

# Property Features

7090 171<sup>st</sup> Avenue Southeast | Bellevue

## Home Highlights

- West-facing home with views of the Seattle city skyline, Newcastle Golf Club, Lake Washington, Elliott Bay, and the Olympic Mountains
- Adjacent to Cougar Mountain Wildland Park with miles of trails and scenic views
- Welcoming front entry with columns opens to a dramatic, marble-floored foyer
- Chef's dream kitchen features a large seating/prep island, high-end professional stainless-steel appliances, walk-in pantry, and adjacent sunlit dining room
- Fantastic great room with gas fireplace, French doors to view deck, and 24' sliding doors to outdoor living room and level play lawn
- Luxurious owner's suite with spectacular views, tray ceiling, 5-piece ensuite bath with soaking tub, dual vanities, and walk-in closet with custom built-ins
- Also includes oversized three-car garage, spacious entry-level office/guest suite, a secret wine room, and upper level bonus room next to owner's suite

## Exterior Features

- Copper outdoor lighting fixtures & Copper gutters
- Montage 3-rail ornamental fence
- Rachio smart sprinkler system
- Hot and cold exterior water connections
- Roofline holiday lighting outlets
- Outdoor living room featuring a polished concrete floor, gas fireplace with wiring for TV above, two 6000W InfraTech heaters, outdoor speakers & skylights
- Garage features a polished concrete floor, upgraded lighting & pet wash rough-in



For more property info, video & 3D tour, visit:  
[www.siriannigroup.com/Belvedere-Modern-Craftsman](http://www.siriannigroup.com/Belvedere-Modern-Craftsman)

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## Interior Features

- Hickory wood flooring, custom stairs and wool carpet runners
- Soft-close cabinet door hinges and self-closing drawer slides throughout
- Woven Roman shade and shutter window treatments
- Multi-zone heating & air conditioning with 3 Ecobee smart thermostats
- Control4 Smart Home – systems include full house audio and video distribution system, Araknis 700-series wifi on all levels, security and DVR cameras, and lighting controls

## Kitchen, Great Room and Dining Room

- Wolf 60" dual fuel oven/range w/ pot filler & high-capacity range exhaust
- SubZero dual 36" refrigerators, SubZero ice maker next to farmhouse sink & InSinkErator hot water on demand system
- Visual Comfort lighting fixtures above kitchen island and dining area
- Rococo iron & clear crystal chandelier in dining room
- Premium Marvin French doors open to view deck & Dramatic 24" sliding doors open to outdoor living room
- Heat & Glo gas fireplace with remote

## Owner's Suite

- Spacious & elegant primary bedroom with tray ceiling & west-facing views
- Oversized walk-in closet with Closet's by Todd custom closet design and upgraded and enhanced lighting
- Luxurious bath with heated floors and Waterworks shower shelf

## Wine Room

- Acorn custom cabinets, decorative cabinet wire grille, and slab granite counter top
- Ann Sacks designer tile back splash
- SubZero 30" wine cooler (164-bottle capacity) and SubZero 24" undercounter refrigerator
- Waterworks hand-crafted copper sink & brass cabinet/drawer hardware

## Entry/Foyer

- Marble flooring with brass detail border
- Visual Comfort lighting fixture
- Baldwin Evolved Smartlock
- Nest Hello Video Doorbell
- Visual Comfort sconces
- Entry coat closet with Closets by Todd custom closet design

## Office

- Custom design wainscoting and coffered ceiling
- Grass cloth wallpaper
- Craftsman French door entry
- Custom bookcase and window addition
- Adjacent 3/4 bath with Ann Sacks tile shower surround & tile flooring