

WHAT YOU'LL **LOVE** ABOUT 161 LOVELL AVENUE SOUTHWEST

- **PEACEFUL SERENITY.** This is one of just seven freestanding condominium homes in Phase III, each with views of Eagle Harbor and its own beautifully landscaped semi-private garden in a lush, resort like setting. Here, you can live both outside and inside, with the view patio and gardens, plus covered patio and upstairs deck and for those occasional rain showers.
- **WALKING TO WINSLOW.** Coffee at Blackbird or Croquette? Heading to the ferry? Browsing at Eagle Harbor Books? Dinner at Marché? Groceries at Town & Country Market? An evening at Bainbridge Performing Arts with a stop at Mora Ice Cream on the way home? All that, plus many more shops, restaurants and services are an easy ten-minute walk away.
- **EASY SEATTLE COMMUTE.** Whether going to the office, the airport, or an evening on the town, you can leave the car at home because Google maps says it's a 17-minute walk from your front door to the ferry terminal.
- **A PLACE FOR YOUR BOAT.** The included 40' deep water boat slip at the private Sun Day Cove Marina is the perfect complement to this water-oriented location on Eagle Harbor. Whether your preference is sail or power, kayak or rowing shell, or all the above, you'll have easy access to Eagle Harbor, Puget Sound, and the Salish Sea beyond.
- **A REAL (BIG) GARAGE.** In fact, a very un-condo like, huge 2+ car private garage for your cars, hobbies, storage and more. The current owner has two sports cars and a sedan in the garage, as well as a home gym.
- **ENTERTAINING.** If you enjoy entertaining, this is the place for you. The open format living spaces, well-designed kitchen layout, view oriented dining area, and outdoor spaces provide plenty of room and make for stress free time with family and friends.
- **A PARK NEXT DOOR.** Literally steps away, you'll find Moritani Preserve, Bainbridge Island's newest park. This passive use preserve offers 8.5 acres of woodlands and fields. Formerly owned by the Moritani family and associated with the island's Japanese-American berry farming, the land was gifted by the Fletcher Bay Foundation to save it from development.

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KEY FEATURES

THROUGHOUT

- Custom wide plank quarter-sawn white oak floors (note 5-10' lengths)
- Gorgeous vertical grain fir trim
- High efficiency ductless heat pump with AC

LIVING ROOM AND DINING AREA

- Authentic river rock propane fireplace and media surround
- Hubbardton Forge pendants and dining room chandelier
- Sliding doors for an easy indoor-outdoor flow

KITCHEN

- Commercial grade propane range/oven with hood & extraction fan
- Large center island with bar seating for two
- Slab granite counter tops

OTHER MAIN FLOOR

- Bedroom with expansive deep closet
- White subway tile bath with shower & pedestal sink
- Stack washer & dryer with storage

PRIMARY SUITE

- Custom Douglas fir window seat with storage under
- Remodeled bath with Hansgrohe faucets, subway tile, Toto toilet, twin sinks, solid surface vanity
- Door to covered deck

OTHER SECOND FLOOR

- View office/den with slider to covered deck
- Covered deck with views of Eagle Harbor

GARAGE

- Extra-large, heated 2+ car garage with plus loads of storage space

OUTSIDE

- Private west facing patio with all-day sun
- Lush gardens and expansive lawn
- Large private parking area in front of the garage

BOAT SLIP

- 40' deep water slip in private marina
- Side tie with excellent access for easy docking suitable for a catamaran
- Water and electricity on the dock
- Deeded condo ownership and separate tax parcel in Phase IV Sun Day Cove.