

DETAILS & FEATURES OF EATONVILLE

NW CONTEMPORARY ESTATE

~Purchaser acknowledges the property is in Designated Forest Land. Purchaser agrees to sign a continuance and provide Pierce County with a FMP or pay the compensating taxes.

FMP= Forest Management Plan~

1. 22+ acres with timber that is over 16 years old, planted at 330 Douglas fir / acre in 1998 by Weyerhaeuser.
 - a. Well is 300 feet deep and produces 50 plus gallons / minute of water.
 - b. well pump is a variable speed commercial constant pressure pump with it's own controller
2. 4800 square feet of finished living space, 4+ bedrooms with 3 1/2 baths + den / office
 - a. Extensive wood work throughout home with recessed can lights.
 - b. Flooring consists of Bamboo hardwood floors with Black Walnut Inlays and Blue Tuscan Slate tiles. (there is NO carpet in this house)
 - c. All floors and walls (interior and exterior) are fully insulated!
 - d. HVAC system is fully functional and runs off of propane
3. Master suite is 1100 square feet with French doors looking at Mt Rainier.
 - a. Master suite has walk in closets from bathroom and bedroom
 - b. Master bath is a 5 piece master bath with dual sinks, jacuzzi jetted tub and a separate glass enclosed shower.
 - c. Master bath has full size front loading Maytag washer and dryer
 - d. Master bath has extensive tiling throughout
 - e. Master suite has Vaulted ceilings with exposed large beams with a 6 ft fan installed
 - f. Master suite has a finished cockloft (flooring, trim, electrical)
4. Home has 2 Rinnia (propane) on demand and hot water heaters which supply unlimited hot water
5. Stairs to Master suite are solid, hand built Black Walnut stairs with a balcony / stair railing of black aluminum with glass panels.
6. Great room has 28 ft vaulted ceilings with 2 ceiling fans, 800 + square feet with a large fireplace surrounded with Rocky Mountain ledge rock (stacked) with a black Walnut Mantle.
 - a. Great room has a wall of windows which look out at Mt Rainier and consists of 20 individual windows that are self cleaning. windows are wrapped extensively with wood.

- b. Great room has a fully functional wet bar with plumbing, electrical and mini fridge installed. Wet Bar granite tile installed on both levels of counters with Black Walnut cabinetry and shelving.
 - c. Great room has a 45 in LCD flat panel television with associated Black Walnut shelving built around it.
- 7. Home is wired with a 20 KW stand by Generator (propane) with an Automatic transfer switch and electrical panels are cross connected. Generator powers 100% of home upon loss of power with 10 seconds.
 - a. Generator is programmed to maintain itself 2x / month
- 8. Downstairs laundry room contains a full size washer and dryer and soaker sink with solid Maple Cabinetry
- 9. Downstairs ceiling height is 9 Ft
- 10. Hallway width is extra wide (4 feet vs 3 feet)
- 11. All bedrooms downstairs are LARGE, the smallest bedroom is 255 square feet plus and contains large closets.
 - a. main bathroom downstairs has solid Maple cabinetry, large storage / linen closet with both a tiled soaker tub and a separate standalone tiled shower.
- 12. one bedroom downstairs could be a master suite as it has a full bathroom and walk in closet for its sole use.
- 13. All Rooms have both high speed internet and coaxial jacks installed
- 14. There are two access' to the fully finished 3600 square foot crawl space.
- 15. All wiring in the house is 20 AMP vs 15 amp
- 16. Home is wired for security purposes with motion detectors and flood lights covering 100% of exterior / deck
- 17. Kitchen is Raised with a center Island, ALL cabinetry is Black Walnut. Cabinets have glass paneled doors and glass shelves with both through cabinet and under cabinet lighting.
 - a. center island has a 45 in down draft propane cook top and an abundance of drawers for storage and cabinetry at both ends.
 - b. kitchen has a full size double oven built into the cabinetry.
 - c. kitchen contains a full size refrigerator / freezer, trash compactor and dishwasher with a double sink. ALL kitchen appliances are high end stainless steel (MAYTAG)
 - d. there is a 1/2 bath off of the kitchen
 - e. Separate dining area off of the kitchen as well
 - f. Full size Pantry off the kitchen with a full size upright freezer and adjustable shelving
- 18. Home has an electronics closet with extra ventilation off of the main hallway
- 19. Home has a fully functional water filtration system which cleans itself 3 times / week.

20. attached to the house is a 1700 square foot exposed aggregate concrete deck with black aluminum railings leading to a back yard that is approx. 2 1/2 acres.
21. The grounds include an in ground sprinkler system which also includes drips lines for the front garden and trees. Also has 5 nonfreezing yard hydrants installed.
 - a. Fruit trees and multiple other trees throughout yard.
22. Property has a 1700 + square foot, detached, heated, three bay garage which has a 50 amp outlet installed.
23. Home has a covered two car approach (carport?) next to front door with security lights so home owners never come home to a dark entry.
24. home is in a private, gated community
25. Home has an amazing view of Mt Rainier which can never be blocked.
26. property has no wet lands, varies very little in topography 6 ft. +/-