

# Tranquil Modern Living

9405 45th Ave SW



Welcome home to this gorgeous designer home with stunning views of Puget Sound, the Olympic Mountains and the tranquil ferries crossing to Vashon Island with sunsets over the panoramic mountains. All this located close to Seattle's premier Lincoln Park and great cafes.

This home has been beautifully remodeled with impeccable design and style. You will be taken in by the wonderful open floor plan with French doors that open to the large view entertainment deck. The fantastic open floor plan is an entertainer's dream with absolutely gorgeous solid bamboo floors.

The phenomenal kitchen opens to the living and dining rooms with a wonderful open eating bar with slab granite counters and custom designer glass tile backsplash. The chef at heart will enjoy the top of the line stainless steel appliances, including a dual fuel gas Jenn Air Pro-Style range and beautiful custom cabinetry with a multitude of custom features.

The main floor also features two generous sized bedrooms including the master bedroom with beautiful sound and mountain views. There is also an unbelievable custom spa style bath with floor to ceiling custom hand-painted tile and a soothing garden tub and endless designer features.

Entertaining continues in the lower level where you will find a large light and bright family room with a warm wood burning fireplace, Travertine marble floors throughout, and a glass door to the tranquil fenced backyard. There is also an additional guest bedroom, another custom hand-painted tile bath and a laundry room you have always dreamed of having.

This is truly a special home with unbelievable upscale features, design, and rare panoramic views. At this price and in such a fantastic neighborhood and location, hurry - this one won't last.

*Fantastic Entertainment Home!  
Fantastic Location! Fantastic Value!*

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## Special Features

- Approx 2,290 Sq Ft
- Approx 5,000 Sq Ft Lot
- 4 Bedrooms
- 2 Bathrooms
- Formal Living & Dining Rooms
- Entertainment Kitchen
- High-end Stainless Steel Appliances
- Master Bedroom with views
- Family Room
- 2 Fireplaces
- Solid Bamboo Floors
- Slab Granite Counters
- Custom Hand-Painted Tile
- Designer Lighting
- Gas Heat & Cooking
- Soothing Garden Tub
- Custom Cabinets
- New Windows
- Newer Electrical/Plumbing
- Newer Metal Roof
- Custom Laundry w/ Washer & Dryer
- Fenced Flat Yard
- Entertainment Deck
- Stunning Views
- Western Exposure
- Large Garage w/Shop Space

## Stunning Views

MLS #28125955  
Offered at  
**\$794,950**