

HARBORVIEW

4622 Hall Rd. Blaine, WA

2 Bedrooms, 3 Bathrooms
2,238 Square Feet

+ Bonus Room
+ Oversized 2-Car Garage

Drayton Harbor
\$795,000



HARBORVIEW is a custom-designed Modern A-Frame in neighborly *Harbor Shores*.

Enjoy proximity to Downtown Blaine, I-5, Bellingham & British Columbia, Canada in this peaceful, compact community, with sun-drenched views of Drayton Harbor.



Adventure Awaits

HARBORVIEW offers easy access to Drayton Harbor from the *Harbor Shores* Community Beach. Paddle to Drayton Harbor's *Bird Rock*, visited by Great Blue Herons and Eagles.

After your paddle, enjoy the sunset from your covered deck. Feeling too warm? Lower your sunshade and soak in the tranquil birdsong. Next on your busy agenda? Stargazing!



Enjoy views of *Semiahmoo Resort & White Rock* (in Beautiful British Columbia) from *HARBORVIEW*

GREAT Room - Designed for Entertaining

Entertain while preparing meals in your open kitchen with separate pantry closet. Guests (and the chef!) will delight in sunny Drayton Harbor views while bird watching from your tall windows. Steps from the kitchen is a glass door leading to a separate concrete deck with propane BBQ hook-up for efficient and tidy barbecuing. Enjoy a gourmet meal (no pressure!), while taking in another gorgeous sunset. Let nature feature prominently in your home's simply elegant design:



Retreat to Your Private Sanctuary



No climbing stairs required to utilize your primary bedroom with ensuite bathroom. Roman Blinds ensure your time of rest is peaceful. Your alarm clock: birdsong.

Enclosed walk-in shower, double under-mount sinks with quartz countertops, a separate toilet room and linen closet elevate your spacious bathroom to a private spa experience:



Flexible Space - Design the Upstairs Bonus Room to Adapt to Your Needs

This sunlit space can become what you need when you need it - you decide! Do you prefer a cozy reading and/or TV room while soaking in views of Drayton Harbor? A large, bright playroom for kids or grandkids? Or do you want your home office Zoom meeting's REAL background views to be coveted by your co-workers?



Generous Storage

From the kitchen pantry, large bedroom closets and oversized garage, ample storage is key to a modern, uncomplicated lifestyle.



FEATURES LIST

Thoughtful amenities incorporated throughout *Harborview*, a custom-designed home, completed in 2016 by builder Chuck Cummins in the *Harbor Shores* neighborhood:

- A-frame design creates dramatic wall of double-pane windows facing westerly views
- Southern & western windows brighten open living space & beckons you to views of the water & birdwatching; numerous opening windows brings in the birdsong
- Ukranian oak hardwood floors with dark finish in living room & bedrooms
- Slate flooring in entryway, kitchen, bathrooms & laundry room
- Hardiplank exterior siding
- Special touches throughout this well-designed home, including insulated interior walls to minimize noise transfer, Lutron switches & plugs, large closets & ample storage throughout *Harborview*
- Deluxe window treatments: roller blinds in the living spaces & roman blinds in the bedrooms

View & Water Access

- Direct waterfront access to Drayton Harbor via neighborhood Community Beach, steps from *Harborview*
- Expansive water views from great room, kitchen & bonus room
- Covered timber-tech deck adjacent to main entry, sited to take advantage of expansive views of Drayton Harbor - the perfect spot to soak in the sunset
- Too much sunshine? Pull down the sun shade on the deck
- Numerous fruit trees to freshen your day, and your meals

Modern Floor Plan

- Entry leads to great room & kitchen
- Primary bedroom & ensuite bathroom on the main level
- Oversized garage leading to laundry/mud room, which are adjacent to the kitchen
- Upstairs level includes bedroom, 2 walk-in closets, full bathroom and additional sunny living space with Drayton Harbor view - home office? TV room? Play room? You design your living spaces to meet your needs, and adapt them, as your needs change.

Primary Bedroom & Bathroom

- Generous walk-in closet
- Double under-mount sinks with quartz countertops
- Private toilet room
- Linen closet in bathroom
- Glass-enclosed walk-in shower

Kitchen & Pantry

- Spacious kitchen with stainless steel appliances & sink, quartz countertops
- Over-sink window to brighten your work area with natural light
- Kitchen finished with extensive cabinetry & separate pantry closet
- New range installed in 2023

Laundry/Mud Room

- New washer + dryer installed in 2023/2024
- Garage leads to laundry/mud room, which is adjacent to the kitchen and situated away from bedrooms
- Built-in storage, sink
- Separate toilet room next to the laundry room

Garage, Workspace & Storage

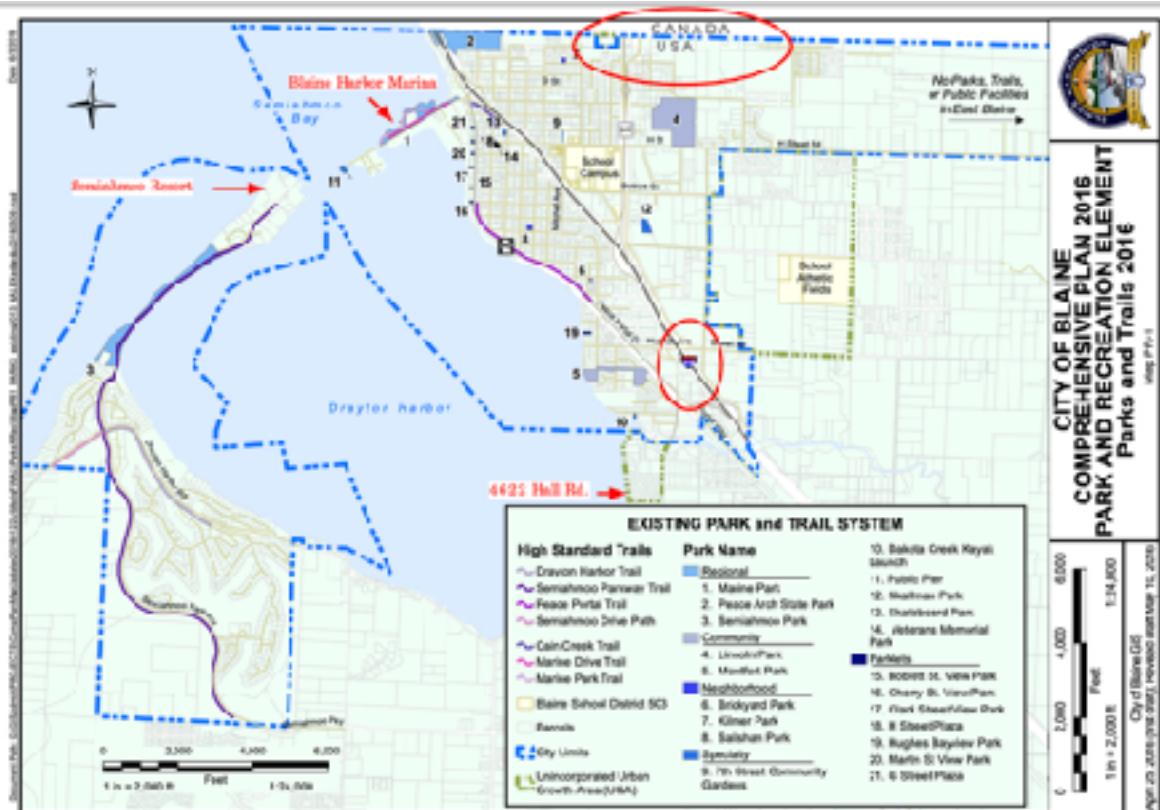
- Large 2-car garage, brightened by in-garage window

Systems

- Meticulously maintained HVAC system with heat pump for heating & cooling
- Tankless water heater
- Propane fireplace on the main level provides a heat source, in the event of a power outage
- "Step-system" septic tank: no drain field, drains to sewer line

Neighborhood

- Coveted water view location in *Harborshore* neighborhood; water view homes in this neighborhood are rarely listed for sale
- *Harborview* feels quiet & secluded, with a strong community of friendly Harborshore neighbors
- 1 mile from I-5 freeway
- 2.5 miles from downtown Blaine, with shopping & restaurants
- 3 miles from Peach Arch Border Crossing into Canada
- 3 miles from Blaine Harbor Marina, the perfect spot to moor your boat, when not boating in the San Juan or Gulf Islands
- Just over 5 miles from Semiahmoo Resort, with world-class restaurants, spa + Golf & Country Club
- 20 minutes from Bellingham International Airport
- Blaine has a wealth of parks and trails to take in the natural beauty of scenic Drayton Harbor and its greenways



Are you ready to call *HARBORVIEW* your new home?

Katie is here to help you take the next step.



KATIE MUNDELL

Professional Real Estate Agent

Sell or Buy YOUR Home with Confidence





Independently Owned & Operated

360.303.4352

KatieM@kw.com

KatieMundell.com