

FEATURES AND AMENITIES

2501 SE 175TH AVE | VANCOUVER, WA 98683



INTERIOR FEATURES- Main Floor

Living Room/Dining Room Combo

- Laminate Flooring
- Large Windows
- Open and Airy Great Room Concept

Kitchen

- Quartz Counters
- Full Height Backsplash
- Range w/ Glass Top
- Microwave
- Dishwasher
- Disposal
- Laminate Flooring

Eating Area

- Bay Window
- Laminate Flooring

Family Room

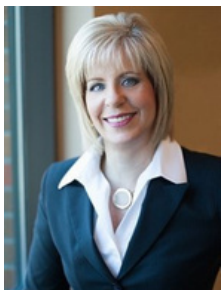
- Gas Fireplace
- Slider Door to Covered Patio
- Great Room Concept
- Laminate Flooring

Powder Bath

- Newer Vanity
- Tile Floor

Laundry Room

- Stained Glass Door Inset
- Tile Floor



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INTERIOR FEATURES- Upper Level

Primary Suite Bedroom

- Ensuite
- Wall to Wall Carpet

Primary Suite Bathroom

- Walk-In Tile Shower
- Vanity with Slab Granite Counter
- Dual Sinks
- Walk-In Closet with Professional Organizer
- Tile Floor

Bedroom 2

- Closet Organizer
- Wall-to-Wall Carpet

Hall Bathroom

- Full Bathroom
- Vanity with Stone-like Solid Surface Counter
- Tile Floor

Bedroom 3

- Closet Organizer
- Luxury Vinyl Flooring

Garage

- Finished 2-Car Garage (Insulated and Painted)
- Garage Door Opener

Exterior

- Spacious Corner Lot (.14 acre/5,940 sq. ft.)
- Front and Backyard Sprinkler System
- Sizeable Fenced Backyard
- Custom Covered Patio with Sun Shades
- Dog Run

OWNER UPGRADES AND GENERAL INFORMATION

- Owner Upgrades:
 - Additional Recessed Lighting Added Throughout Home
 - New Garage Door and Garage Door Opener-2024
 - New HVAC and Air Conditioner-2023
 - Updated Millwork Throughout Home
 - New Gutters-2019
 - Full Kitchen Update-2019
 - New Custom Patio Cover with Screens-2024
- Sought After Vancouver Schools
- Close Proximity to Conveniences-Shopping, Dining, Parks, etc.
- Easy Freeway Access

