



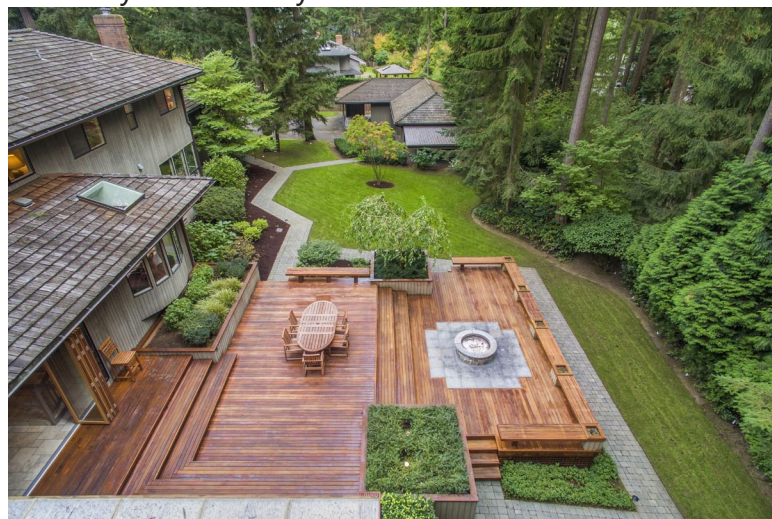
Welcome home to Compton Green, a delightful community in the heart of Bridle Trails with convenient access to Bridle Trails State Park with 28 miles of riding/walking trails, Microsoft's main campus, Downtown Bellevue, Kirkland and freeways for an easy commute.

Unconditional Excellence

COMPTON GREEN • BRIDLE TRAILS



Custom built by Ben Leland, this inspiring two-story exhibits superior quality construction and unsurpassed craftsmanship throughout. Extensive renovations have created an easy flowing floor plan highlighted with exquisite finishes and modern appeal. A seamless transition from the great room to the outdoor living space, makes this the ultimate venue for private, indoor/outdoor entertaining.



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\$2,388,000

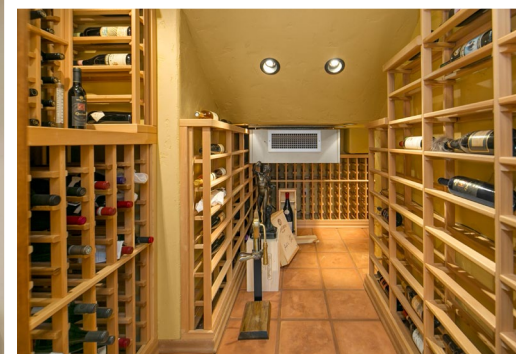
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a touch of class

Elegant sitting room with a gas fireplace, custom entertainment cabinet and generous windows showcasing the lush backyard.



Dinner is served... Share a meal in the sophisticated dining room with coffered ceilings, plush carpet and a picture window overlooking the beautiful front yard.



Temperature controlled wine room



specifications

- 5 Bedrooms
- 6 Bathrooms (2 full • 2 - ¾ • 2 - ½)
- 4,480 square foot home
- 52,135 square foot lot
- MLS #858226
- Built in 1987 by Ben Leland and renovated by the current owner
- Attractive approach with circular drive and covered front door
- Dramatic two-story entry opens to the living room
- Formal living room with gas fireplace, entertainment cabinet and picture windows
- Dining room
- Stunning gourmet kitchen with Liebherr refrigerator, Viking Professional range, Miele dishwasher, Silhouette beverage cooler, Sharp microwave, shaker cabinets and quartz counters
- Casual dining area with a skylight, bay window, pantry and a door to the sun room
- Family room with built-ins and a gas fireplace with floor-to-ceiling tile surround
- Tile sun room with ¾ bathroom, dining area, ceiling fan and a NanaWall that opens to the outdoor living room
- Temperature controlled wine cellar
- Master suite with 5-piece bathroom and walk-in closet with stylish barn door
- Main floor den with built-in desk
- Mud room with laundry facility, sink and built-in shoe/coat rack
- Second floor bonus/media room with closet and full bathroom
- Expansive windows and skylights
- Rich hardwoods • Limestone from Israel • Plush carpet
- Quartz countertops
- Cat 5/Ethernet wiring
- Built-in speakers both inside and out
- Second floor laundry room with sink and cabinets
- Outdoor living space with covered kitchen and sitting area; heaters; a fireplace with gas starter; expansive multi-level deck, built-in benches with planters and a fire pit with a gas starter
- Professional landscaping with elaborate outdoor lighting and in ground sprinklers
- 3-Car attached garage with ½ bathroom, sink and shelving
- 4-Car detached garage with workshop and lift - a true "car collector/mechanic's dream"
- Copper gutters with custom collection boxes
- Wired for a generator
- Central air conditioning
- Recirculating hot water pump
- Whole house electronic air cleaner
- Invisible fencing
- 2015 Taxes \$14,633

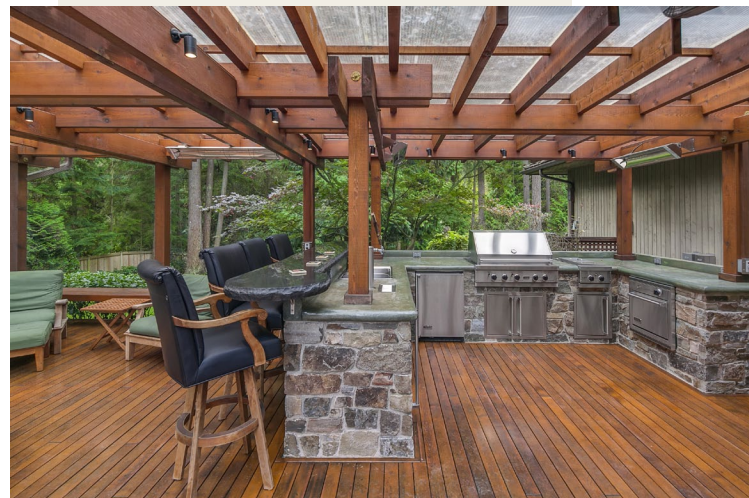
superb outdoor living

Surrounded by lush lawns and soaring evergreens, this exceptional outdoor living space sets the stage for year round entertaining. The multi-level deck boasts a covered kitchen with outdoor heaters and Viking Professional appliances; covered sitting area with a fireplace and heaters; large dining area and a stone fire pit lined with built-in benches.



ultimate great room

Updated with style, the sizable chef's kitchen was redesigned to create a desirable great room. Highlights include two islands with breakfast bars and sinks; top of the line stainless steel appliances; custom shaker style cabinets; quartz counters; tile backsplash; sunlit casual dining area and an inviting family room.



sweet dreams



The luxurious master suite offers a private retreat featuring a generous bedroom with French doors, expansive windows and a soothing 5-piece bathroom complete with a soaking tub, heated floors, tile shower with two heads, dual sink quartz vanity, skylight and a walk-in closet with built-ins and a sliding barn door.

Discover four spacious bedrooms, one with adjoining full bathroom, and an additional ¾ bathroom on the second floor.



work and play



This handsome main floor den features an impressive built-in desk, crown molding and a wall of closets.

Escape to the generous, second floor bonus room with a closet and access to a full bathroom.

