

13505 174th Ave NE, Redmond

\$1,199,000

SUNRISE NEIGHBORHOOD



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

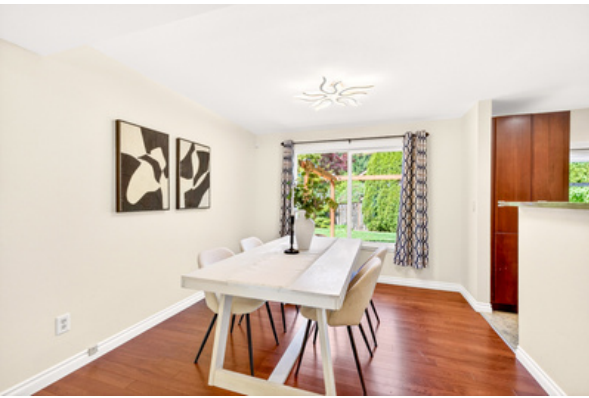
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Move-In Ready on English Hill – Modern Finishes, Timeless Appeal

A complete top-to-bottom renovation means this Sunrise two-story arrives with the modern finishes today's buyers expect already in place – custom dark cabinetry, quartz counters, rich hardwoods flowing through both stories, updated baths, vinyl windows, and crisp white millwork throughout. The result is a beautifully updated home that specs out well above the typical English Hill offering, ready for its next owner from day one.

Step inside to an open, light-filled main level where the custom cable-rail staircase brings architectural interest rarely found in homes of this era. The spacious living room is anchored by oversized windows that pour natural light across the gleaming hardwood floors, while updated dimmable LED lighting lets you fine-tune the mood from morning to evening.

At the heart of the home, the fully updated kitchen is a chef's dream featuring custom dark cabinetry, durable quartz counters, stainless appliances, granite tile floors, and a striking artisan glass tile backsplash. A spacious peninsula with built-in gas cooktop creates the perfect spot for casual seating and easy interaction, while the wide garden window above the sink frames lush backyard greenery. The kitchen opens directly to the cozy family room, anchored by a white brick gas fireplace and connected to the backyard through a slider – ideal for indoor-outdoor living.

Upstairs, three generous bedrooms include a spacious primary suite with a custom modular walk-in closet, double-vanity bath with quartz counters, and an oversized walk-in tile shower complete with rain head, handheld wand, built-in niche, and tile bench. Two additional bedrooms share an updated hall bath, and rich hardwood floors continue throughout the upper level.

The sunny west-facing backyard is a true outdoor retreat with an expansive concrete paver patio, cedar pergola, raised stone planters, and a towering evergreen hedge providing complete privacy. Recent owner improvements include a new south-side fence and gate, dedicated outdoor storage shed, exterior repaint, modular closet system, dimmable lighting throughout, new garage doors in 2025, a new water heater in 2026, a Blink car charger, and an electrical panel ready for the included tri-fuel portable generator.

Served by the highly regarded Northshore School District and minutes from Microsoft, downtown Redmond, and the Eastside's premier employers, this Sunrise home delivers move-in-ready quality on one of English Hill's most desirable streets.



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Property Details | Property Disclosures | Pre-Inspection Report
Additional Photos | 3D Walkthrough | Video Tour



Home Features

Sizes and dimensions are approximate, actual may vary.

Bedrooms 3 | Baths 2.25 | 1,820 Square Feet | 7,314 Sq. Ft. Lot |

Bedroom Information

- # of Bedrooms: 3
- # of Beds (Upper): 3

Bathroom Information

- # of Baths (Total): 2.25
- # of Full Baths (Upper): 1
- # of 3/4 Baths (Upper): 1
- # of Half Baths (Main): 1

Parking Information

- Garage: Attached
- Garage Spaces: 2

Utility Information

- Water Source: Public
- Water Company: Woodinville Water District
- Sewer: Sewer Connected
- Sewer Company: Woodinville Water District
- Garbage Service Provider: Waste Management
- Power Company: Puget Sound Energy
- Gas Company: Puget Sound Energy
- Cable/TV Provider: xFinity
- Internet Service Provider: xFinity/Ziplay

School Information

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

Interior Features

- # of Fireplaces: 1
- Fireplace Features: Gas
- Flooring: Ceramic Tile, Refinished Hardwood, Laminate

Exterior Features

- Year Built: 1983
- Style Code: Two Story
- Roof: Composition
- Energy Source: Natural Gas
- Heating Information: Forced Air, Heat Pump
- Cooling Information: Forced Air, Heat Pump
- Site Features: Electric Car Charging, Wired for Generator

Tax Information

- Tax Annual Amount: \$13,250.00
- Tax Year: 2026
- 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