

13713 176th Ave NE, Redmond

\$1,450,000

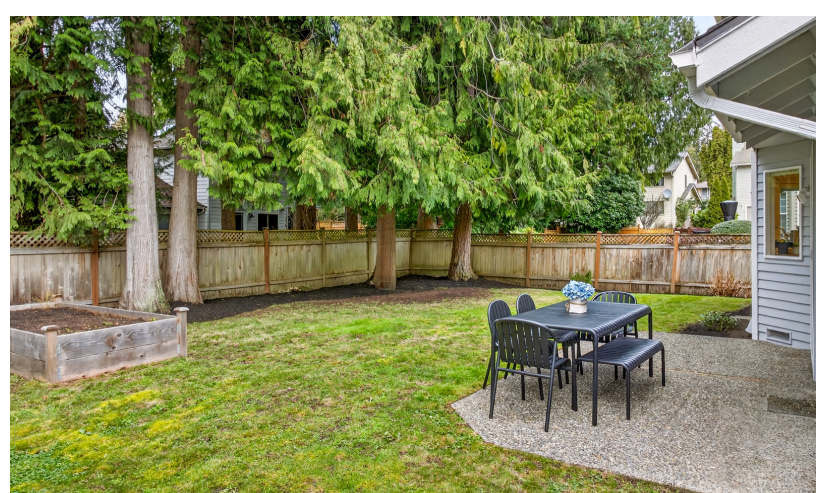
AMBERLEY NEIGHBORHOOD



Complete details, photos, 3D tour, 4K video tour and Pre-Inspection at:

EnglishHillTwoStory.net







Updated English Hill Home, Classic Layout & Modern Comfort

Set in Amberley on English Hill and served by the Northshore School District, this Redmond home delivers the combination buyers are looking for: a practical two-story layout, thoughtful improvements, and a private backyard setting that feels calm and established. With 2,080 square feet, four bedrooms, and two and a half baths, the floorplan offers excellent day-to-day functionality, with dedicated spaces to gather, work, and recharge.

A welcoming entry opens to warm hardwood flooring and upgraded staircase details, complemented by solid wood trim and baseboards that elevate the finish throughout the main level. The formal living and dining areas provide comfortable flexibility for entertaining or quiet evenings at home. At the heart of the home, the kitchen offers expansive stone counters, abundant cabinetry, and a generous island with a gas cooktop, plus a backyard-facing window line that keeps the space bright and connected to the outdoors. A Bosch dishwasher adds everyday convenience, and the adjacent family room creates a true great room feel with custom built-ins, a cozy fireplace, and a dedicated media wall designed as the room's focal point, complete with an included 60-inch Samsung television for a fully move-in ready entertainment experience.

Upstairs, the primary suite provides a comfortable retreat with a renovated walk-in closet designed for organized storage and a spa-inspired private bath featuring a premium BainUltra heated air-jet hydrotherapy tub. Three additional bedrooms offer versatility for guests, remote work, or hobbies, supported by a full hall bath with a tub and shower combination, generous vanity storage, and bright lighting for a clean, functional feel. Custom blinds across the home add privacy and light control, while upgraded wood-core interior doors contribute to a quieter, more solid feel.

Behind the scenes, major systems have been thoughtfully improved, including a top-tier heat pump and two-stage furnace for efficient year-round comfort, a newer water heater, and a solar setup with an updated inverter that supports long-term energy savings. Additional improvements include a renovated powder room, a fully updated laundry room with built-in functionality, updated switches and outlets, refreshed light fixtures inside and out, and a Ring security system.

Outside, enjoy a fully fenced backyard with a level lawn, raised garden beds, and a dramatic evergreen border that enhances privacy. A patio just off the main living area makes outdoor dining easy, while a detached storage shed provides valuable space for tools, bikes, and seasonal gear. With quick access to Redmond, Kirkland, and Woodinville, plus convenient routes across the Eastside, this home offers a well-rounded blend of comfort, craftsmanship, and neighborhood appeal.





Home Features

Sizes and dimensions are approximate, actual may vary.

Bedrooms 4 | Baths 2.5 | 2,080 Square Feet | 7,451 Sq. Ft. Lot

Bedroom Information

- # of Bedrooms: 4
- # of Beds (Upper): 4

Bathroom Information

- # of Baths (Total): 2.5
- # of Full Baths (Upper): 2
- # of 1/2 Baths (Main): 1

Parking Information

- Garage: Attached
- Garage Spaces: 2

Utility Information

- Water Source: Public
- Water Company: Woodinville Water District
- Power Company: Puget Sound Energy
- Sewer: Sewer Connected
- Sewer Company: Woodinville Water District
- Cable/TV Provider: xFinity
- Internet Service Provider: xFinity & Ziplly

School Information

- District: Northshore
- Elementary: Sunrise
- Middle: Timbercrest
- High: Woodinville

Interior Features

- # of Fireplaces: 1
- Fireplace Features: Gas
- Flooring: Ceramic Tile, Hardwood, Wall to Wall Carpet

Exterior Features

- Year Built: 1984
- Style Code: 2 Story
- Roof: Composition
- Energy Source: Natural Gas & Electric
- Heating Information: Gas Furnace & Heat Pump
- Cooling Information: Efficient Heat Pump

Tax Information

- Tax Annual Amount: \$11,915.00
- Tax Year: 2025
- Senior Exemption: No

HOA Information

- Has HOA
- Association Contact: EnglishHill.org
- Association Fee: \$210
- Association Fee Frequency: Annually
- Association Fee Includes: Common Area Maintenance

Community Information

- Community Features: Athletic Court, CCRs, Trails