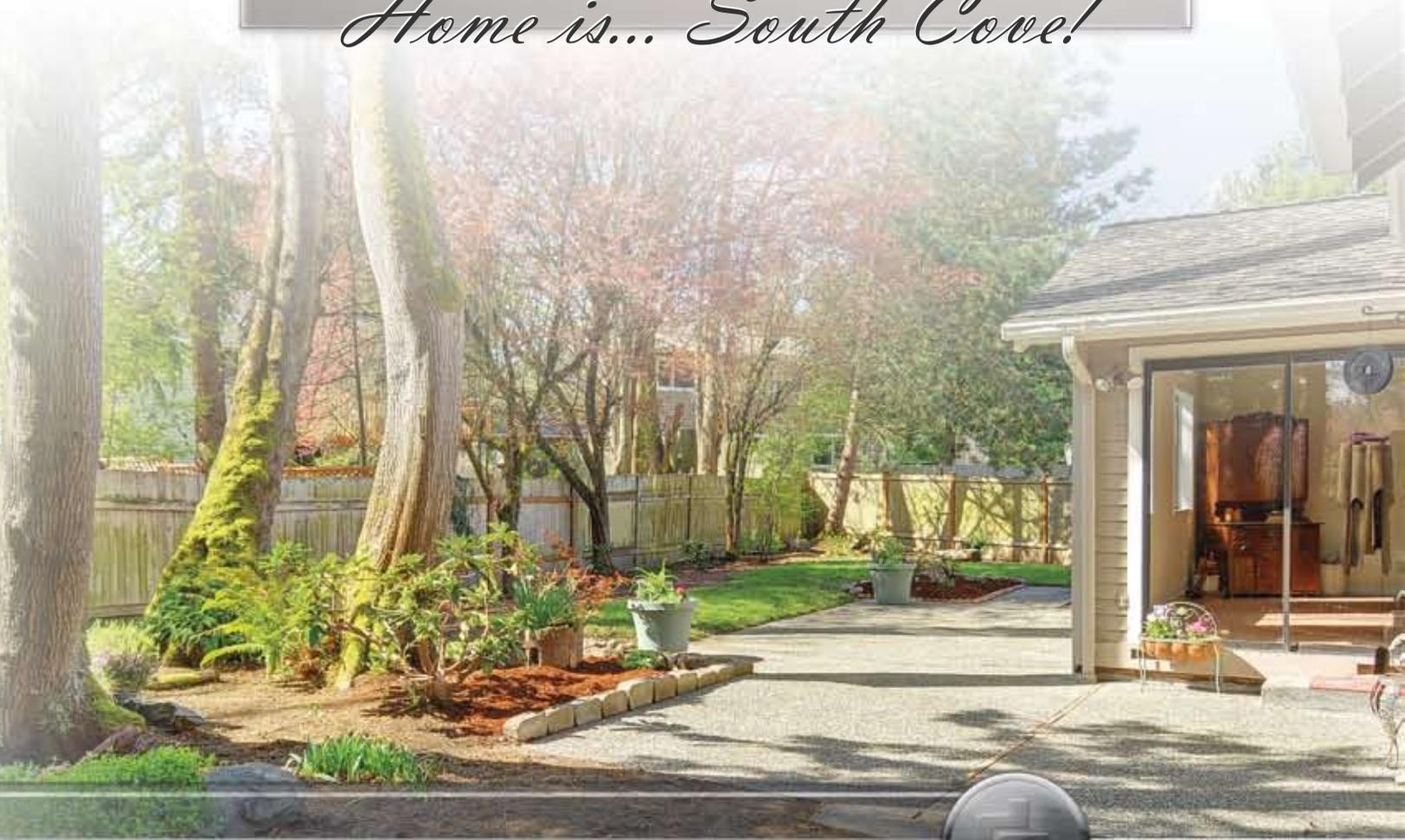


PRICE REDUCED TO \$539,900!



*Home is... South Cove!*



Over 50 homes sold in South Lake Sammamish...  
put this experience to work for you!



Uniquely situated on a quiet cul de sac that adjoins the South Cove 3 acre waterfront park! You are just a hop, skip and a jump to open grassy fields, play areas, tennis, a sandy beach and summertime fun in the waters of Lake Sammamish!

Inside this wonderful home, soaring vaulted ceilings invite you in. Open and bright, the formal living room and dining room flow together seamlessly. Completely remodeled kitchen with Maple cabinetry, Santa Cecilia slab granite counters, and slate tile accents. Newer stainless steel appliances and hardwood floors add the finishing touch. Adjacent to the kitchen is an expanded family room with wet bar, new carpeting and a brick fireplace as a focal point. The family room leads out to the westerly facing patio and large backyard. Enjoy your evenings with filtered light and a warm ambient glow. The main floor also has a beautifully upgraded powder room with antique style vanity and marble slab counter. Adjoining the garage is a generously proportioned utility / laundry room as well.

Upstairs, there are four bedrooms and two bathrooms that have been beautifully upgraded with cherry stained maple cabinets and stone slab counters. Whole house upgrades include: Smooth panel arched top doors and rubbed bronze and pewter hardware , new lighting, baseboards, hardwood floors, tankless hot water system, new furnace, perimeter concrete upgrades, storage shed, newer composition roofing, leaf guards on gutters and more!

With a wonderful neighborhood, great location, easy access to I-90, close proximity to the neighborhood park, and an excellent school district, Home is... South Cove!

**MLS# 43513 PRICE REDUCED TO \$539,900!**

**4 bedroom 2.25 bath**

**Living: Approx. 2220 sf Lot Size per kcr: 9450 sf**

**Year Built 1979 Taxes 2010: \$5007 HOA Dues: \$300/year**



**425.890.2087**

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