



GORGEOUS BALLARD HOME

606 NORTHWEST 47TH STREET
OFFERED AT \$1,348,000 | MLS# 1513626

House Size: 2,860 sq ft	Bedrooms: 3	Year Built: 2017	Garage: 1-Car (Detached)
Lot Size: 4,365 sq ft	Bathrooms: 2	Heat: Gas	Taxes (2019): \$10,465

This beautifully designed, custom built, modern home is an oasis in the city! Construction began in 2010 and the home was completed in 2017 - with attention to detail throughout. Features include white oak floors throughout the main and upper levels, with polished concrete floors in the basement. Open staircases with oak treads and glass block windows. Hydronic radiant in-floor heat, plus A/C, and a Tonwerk wood stove. Olympic mountain views!

Main Floor: 9' ceilings, kitchen with blue-pearl, thick slab granite counters, custom cabinets, instant hot and filtered water, GE convection stove/oven & microwave with convection, Miele dishwasher, Maytag fridge with water dispenser, new Master Chef wine fridge. One bedroom, a full bathroom with quartz counters, bidet, and heated towel rack. Very efficient Tonwerk (Swiss) wood stove. Living room, dining room with 10' sliding doors to large rear deck.

Upper Floor: Family room, balcony that can be accessed from bedroom or family room, bedroom with soaring ceiling, powder room, and the luxurious master suite with walk-in closet, Carrara marble counters, built-in make up station, porcelain floors, "Neptune" 7 speed air spa bathtub, separate glassed in shower with river rock basin, bench, and rain shower head - plus 3 mini-splits for cooling and secondary heat.

Lower Floor: Colored polished concrete floors, media room, great workout space, wet bar, office and the storage/utility/mechanical room - includes the whole house systems for the radiant heat and central vacuum, as well as for the irrigation.



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