

# FEATURES AND AMENITIES

817 NW 141<sup>st</sup> ST | VANCOUVER, WA 98685



## INTERIOR FEATURES

### Kitchen

- Slab Granite Counters
- Pantry
- Island with Eating Bar
- Downdraft Range w/ Glass Top
- Microwave
- Dishwasher
- Disposal
- Tech Area
- Luxury Vinyl Flooring

### Eating Area

- View Windows
- Luxury Vinyl Flooring

### Family Room

- Gas Fireplace
- Slider Door to Backyard
- Luxury Vinyl Flooring
- Great Room

### Powder Bath

- Vanity with Quartz Counter
- Luxury Vinyl Flooring

### Main Level Office

- French Doors
- Luxury Vinyl Flooring

### Laundry Room

- Cabinets and Storage Rack
- Utility Sink
- Window
- Vinyl Flooring



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**John L. Scott**  
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## INTERIOR FEATURES

### Primary Suite Bedroom

- Ensuite
- French Doors
- Luxury Vinyl Flooring

### Primary Suite Bathroom

- Full Bathroom
- Walk-In Shower
- Jetted Tub
- Vanity with Quartz Counter
- Dual Sinks
- Walk-In Closet
- Vinyl Floor

### Bedroom 2

- Closet
- Wall-to-Wall Carpet

### Hall Bathroom

- Full Bathroom
- Vanity with Slab Granite Counter
- Vinyl Floor

### Bedroom 3

- Closet
- Luxury Vinyl Flooring

### Garage

- Finished 3-Car Garage (Insulated and Painted)
- Garage Door Openers
- Man door to backyard

### Exterior

- Large Corner Lot (.23 acre/9,999 sq. ft.)
- Front and Backyard Sprinkler System
- Gated RV Parking
- Spacious Fenced Backyard
- Raised Beds and Shed
- Patio with Awning

## GENERAL INFORMATION

- Owner Upgrades Include:
  - New Interior/Exterior Restoration Hardware Lighting-2016
  - New Direct Drive Garage Door Openers-2016
  - New Water Heater 2018
  - New James Hardie Siding/Trim and Exterior Paint-2019
  - New Gutters-2019
  - New Decorative Patio Awning-2019
  - New Cedar Fence with 2 Gates-2019
  - Foyer with Large, New Ceiling Fan-2019
  - New HVAC Sysem and Air Conditioner-2020
  - New Luxury Vinyl Flooring-2020
  - New Custom Window Coverings-2020
  - All Trees Trimmed-2020
  - New Exterior Hose Bibs-2024
- Sought After Vancouver Schools
- Close Proximity to Many Conveniences
- Easy Freeway Access

