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\$1,550,000

BRIDLE TRAILS

18 BRIDLEWOOD CIRCLE, KIRKLAND



INSPIRING LODGE-STYLE RANCH

A true Cinderella story, this Northwest mid-century rambler was completely transformed with an impressive 2006 remodel and addition worthy of the spotlight. Designed by architect, Mark Elster of AOME Architects, the vaulted wood ceilings, open concept floor plan and walls of windows were the focus of a feature article in the Spring 2008 issue of Renovation Style magazine.

This lush, private 1.16 acre estate offers an expansive entertainment patio, fully-fenced yard, level lawn and excellent equestrian amenities including a 3-stall barn, pasture and direct access to Bridle Trails State Park with 482 forested acres of riding and walking trails.

SPECIFICATIONS & HIGHLIGHTS

- 4 Bedrooms*
- 2.5 Bathrooms
- 2,769 SF home
- 1.16 Acre lot
- Inviting front courtyard lined with beautiful garden beds and built-in benches
- The great room is open to the backyard providing the ideal venue for indoor/outdoor entertaining.
- An epicurean's delight, the slab granite kitchen features a walk-in pantry, stainless steel appliances, ample cabinetry and a substantial island with breakfast bar with copper accents and stylish pendant lighting.
- Open to the kitchen, the vaulted family room is lined with a magnificent stone doorway and expansive windows to capture the private, natural setting. A special highlight is the dramatic plaster fireplace with copper mantle and entertainment alcove.
- Formal dining area with floor-to ceiling windows and a built-in buffet
- A peaceful retreat, the master suite boasts vaulted ceilings; a stone doorway with a slider to the patio; walk-in closet with custom built-ins; and a spa-like bathroom complete with a jetted tub, heated tile floors, two vanities and a walk-in shower.
- Vaulted guest suite or 2nd master suite with ¾ bathroom and a slider to the side patio
- Third bedroom with vaulted ceilings and a skylight
- ¾ Bathroom
- Den with a closet/4th bedroom
- Brilliant hardwood floors
- Vaulted wood ceilings with exposed beams and track lighting
- Skylights and clerestory windows maximize the natural light
- Built-in speakers
- Laundry/Mud room with cabinets, sink and access to the patio
- Hot/cold spigot, ideal for pet washing
- Breezeway from the house to the garage
- Oversized 2-car garage with workbench and 30x30 storage
- Ample additional parking
- Metal roof
- Generator
- Fully fenced backyard
- 3-Stall barn with heated tack room, power and freeze-proof water hydrant
- Turnouts and pasture
- 2016 Taxes: \$8,315
- MLS# 964060

*Septic approved for 3 bedrooms.

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