

# HARBORSIDE

8996 Dearborn Ave. Blaine, WA

Visit [www.HarborsideShores.com](http://www.HarborsideShores.com) for photos, video, interactive tour & more information.

4 Beds, 3 Baths  
3,762 Square Feet

+ Workshop/Studio  
+ Oversized 2-Car Garage

Drayton Harbor  
\$975,000



## Architectural Details

*Prairie Style* Architecture was pioneered by Frank Lloyd Wright. This unique & timeless design is incorporated throughout *Harborside*: observe the light fixtures as you enter the yard and walk up the steps, coordinated with custom accents in the railings that continue into your entrance hall. This is no ordinary home. And it resides in an extraordinary setting, on Drayton Harbor.



## Adventure Awaits

*Harborside* grants you access to Drayton Harbor from the Harbor Shores neighborhood Community Beach. But if the tide is in, why not paddle from the creek adjoining your home, right to Drayton Harbor and the *Bird Rock*, visited by Great Blue Herons and Eagles.

After your paddle, enjoy the sunset from your deck, just steps from your gourmet kitchen and cozy fireplace.



Soak up more nature after dinner, warm yourself by the fire pit and toast a S'more, or two - YOU EARNED IT! Then it's time to count the (your?) lucky stars.



## GREAT Room - Designed for Entertaining

*Guests will love bird watching from your windows and enjoying a gourmet meal (no pressure!), while taking in another gorgeous sunset. Entertain while preparing food in your open kitchen with adjoining chef's pantry room, with storage and counter space for messy recipes or the dedicated barbecue chef. Walk out to the adjoining barbecue deck, plumbed with propane gas.*



## Retreat to Your Private Sanctuary

At the end of the day, it's time to rest and regenerate in your private bedroom with ensuite bathroom. If you like to awaken to birdsong, you might want to leave one or more of the plentiful windows or the door to your deck open.



Separate custom vanities, walk-in shower, private toilet room & walk-in closet off of the spacious primary bathroom means you won't be in each other's way in the morning. And the early riser won't worry about waking their sleeping partner.





## Storage, Storage, and Even More Storage

You will have to experience *Harborside* in person to appreciate the storage space incorporated throughout this thoughtfully designed home.

The entry hallway's closet is sized for both the household's and guests' coats. And there's a switch in the closet that turns on your exterior holiday lights!

Behind that barn door is a convenient desk area.



In addition to storage in the wine room, there is another storage room on the lower level.

This does not include 2 other walk-in storage areas on the lower level. Don't forget the extra-deep 2-car garage + heated workshop or artist's studio.

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## Flexible Rooms - Design Your Floor Plan Upstairs

Do you prefer one of the upstairs bedrooms be your home office? If you need more office space, make the upstairs den with large closet your home headquarters. If you prefer, you could convert the den into a large bedroom or fun playroom.



Thoughtful amenities incorporated throughout *Harborside*, the homeowner's planned *forever home*, built in 2015 in the Harbor Shores neighborhood:

- Custom entry door with coordinated internal & external light features
- Custom clear vertical grain fir stairwell & architectural railings, with fir trim & accents throughout the home
- Abundant windows brighten living space & beckons you to views of the water & birdwatching; numerous opening windows brings in the birdsong
- Bamboo hardwood floors
- Deluxe window treatments
- Lavish custom storage built in to each level of this exceptional home

### View & Water Access

- Water access to Drayton Harbor adjacent to property, or via neighborhood Community Beach, steps from *Harborside*
- Water views from main living area, primary bedroom & most rooms in the home
- Covered deck adjacent to main living area & primary bedroom, with water views of Drayton Harbor & it's *birding rock* - the perfect spot to soak in the sunset
- Outdoor fire pit - S'mores Central

### Floor Plan

- Main-level living lifestyle: primary bedroom with ensuite bathroom, living space, kitchen, butler's pantry & laundry on the main level
- Main level's open floor plan is designed for entertaining
- Primary bedroom includes 2 separate vanities, walk-in closet with built-in cabinetry, private toilet room & oversized walk-in shower
- Upstairs level includes large home-office or bedroom, family room/den (or potential bedroom), additional bedroom & double-vanity bathroom with custom cabinetry & built-in storage
- Downstairs includes potential wheelchair-accessible ADU, with custom built-in kitchenette, bedroom, bathroom & living space

### Kitchen & Chef's Pantry Room

- Kitchen includes dedicated beverage fridge, counter to ceiling tile, oversized stone-top island for casual living & eating + several large windows for natural light
- Custom cabinetry with soft-close drawers
- Chef's pantry room is adjacent to kitchen & the outdoor dedicated barbecue deck. Cabinets slide to reveal enviable pantry storage as well as counter space for a second chef and/or messy kitchen projects.

### Laundry Room

- Situated away from bedrooms, with sliding door for quiet operation any time of day
- Built-in storage, French drying racks, hanging rod, generous "folding counter" & sink

## Wine Room

- Geo-temperature wine room on the lower level, with 135 wine bottle wine rack + plenty of room to add more wine racks

## Garage, Workspace & Storage

- Large heated sunlit workshop or artist studio with sink, surrounded by windows & French doors that lead to the garden
- Extra-deep 2-car garage with plentiful storage space at "head" of garage
- Oversized closets, walk-in storage areas and custom built-in cabinetry throughout the home
- Exterior "gear garage" for convenient equipment storage underneath barbecue deck

## Systems

- In-floor propane radiant heat on main and lower levels
- Comfort Cove Electric radiant heat on upper level
- Cat 6 Wiring
- Wired for electric car charging
- Hot water recirculating system, for fast hot water
- Central Vacuum System
- "Step-system" septic tank: no drain field, drains to sewer line
- Propane fireplace
- Plumbed propane barbecue hookup on second deck outside chef's pantry room
- Propane fireplace in the main level living space; lower level wired for fireplace
- Exterior "Holiday Lights" switch inside entry coat closet
- Toto toilets

## Neighborhood

- Coveted waterside location in Harborshore neighborhood; waterside homes in this neighborhood are rarely listed for sale
- *Harborside* 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

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## Lower Level Living Space

The lower level provides the flexibility to adapt to your changing needs. Maybe a family member needs their own space - this level provides a bedroom, bathroom, living room with kitchenette and separate entrance from the level ground. This living space can also be used as a great home theatre and workout room, with a bedroom & bathroom for out-of-town guests. Or maybe down the road you may choose to apply for this space to be an ADU. You decide!



Are you ready to call *Harborside* 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**

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