



WHAT YOU'LL LOVE ABOUT

4141 NE Cedar Heights Lane

- **GORGEOUS, PRIVATE PROPERTY IN A WONDERFUL LOCATION:** This one-acre lot is professionally landscaped with thoughtful detail and native plants, offering unparalleled serenity. Fay Bainbridge Park is just down the road for easy access to one of Bainbridge Island's most beautiful and accessible beaches. Rolling Bay is only approx. 3 minutes away where you can grab a quick cup of coffee, peruse the goods at Bay Hay & Feed, or have a delicious gourmet Italian dinner at Via Rosa.
- **READY TO MOVE IN CUSTOM-QUALITY CONSTRUCTION:** From the magnificent chef's kitchen, thoughtfully appointed with all of the top-of-the-line appliances, to the floating steel I-beam staircase leading to the massive second floor landing overlooking the lower level great room- everywhere you turn, you'll be amazed at the impeccable attention to detail and superior craftsmanship. This new home boasts luxurious, custom finishes that you would chose for yourself, yet you don't have to endure the complications, risks, and time commitments for a custom home to be built.
- **FLEXIBLE, LIGHT AND AIRY FLOOR PLAN:** This home is light and cheerful on even the gloomiest of days due to the extra tall ceilings, recessed lighting, and abundant windows. Spacious and airy, this home's floor plan is open and inviting with plenty of room to spread out and something for everyone with an incredible great room and four bedrooms. There is also a traditional office located off the foyer and a formal dining room for holidays and special occasions. Tucked behind the kitchen is a large sunny flex room that has tons of potential for a home business, art studio, children's play area or main floor sleeping room if needed. Upstairs is another large room intended as a media room, but also has flexibility should you need a larger studio-sized sleeping area for multi-generational living.

KEY FEATURES

MAIN FLOOR:

FOYER

- Covered patio, oversized solid natural wood doors, wainscoting, wide plank white oak floors, ample sized coat closet

FORMAL DINING ROOM

- Located off the entry foyer
- Large bay window overlooks stone landscaping
- Butler's pantry with beverage sink, quartz counters, and full wall of cabinetry
- Wide plank white oak floors

OFFICE

- French doors off entry foyer
- Large picture window overlooking front porch
- Wide plank white oak floors

POWDER ROOM

- Granite countertop
- Vessel sink
- Duravit toilet
- Solid oak floors

GREAT ROOM

- Triple height ceilings with matching hoop chandeliers
- Generously proportioned windows all around capture abundant natural light
- Heater rated propane Heat-N-Glo fireplace
- Solid oak mantle with Keystone design, brick veneer
- Open informal eating area
- Quartz topped desk niche
- Shaker panel wainscoting
- French doors lead to covered entertaining area
- Architectural floating I-beam staircase with glulam treads leads to second story
- 5" plank solid white oak floors

KITCHEN

- White Shaker cabinetry with polished chrome door pulls crowned by glass panel display cabinets
- Quartz countertops, hand crafted Spanish tile backsplash, under cabinet lighting
- Grey quartz on expansive kitchen island with undermount vegetable sink, room to seat 6
- Stainless steel 48" six-burner Wolf range with stainless hood, 48" Dacor Column refrigerator, Bosch dishwasher, Sharp microwave drawer
- Stainless farm sink offers peaceful view of open space and park-like landscaping, and toe heating vent
- Pendant lighting fixtures
- Walk-in pantry lined with shelving
- Butler's pantry pass through to dining room with additional storage, quartz counter, beverage cooler
- Convenient adjoining mud room with built in bench seat and closet leads to 3 car garage
- 5" plank white oak floors

LAUNDRY ROOM

- Quartz Countertops
- Stainless undermount sink
- Ceramic tile flooring
- Ample cabinetry
- Conveniently located on lower level near kitchen and mudroom

BONUS ROOM/HOME STUDIO/FLEX SPACE

- Privately tucked away behind kitchen
- Beautiful natural light from oversized picture windows overlooking park-like grounds

MUD ROOM

- Built-in bench
- Wainscoting
- Large coat closet
- Solid oak floors

UPSTAIRS:

- Magnificent floating I-Beam staircase with glulam treads opens to an expansive landing and wide hallway overlooking the peaceful woodland outlook and the great room below.

PRIMARY BEDROOM SUITE

- Generously proportioned with an oversized picture window overlooking the beautiful territorial view
- French door entry, 5" plank white oak floors
- Luxurious Spa-like bathroom with freestanding slipper tub
- Large mirror over twin vanities set in a quartz countertop, with ample cabinetry
- Tile walk-in shower for two with four shower heads, glass tile accent wall
- Heated tile floors
- Expansive walk-in closet with custom built-in cabinetry

SECOND & THIRD & FOURTH BEDROOMS

- Spacious rooms all with large double door closets, oversized windows and quality wall-to-wall carpeting with extra thick padding

2 FAMILY BATHROOMS

- Double sinks with quartz countertops
- Deep soaking tubs with Grohe showers
- Tile accent walls
- Heated tile floors

MEDIA ROOM

- Double door entry
- 5" wide oak floors
- Dry bar with quartz countertop, and beverage cooler
- Deep double door closet

GROUNDS

- Impressive park-like setting with professional native species-based landscaping
- Multi-zone irrigation system
- Exposed aggregate parking area and entry
- Circular driveway

DECKS & GARAGE

- Expansive deck overlooking backyard
- Steel post & cable railings
- Durable sustainable Timbertech decking
- Covered outdoor entertaining area with finished cedar ceiling and recessed lighting
- Fully finished three-car garage with Juice Box electric car charger

ADDITIONAL DETAILS

- 4,311 sqft, 4 bedrooms, 3.5 baths
- 2 separate HVAC systems: Trane air handlers and Trane Series XR15 heat pumps – 3 and 3.5 tons
- Programmable thermostats
- A.O. Smith signature premium 80 gallon hybrid heat pump hot water heater
- Hot water circulation pump
- 5" plank white oak floors throughout main living areas
- Extensive white cove molding, substantial baseboard molding, wainscoting, and trim
- Extra sound deadening insulation on interior walls
- Milgard windows with lifetime breakage warranty
- Duravit toilets in primary bathroom and powder room
- High quality Malarky rubberized roofing
- 4 bedroom septic system/PUD #1 water
- 2024 Taxes: \$10,161

NEIGHBORHOOD

The Sunrise area neighborhood is a highly sought after location because of the stunning sunrises (hence the name) and peaceful natural forested setting. Not far to the north of the home is Fay Bainbridge Park offering lovely beach walks, driftwood and a playground with picnic tables. Just a short distance to the south is the Bay Hay & Feed store with organic grocery, local post office and coffee shop as well as Via Rosa II Italian restaurant, a small convenience store, Rolling Bay winery and other local shops. An easy eight minute drive to the Agate Pass Bridge or a twelve minute drive to the Seattle/Bainbridge ferry make this a convenient location to enjoy a quiet and peaceful island lifestyle surrounded by the natural beauty of the Pacific Northwest.

Video, Floor Plans, 3D Virtual Tour & Neighborhood Info:

www.4141CedarHeights.com



Leah Applewhite | Managing Broker

206.387.0439

Leah@LeahApplewhite.com

LeahApplewhite.com

Realogics | Sotheby's
INTERNATIONAL REALTY

240 Winslow Way East
Bainbridge Island, WA 98110

Each office is independently owned and operated.