

SAMMAMISH RIDGE ESTATES

With Suver & Burnstead, the beauty is in the details...
the many, marvelous details.

Estate-worthy Living

Pass through an exclusive gated entry to this limited collection of privacy-graced, estate-sized homesites - each further enhanced by private lakefront access with deeded dock and moorage. East Lake Sammamish Trail-linked recreation is within easy walking distance - and commutes to downtown Redmond, Microsoft and Highway 520 are close and quick.

Gourmet Kitchen

Host the grandest of entertainment with an array of Wolfe stainless steel appliances, including a 48-inch duel fuel range; microwave; warming oven, and ASKO dishwasher - plus a Subzero 42-inch French door refrigerator and under-counter beverage center. Custom rift-cut white oak cabinets with dovetailed drawers and soft-close hinges accentuate the infinity-edge slab granite island and the stunning quartz-slab countertops with full-height custom glass mosaic backsplash.

Impeccable Interiors

From subtle to bold, vaulted ceilings reign over the foyer and formal dining room with built-in buffet, while 10-foot ceilings maximize other main floor living spaces. All four fireplaces boast custom face details, while split limestone walls adorn the wine room. Doors from the covered patio lead to a complete rec room with entertainment-ready wet bar.

Unparalleled Finishes

Brilliantly crafted millwork and detailing spans throughout the home - from solid rift oak doors to the custom steel railing detail with stainless steel cable rail at the staircase. Marvel at the library's rift oak sliding barn door with glass relites, and the rift oak panel details enhancing the library, great room and rec room.

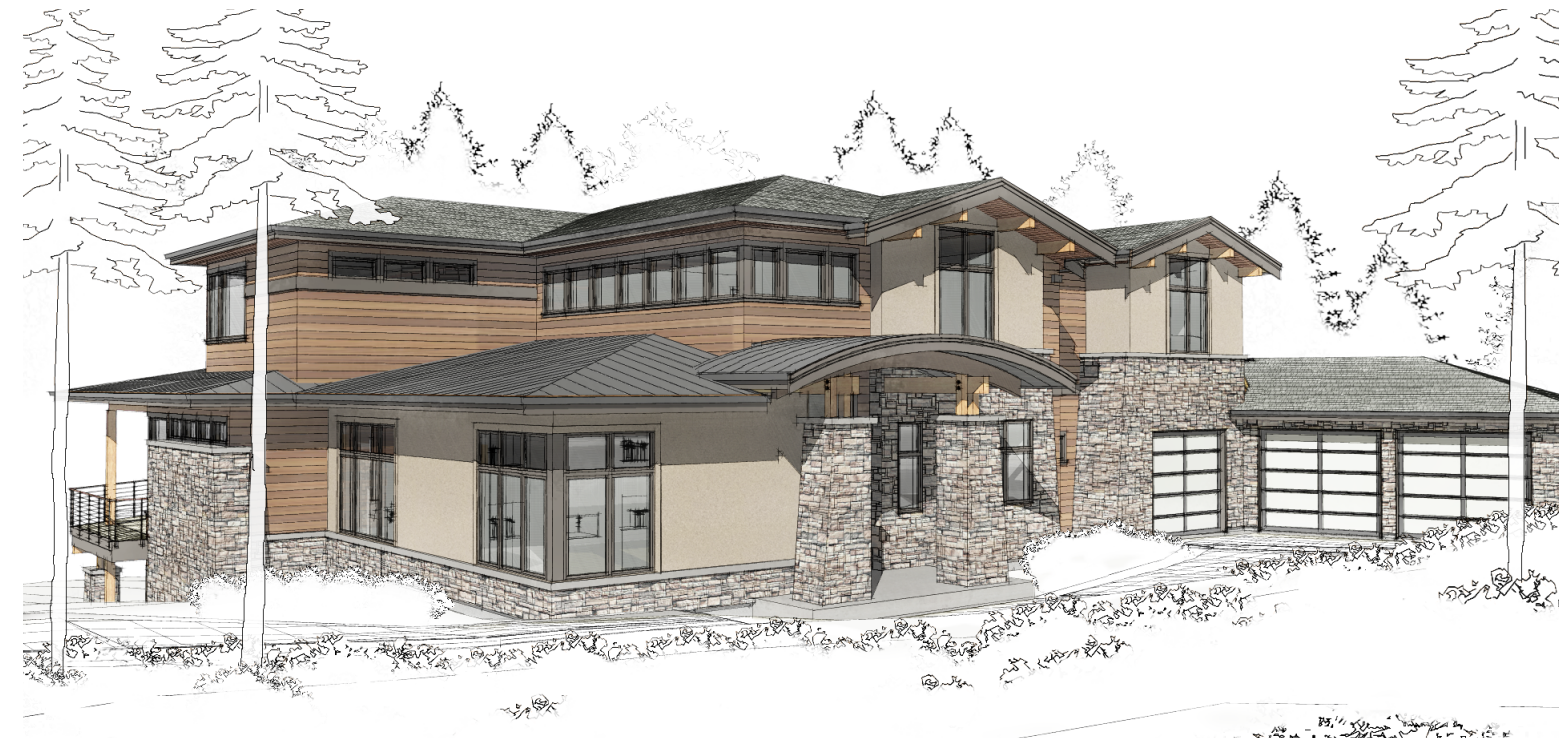
Magnificent Master Suites

Revel in the warmth of the limestone tile heated floors, and the contemporary gas fireplace with separate built-in TV niche. Dramatic bath amenities include floating vanities with infinity-edge slab counter and custom mirror surround, and spacious walk-in limestone tile shower with dual-head sprays. Large walk in closets with built in California closet systems.

Exquisite Exteriors, Energy Efficiency and More

Architectural elegance meets ultimate technology throughout. Cedar soffits, tile roof, Pella clad wood windows, stone and stucco highlight the clear cedar tongue-and-groove siding at the streetscape - while the covered main floor waterproofed deck features radiant ceiling heaters for multi-season use. High-efficiency gas furnaces heat separate home zones, and air conditioning cools the main and upper levels. Low-voltage outdoor lighting pairs with efficient LED interior recessed can lighting to cast a perfect vision throughout.

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The Cypress HOMESITE 11 | 1.4 ACRES

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\$2,985,000

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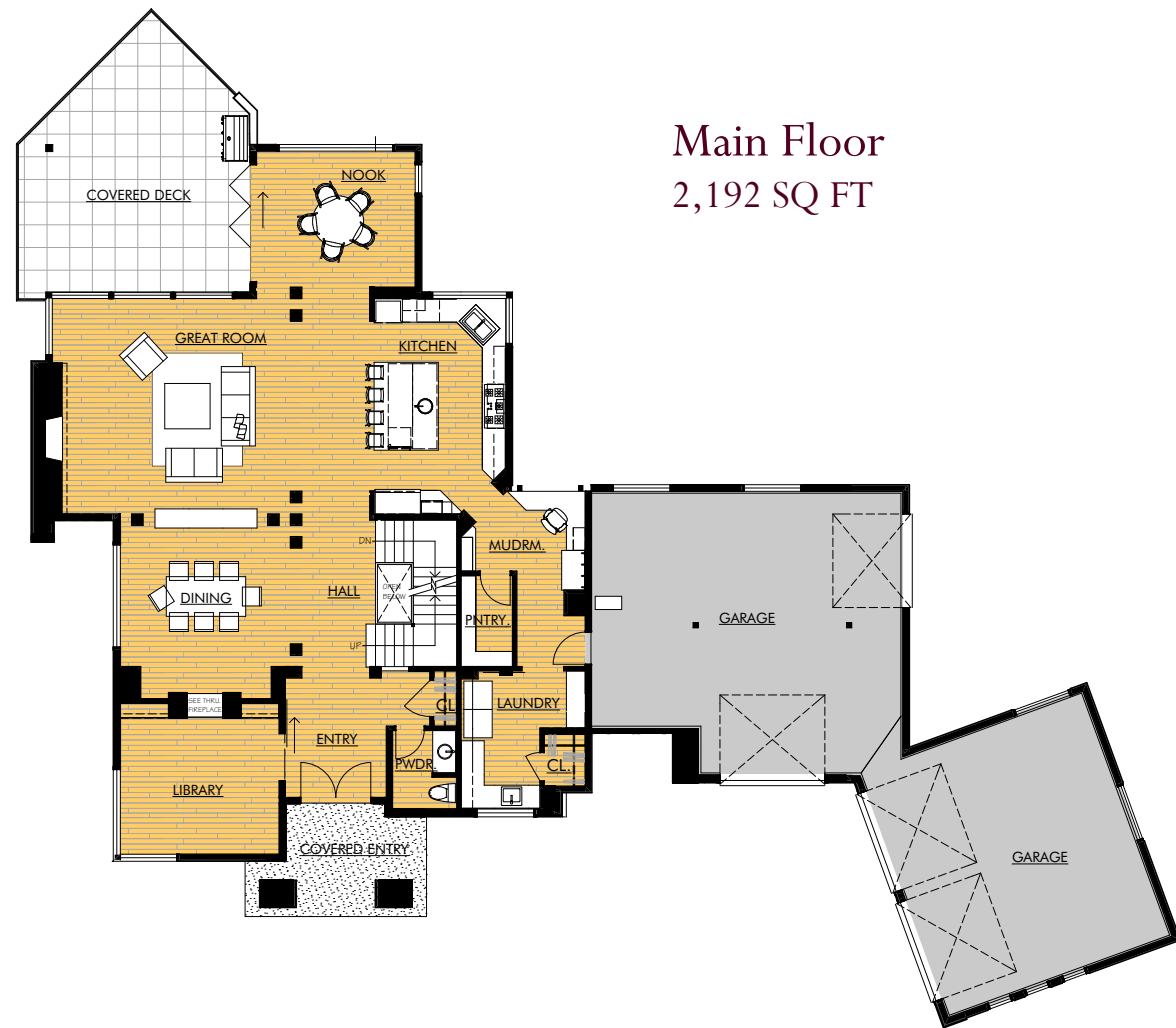
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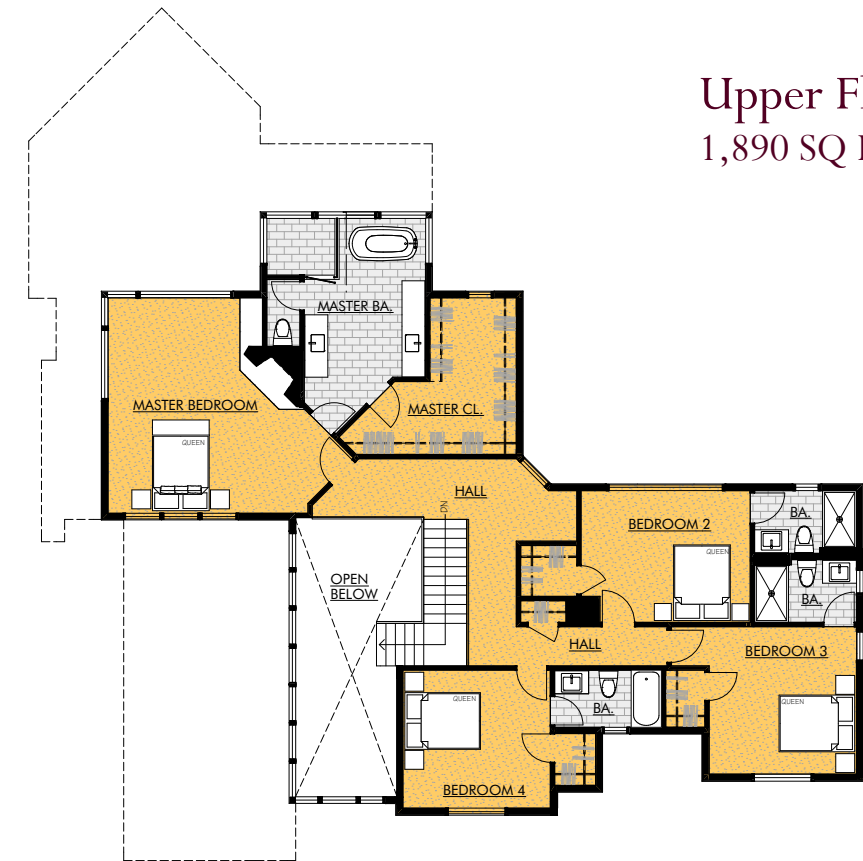
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Main Floor
2,192 SQ FT



Upper Floor
1,890 SQ FT



Lower Floor
1,340 SQ FT

The Cypress

- 5,341 sq. ft. finished living space
- 5 bedrooms
- 5.5 baths
- 3+ car garage - 1260 sq. ft.
- Great room
- Library
- Rec room
- Wine room

HIGHLIGHTS

- Deeded lakefront community dock with private moorage slip
- Award-winning programs in Lake Washington School District's Blackwell Elementary; Ingelwood Middle, and Eastlake High schools.
- Close proximity to downtown Redmond; Highway 520; Microsoft, and walking distance to East Lake Sammamish Trail.
- High-end wiring for communication, security and entertaining; and central vacuum system

www.burnstead.com

The Burnsteads, in an effort to continuously improve our homes, reserves the right to change or modify floor plans, elevations and specifications without notice or obligation. Dimensions and square footage are approximate. Decorative architectural features are optional and should be verified per plan. Plans and elevations are artist illustrations and may not be to scale or drawn with the same construction materials that this home will be built with. See our sales representative for more information.