

# EnglishHillTwoStory.com



## 13314 174th Ave NE, Redmond - \$1,100,000

Stunning two story home in Hollymor II on English Hill. Ideally located near Downtown Redmond and Woodinville. The light-filled 2,430 s.f. floorplan features 4 bedrooms, 2.25 baths plus den/bonus room on a lush 16,304 s.f. lot! Special features include: updated kitchen & baths, new double pane windows, new hardwood floors & new carpet.

Open entry with hardwood flooring and coat closet. Bright and open formal living room features bay windows. Dining room with decorative ceiling and large windows showcasing the rear yard. Kitchen with granite counters, custom alder cabinets, breakfast bar, pantry and tile floors. Spacious nook with access to back deck. Cozy family room with bay windows and wood burning fireplace with heatilator.

Updated half bath is perfect for guests. Laundry room with storage space - new washer and dryer included!

Spacious, light-filled master suite with large walk-in closet. Updated master bath with double sink vanity, granite counters, skylight and oversized shower with tile surround. Three additional bedrooms with large closets. Adjacent updated full bathroom with granite counter, tub tile surround and tile flooring. Large den/bonus room with bay windows, wainscoting and built-in shelving - many possibilities!

Large, partially fenced yard with oversized entertaining deck, water feature, lawn, sprinkler system, outside lighting, shed and ample garden space. Plenty of room for play! Attached three car garage with additional room for storage above.

Outstanding Northshore schools - Sunrise Elementary, Timbercrest Middle School & Woodinville High.



— 32 Years of Helping Buyers & Sellers Succeed! —

[www.EastsideHomes.com](http://www.EastsideHomes.com)

425-466-1000



# Home and Property Features

- **Square Feet:** 2,430
- **Style:** Two Story
- **Bedrooms:** Master, 3 additional bedrooms.
- **Baths:** 2.25 - 3/4 master bath, full main bath and half bath.
- **Flooring:** Tile, hardwood and carpet
- **Entry:** Open area with hardwood flooring and coat closet.
- **Living Room:** Bright and open formal living room features bay windows.
- **Dining Room:** Decorative ceiling and large windows showcasing the rear yard.
- **Kitchen:** Granite counters, custom alder cabinets, breakfast bar, pantry and tile floors.
- **Nook:** Spacious nook with access to back deck
- **Family Room:** Cozy family room with bay windows and wood burning fireplace with heatilator.
- **Den/Bonus Room:** Bay windows, wainscoting and built-in shelving - many possibilities!
- **Master Bedroom:** Light-filled master suite with large walk-in.
- **Master Bathroom:** Updated double sink vanity, granite counters, skylight and oversized shower with tile surround.
- **Upstairs Bedrooms:** Three additional bedrooms with large closets.
- **Upstairs Bathroom:** Updated with granite counter, tub tile surround and tile flooring.
- **Laundry:** Storage space - new washer and dryer included.
- **Garage:** Attached three car garage with additional room for storage above.
- **Yard:** Large, partially fenced yard with oversized entertaining deck, water feature, lawn, sprinkler system, outdoor lighting, shed and ample garden space. Plenty of room for play!
- **Roof:** High Quality Composition
- **School District:** Northshore School District
  - **High School:** Woodinville
  - **Middle School:** Timbercrest
  - **Elementary School:** Sunrise
- **Utilities:** Woodinville Water & Sewer, PSE Gas & Electricity.
- **Heating:** Forced air, Gas
- **Lot:** 16,304 s.f.
- **Year Built:** 1986



**Pre-inspection, Additional Photos, Information & HD Video tour at:  
EnglishHillTwoStory.com**