

BECKONRIDGE BEAUTY

UNIVERSITY PLACE

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 closet.



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!

THE HOME SYSTEMS

FOCUS ON FUNCTION

SMALL DETAILS FOR A LARGE IMPACT

LED LIGHTING FIXTURES, EV OUTLET IN GARAGE, NEW WIRING,
NEW PLUMPING & 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 & Cooling

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.



RECIRCULATING HOT WATER HEATER

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



HUFFINES HOMES

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