

SAMMAMISH RIDGE ESTATES

With Suver & Burnstead, the beauty is in the details...
the many, marvelous details.

Estate-worthy Living

Pass through an exclusive gated entry to this limited collection of privacy-graced, estate homesites - each further enhanced by private lakefront access with deeded dock and moorage. East Lake Sammamish Trail-linked recreation is within easy walking distance – and commutes to downtown Redmond, Microsoft and Highway 520 are close and quick.

Gourmet Kitchen

Host the grandest of entertainment with an array of Wolfe stainless steel appliances, including a 48-inch dual fuel commercial range, microwave, warming drawer, and ASKO dishwashers— plus a Subzero 48-inch built-in refrigerator. Custom walnut cabinets with dovetailed drawers and soft-close hinges accentuate the generous island with waterfall edge, quartz counter tops and full height tile backsplash. A custom Nana Wall opens onto an expansive covered patio, featuring a built in BBQ and radiant heaters for outdoor entertainment.

Impeccable Interiors

From subtle to bold, dramatic vaulted ceilings reign over the entry foyer and great room. Natural light floods the home interiors through clearstory windows. All four fireplaces boast custom face details. Three en-suite bedrooms with walk in closets compliment the upper level, and a generous rec room/media room with wet bar area. A private main floor studio apartment with a kitchenette, separate bath and outside entrance provides a multitude of options.

Unparalleled Finishes

Brilliantly crafted millwork and detailing spans throughout the home. The great room fireplace becomes the focus of the formal areas, while the formal dining room with see-thru fireplace leads to an outdoor covered patio through adjacent french doors. A private wine room with adjacent seating alcove is neatly tucked beneath the dramatic floating steel staircase. Rift oak doors, custom cabinets and designer chosen finishes blend seamlessly and emphasize the commitment to quality.

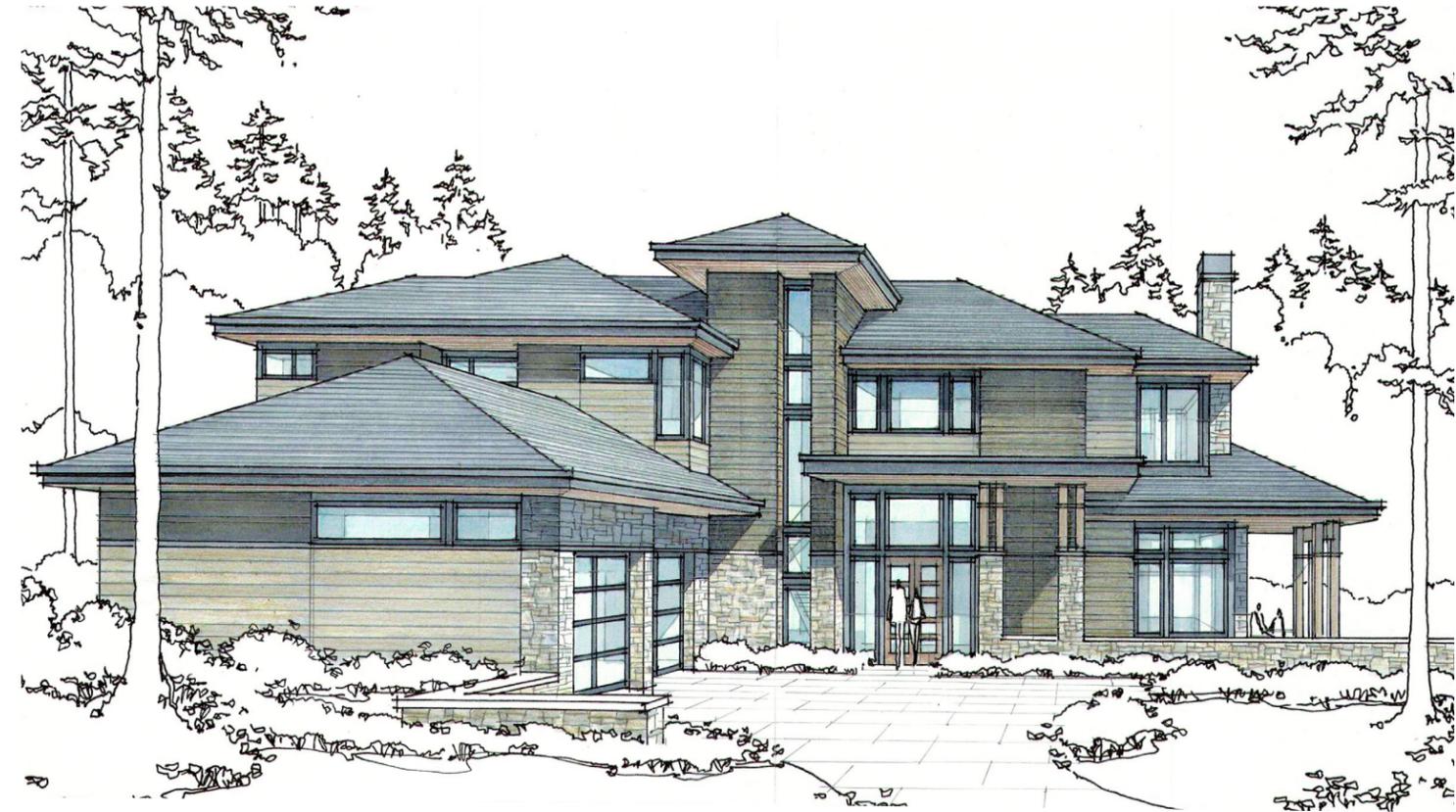
Magnificent Master Suites

Enjoy the expansive windows and french doors leading to a private deck. Revel in the warmth of the contemporary gas fireplace. Dramatic bath amenities include a walk -in shower/wet room featuring full-height glass panel walls, zero-entry floor, infinity drain, and custom freestanding tub, floating rift oak vanities with quartz slab counters and custom mirror surround. The generous master closet features built-in California closet systems.

Exquisite Exteriors, Energy Efficiency and More

Architectural elegance meets ultimate technology throughout. Exquisite clear cedar siding and soffits, tile roof, Pella clad wood windows, stone and stucco highlight the streetscape. A 4-car garage includes ample space to store your vehicles. High-efficiency gas furnaces and air conditioners provide year round comfort. Tankless water heaters with full hot water recirculating system. Extensive LED lighting throughout the interior and exterior fixtures deliver longer life and energy efficiency.

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The LaJolla HOMESITE 5 | 1.77 ACRES

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REAL ESTATE

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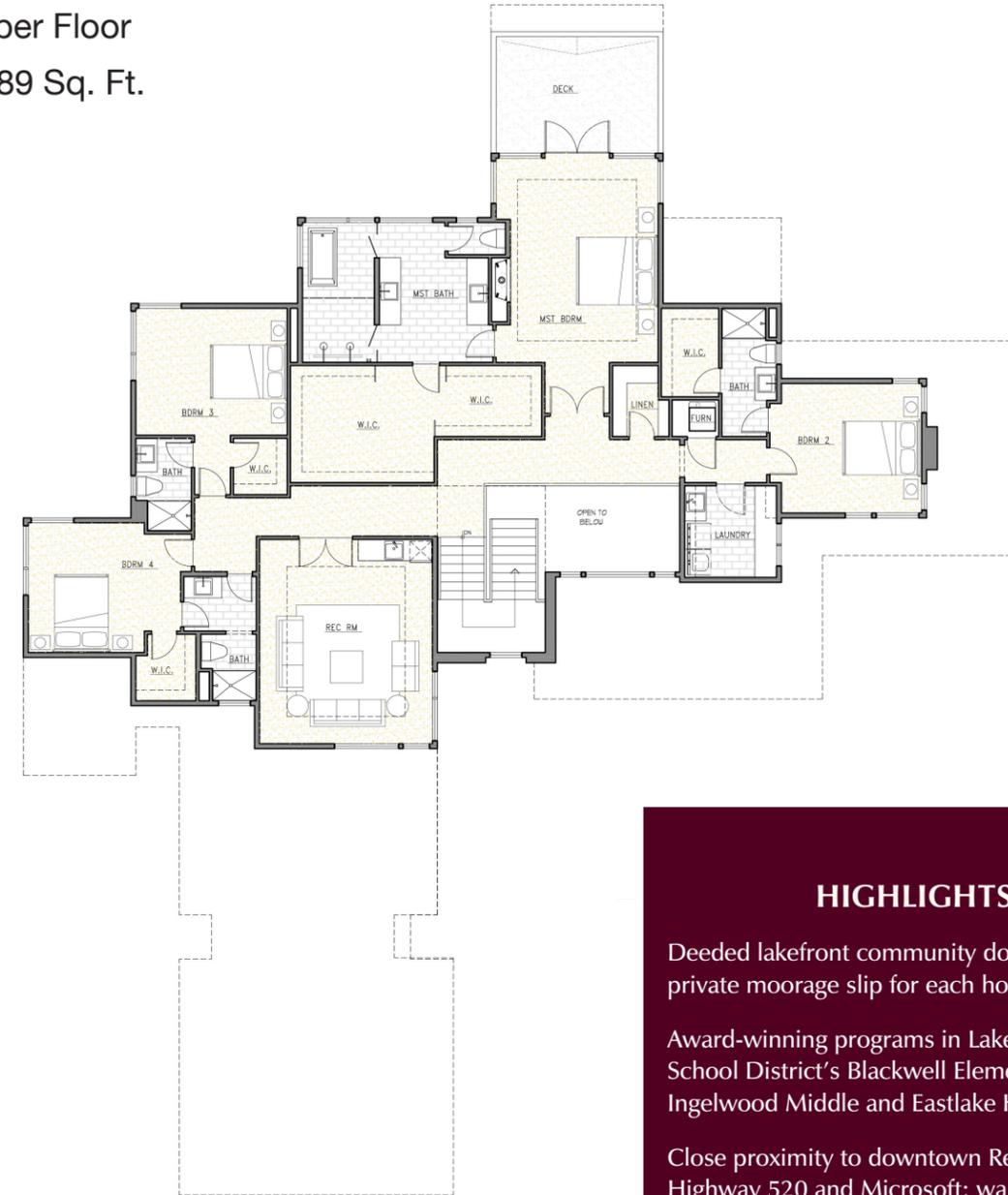
Main Floor
2,903 Sq.Ft.



THE LA JOLLA

- 5,492 square feet finished living space
- 1.77 acre cul-de-sac lot
- 5 bedrooms
- 5 bathrooms
- 4 car garage
- open floor plan living room, kitchen and dining room
- master suite with covered deck
- rec room with wet bar
- main floor guest suite
- wine room

Upper Floor
2,589 Sq. Ft.



HIGHLIGHTS

Deeded lakefront community dock with private moorage slip for each homesite

Award-winning programs in Lake Washington School District's Blackwell Elementary, Ingelwood Middle and Eastlake High Schools

Close proximity to downtown Redmond, Highway 520 and Microsoft; walking distance to East Lake Sammamish Trail

Private gated community with estate homesites

www.burnstead.com

The Burnsteads, in an effort to continuously improve our homes, reserves the right to change or modify floor plans, elevations and specifications without notice or obligation. Dimensions and square footage are approximate. Decorative architectural features are optional and should be verified per plan. Plans and elevations are artist illustrations and may not be to scale or drawn with the same construction materials that this home will be built with. See our sales representative for more information.