cans: LED Fixtures: LED

**Outdoor Recessed Cans: LED** 

Control: Photo Cell

Outdoor Outlets: Front & Back

Location: Soffits Purpose: String Lights

### **Heating & Cooliing**

Furnace

Manufactured: 2017

Type: Gas

Thermostat: Acculink Filter: Air Scrubber Filter 2: Electronic

**Heat Pump** 

Location: West Side Manufactured : 2017

Filter replacement 10/8/2023

Storage closet located on the second floor of the home.

Installing a recirculating hot water system in your new home offers several benefits, enhancing both convenience and efficiency. Firstly, it provides instant hot water access at all taps, eliminating the wait for water to heat up, which is particularly useful during busy mornings. This immediate availability not only saves time but also significantly reduces water waste, as there's no need to let the water run while waiting for it to warm up. Recirculating systems are energy efficient. By maintaining a constant supply of hot water, they reduce the energy needed to repeatedly heat water from cold, thus lowering utility bills. Overall, a recirculating hot water system is a practical investment for a new home, offering daily convenience, environmental benefits, and potential cost savings.

## BECKONRIDGE BEAUTY

INSPIRED DESIGN







### KITCHEN FEATURES

**Kitchen Appliances** 

Range: 6 Burner Manufacturer: Cosmos Heating Source: Gas

Oven: Electric Manufacturer: LG Style: Double (Stainless)

**Refrigerator** Manufacturer: LG

Style: French Door (Stainless)

Dishwasher

Manufacturer: LG (Stainless)

**Garbage Disposer** 

Manufacturer: InSinkerator Badger

Insulation Installer: Boulton Area: Floor Type: R49

Area: Ceiling Type: R29

Interior walls were insulated around bathrooms and bedrooms to provide an additional acoustic barrier. The stairwell is also insulated.

### Concrete

Location: Driveway & Sidewalk Depth: 4"+ pour on compacted 5/8

Gravel

Additional Features: Passthrough sleeves under driveway and front sidewalk.

**Location: Rear Patio** 

Depth: 4"+ pour on compacted 5/8

Gravel

Finish: Dyed concrete with antiqued

texture.

### Roof

Condition: New Type: Composite

#### Gutters

All new gutters with Leaf Guard covers.

### **Irrigation System**

Areas: Front & Back Drip irrigation: Flower Beds Sprinklers: Grass Area Yard Bird Control System

### **HOA Benefits**

Outdoor Pool: Seasonally Open Tennis Courts Meeting Room