**WASHINGTON PARK VIEW - 530 HILLSIDE DRIVE EAST**

**Offered at $4,330,000**

**STATISTICS:**

HOUSE SIZE: 5,552 SF (per Architect’s Drawings) FIREPLACES: 3-gas

LOT SIZE: 7,410 SF (per KCR) YEAR BUILT: 1998

BEDROOMS: 5 HEAT: Gas – forced air

BATHROOMS: 6.5 TAXES (2016): $22,112

GARAGE: 2-car attached MLS #: 1073499

Breathtaking views from all three levels of this sophisticated and refined home. Designed by Stuart Silk, this residence features beautiful proportions, thoughtful details, exquisite materials and finishes, and elegant outdoor spaces. The lofty ceilings and abundant natural light throughout, create spacious and inviting interiors – nearly all with views of Lake Washington, the sparkling Bellevue skyline and mountain peaks beyond. Gorgeous gardens, patios and sun-splashed decks are perfect for entertaining, including the private entry courtyard, by R. David Adams. French doors open from the living room and kitchen/family room to the spectacular deck with sweeping views, while another pair of French doors opens from the formal dining room to the lovely courtyard & fountain – a dreamy oasis. Impeccable design and style highlight this five bedroom, six and a half bath home, including a luxurious master suite with balcony and adjoining sitting room. The lower level offers a fabulous family/media room, and a permitted ADU that can double as a private home office or guest suite with separate entrance.

**FLOORPLAN**

**UPPER LEVEL:**

Gorgeous and private entry courtyard, designed by R. David Adams, welcomes you to this light-filled and elegant home. This West Courtyard, with precast concrete pavers and planter-screened seating area and fountain - also accessible from the dining room – creates a dreamy outdoor oasis.

The soaring entry foyer, with magnificent chandelier and breathtaking views beyond, is simply captivating. White oak floors and an architectural central staircase with beautiful metal railings, connect all levels of this sublime home.

**Powder Room:**

Exquisite veneer plaster wall finish, custom concrete vanity with polished chrome Kroin faucet, wall sconces and recessed ceiling lights. Wall mural by A. J. Eccleshall.

**Living Room:**

Soaring 11.2’ ceiling, exquisite crown molding and Timberwood windows highlight this gracious room and spectacular views. French doors open onto East Deck. Gas fireplace with custom marble slab surround and crown molding detail.

**Dining Room:**

Spacious dimensions with 10’ ceilings and recessed lighting. French doors lead to the gorgeous and private West Courtyard, designed by R. David Adams, with romantic fountain – perfect for summer gatherings.

**Kitchen:**

Lofty ceilings and skylights bring abundant light to this kitchen and family room with stunning views of the Lake, Bellevue skyline and mountains. Striking concrete countertops with integral color and the generous island make cooking a joy and serve as a gathering place for entertaining, plus dinner seating for four. Other features include under-mounted large stainless steel sink with polished chrome Chicago faucets, stained maple kitchen cabinets with brushed aluminum steel pulls and pewter top-of-cabinet detail. Stainless steel appliances include the Thermador double ovens and range with four gas burners, grille & griddle, Miele dishwasher and Sub-Zero double-door refrigerator. In addition, a large walk-in pantry and direct access to the garage and a north-side BBQ deck, complete this wonderful kitchen.

**Adjoining Family Room:**

Designed for easy living and entertaining, this spacious family room reflects thoughtful design with custom handcrafted millwork with pewter architectural detail, a gas fireplace with concrete mantle & metal surround, maple cabinets wired for sound system, TV cabinet wired for cable, and additional lighting for added effect. Stunning views and French doors lead to the entertaining-sized East Deck and provide for easy flow throughout the entire upper level.

**MIDDLE LEVEL:**

**Master bedroom & adjoining sitting room/study:**

The master bedroom offers 9.6’ ceilings with panoramic view windows and a balcony. It also features a gas fireplace and elegant crown molding throughout. The bedroom opens to the sitting room/study through sliding doors. This light and airy study enjoys remarkable views, provides a built-in desk, bookshelves, cabinetry enclosing the TV, and is wired for home office use.

**Master bath & walk-in closet:**

The most beautiful Calacatta marble book-marked slab floor highlights the master bathroom. This marble also is featured on the countertops with under-mounted double sinks and the deck of the soaking/jetted Kohler tub. Sink faucets and tub filler are polished chrome by Barber Wilson. A generous steam shower and separate WC complete this luxurious bath. The walk-in closet features custom shelving with generous built-in drawers and crown molding detail throughout.

**Three secondary bedroom suites:**

Two bedrooms with en suite full baths, one bedroom with en suite three-quarter bath. Baths include: tile floor, tile tub and shower surround, TV cable, telephone, computer wiring available and floor-to-ceiling closets with built-in shelving systems. Two of these bedroom suites offer built-in work-desks with drawers, upper shelves and under-lighting to illumine the desk worktop.

**Laundry Room:**

Conveniently located on the bedroom level with clothes chute from master closet, washer & dryer, storage cabinets and laundry/utility sink.

**LOWER LEVEL:**

**Media/Family room:**

Designed for entertaining and enjoyment, this spacious media/family room offers custom hand crafted millwork and pewter surround architectural detailing. Granite-topped custom cabinets (housing A/V technology), provide bookshelves above and a pull-down 100” movie screen complemented by a ceiling-mounted Runco A/V unit, with 3-satellite RGB data feed. The windows offer black-out blinds to accommodate movie and sports-game watching at any time.

Walk out to the large covered deck with dreamy Lake views. This deck was designed to accommodate an in-floor hot tub installation. A three-quarter bath is located just off the media room.

**Mother-in-law Apartment:**

City-permitted Accessory Dwelling Unit (ADU) with separate-keyed back entry, and north-side access via locked gate curbside. Perfect for a private home office or guest suite. Includes kitchen/living room with abundant natural light, sink, refrigerator, microwave, stove & fan, one bedroom, full bath, walk-in closet with washer/dryer, separate electrical panel and configurable-as-separate security system.

**Systems Room:**

Natural gas forced-air heating system, air conditioning, gas-fired hot water tank with continuous circulating pump, plus storage space.

**Back Yard Gardens:**

Gorgeous gardens – perfect for entertaining, include two levels designed by Shapiro Ryan Landscape Architects. Bluestone pavers surround the lawn and beautiful mature plantings. Step down to the very private and quiet rose garden and seating area. The gardens are enhanced in the evening with lighting and a sprinkler system is installed throughout.

**ADDITIONAL FEATURES:**

Throughout home: Recessed lighting. Total house interior & exterior sound systems & volume control. Full 32-zone security system, secure entry gate with intercom & camera. Wired for landscaping, cable, telephone, and up to 12 simultaneous computer connections.

**MAJOR IMPROVEMENTS SINCE 2000 PURCHASE:**

**2000:**

Antique French chandelier from the old (raised) Seattle Hotel. Components purchased, assembled, augmented and installed in 2000. Its twin chandelier hangs in the bar of Ballard’s Bastille Restaurant.

Work desk & cabinetry installed in two Secondary Bedroom Suites.

Storage space augmented next to guest bedroom on Middle Level (insulated, unheated & vented).

Storage space & ladder access provided above garage ceiling (perfect for storage of spring-summer outdoor cushions).

Media Center, cabinetry & 100” TV pull-down screen installed on Lower Level.

Additional Crown moldings installed on Middle Level and elsewhere.

Final paint job throughout house.

Air conditioning unit installed on north side of house.

Site surveyed.

**2003:**

Two-levels of landscaping, gardens, pavers and sprinkler systems installed, including metal steps & rails.

North staircase’s lattice wood fence installed, plus lawnmower enclosure built.

**2008:**

Additional furnace upgrades and improved heating/AC balancing.

**2013:**

New East Decking installed; West Entry Courtyard deck repaired; steel-frame & railing replaced entire north-side BBQ Deck structure (previously all wood), and topped with new cedar.

**2014:**

Quieter A/C unit installed plus accompanying furnace components augmentation.

**2015:**

Sump Pump installed in crawl space as “belts-n-suspenders” precaution.

**2016:**

Sewer line downhill to McGilvra Blvd “scoped” end-to-end by Best Plumbing. Write-up & video available.