

# Highlights

4426 219th Pl SE, Bothell, WA 98021

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## INTERIOR FEATURES

- Beautifully remodeled kitchen (2019) with Monogram 6-burner gas cooktop, convection microwave + oven, Zephyr hood, Kohler pot filler, LG fridge, Miele dishwasher
- Walk-in pantry with custom cabinetry with rollout shelving
- Quartz island, custom soft-close cabinetry with pullout drawers, LED lighted glass-front uppers, hidden trash/recycle, custom made cutlery insert, convenient built-in utensil drawer & knife block, designer backsplash with under-cabinet lighting
- Family room with surround sound pre-wiring & built-in speakers, custom handmade mantel & fireplace surround
- Grand entry features vaulted ceilings, designer chandelier, and wide staircase with modern custom railing; secondary staircase adds flow and flexibility
- Main level bedroom or office adjacent to a custom (2024 remodeled)  $\frac{3}{4}$  bath with shiplap accent wall, Kohler Memoirs fixtures, toilet & sink, vent heater, basketweave tile that transitions seamlessly into large arched walk-in shower with rain shower head & custom Kohler control panel
- Fully reconfigured laundry/mudroom (2024) with matching LG washer/dryer, custom floor to ceiling adjustable cabinetry with soft close doors/drawers, Kohler sink & faucet, drip tray vented for safety, designer wallpaper, and checkerboard tile flooring.
- Garage entry features custom built coat & shoe rack with ample storage and space for backpacks
- Upper level includes a spacious primary suite with a luxurious 2025 bathroom remodel—featuring a freestanding soaking tub, quartz dual vanity with soft close cabinets & drawers, Toto Drake chair height toilet, Kohler fixtures & sinks, and spa shower with custom Kohler rain shower & valve system
- Upstairs hall bath remodeled in 2024 with hex tile flooring, designer striped wallpaper, Kohler medicine cabinets, Kohler fixtures & sink, Kohler shower control panel
- Bonus/media room upstairs with blackout + regular blinds, overhead projector & built in speakers + perfect space for home office

## EXTERIOR FEATURES

- Covered back patio (installed 2018) with gutter & downspout attached to mainline ceiling-mounted Bromic heaters, speaker hookups, and café lighting creates a year-round entertaining space
- Top-tier ForeverLawn AstroTurf (installed 2020) for a lush, low-maintenance lawn
- Fully fenced backyard: Updated custom landscaping with river rock border, pavers, plants, trees, shrubs & lighting (2022)
- Exterior paint (2019) with partial stone façade and modern curb appeal
- Custom storage shed on side of the house added in 2020
- Long driveway offers ample parking and security

## GARAGE

- Oversized 3-car garage with built in heavy duty overhead shelving, extra bright lighting, Merv 16 air filter, whole house advanced air scrubber, two EV charging stations, extra bright lighting, shoe rack

## GYM

- Heated/Air Conditioned finished gym area (2020) with Cedar plank slat wall, rubber flooring, custom full length mirrored walls, & built in floating shelves
- Samsung smart TV, electrical for easy Sonos speaker install, ceiling pre-framed for TRX installation, well-lit with dimmable can lighting & natural light through custom sized black slider.

## SMART HOME & SYSTEMS

- Philips Hue smart lighting system with custom scenes and app control in bonus/media room & main floor bedroom/office
- USB & USB-C outlets throughout key areas
- Whole-house LED recessed lighting with dimmers
- Rachio Wi-Fi-enabled irrigation controller - automatically skips watering if rain is in the forecast
- Hardwired PoE security camera system with NVR + hardwired alarm
- Tesla Powerwall backup power
- Hunter douglas powered blinds (kitchen/family room)
- Wired for whole-house backup generator.
- Front door smart lock

## PREMIUM MATERIALS & DESIGN TOUCHES

- Kohler faucets and custom shower valves throughout the home
- Spa-inspired bathrooms with designer tile, curated lighting, and high-end finishes
- Transitional-modern railings, refined paint palette, and elegant wallpaper accents
- Top quality plush carpet & pad throughout
- Built in closet shelving in all bedrooms