



17320 NE 25th Way, Redmond

**Beth Billington**  
YOUR REAL ESTATE RESOURCE

# Ardmore Village

**\$738,000**

MLS# 720836



Welcome home to Ardmore Village, a charming community of newer homes with convenient access to Microsoft, downtown Redmond, community parks and SR520. This spacious craftsman truly shines with fresh paint, new carpet, refinished hardwood floors and brilliant white molding accents. The functional floor plan features an expansive great room, second floor bonus room, generous master suite and garden level recreation room. The perfect lot location backs to a native growth area for added privacy.



**Beth Billington**  
Coldwell Banker Bain  
Int'l President's Premier  
Top 1%, CRS, GRI  
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### SPECIFICATIONS & FEATURES

- 4 Bedrooms
- 3.5 Bathrooms
- 2,770 SqFt home
- 3,330 SqFt lot
- 2014 Taxes: \$6,138
- Built in 2001 and updated
- Covered front porch with columns
- Dramatic two-story entry with clerestory window
- Great room concept incorporates the kitchen, family room and dining area
- Kitchen with stainless steel appliances, granite tile counters, maple cabinets, pantry, island with breakfast bar and dining space with a slider to the deck
- Family room with ceiling fan, gas fireplace and entertainment alcove
- Bonus room wired for home theater
- Generous master suite with a walk-in closet, ceiling fan and a 5-piece tile bathroom with jetted tub and dual sink vanity
- Garden level recreation room with a ceiling fan and a slider to the backyard
- Laundry room with cabinets and wash basin
- Large storage room
- Brilliant hardwood floors throughout the main level
- Picture windows
- New interior paint
- New Karastan carpet with 8 lb Mohawk pad
- Built-in speakers throughout
- Hunter Douglas wood blinds
- Fully fenced backyard backing to a native growth area with lawn and sprinkler
- Deck
- Landscaped garden beds
- Quoizel exterior light fixtures
- UV-filter solar film on 2<sup>nd</sup> floor windows
- Newer furnace with electronic air cleaner
- 2-car garage
- Security system

