



Welcome to 3896 159th Street ‘MORGAN CREEK’

Offered For Sale

MORGAN CREEK North & East Mountain & Pond views – panoramic & prestigious! Custom built & designed 5040SF of quality finishing on two levels featuring **MASTER ON MAIN**; design by Ray Bonter. Solid Brick/stucco exterior. Home features 4 bed, 4 baths, 1 walk-out from basement & **DOUBLE GARAGE**. **FULLY FINISHED BASEMENT** w/custom **MEDIA ROOM**, **WINE** room, wet bar, storage, & daylight basement entry. **MASTER ON MAIN** w/mountain & pond view, his & hers spacious closets & **SPA ENSUITE**. Very elegant, open, bright design. Quality solid 2x6 construction, custom high profile millwork throughout, high ceilings-13'2", solid cabinetry, **GRANITE & MARBLE** counters w 8' island, high-end appliances & bathroom fixtures, solid charcoal **MAPLE HARDWOOD** floors. Gourmet kitchen & Family Room entertaining w outstanding views. Custom features include heavy wrought iron railings & extra wide staircase. Large open patios on two levels, overlook 10,075SF lot which boasts Mountain & Pond Views. +++ !

Age:	5 years
Legal Description:	PL BCP6068 LT197 LD36 SEC26 TWP1
Gross Taxes:	\$5739.00 (2009)
Zoning:	CD
Lot Dimensions:	10,075 sq feet
Square Footage:	Main Floor: 2518 sq feet
	Basement Finished: 2522 sq feet
	GRAND TOTAL: 5040 sq feet
	Garage: 23' x 20' / 460 sq feet
	Patios: Upper: 20' x 18' / 360 SF ; 24' x 11' / 364 SF

MORGAN CREEK GOLF MEMBERSHIP QUALIFIED.

FEATURES OF THIS HOME:

MAIN LEVEL:

FOYER	Charcoal Maple Hardwood & Granite Flooring; Double Stain & Wood Front Door, 13'2" foot open height entry, Pewter Chandelier
DINING ROOM	Millwork detail, Pewter Chandelier, Maple Hardwood, High Ceilings, High profile Crown & Mouldings
LIVING ROOM	Black Granite w White Wood Surround Mantle Gas Fireplace, 13'2" open height, High profile Crown & Moulding
KITCHEN	High Gloss Solid Cabinetry, Tumbled Limestone Backsplash, Granite Countertops with Undermount Sink, Walk-in Pantry, 8' Granite Island, Jennair Wall Oven with Warming Tray, Jennair Four Burner Gas Cooktop & Fan, Panasonic Built-in Microwave, Cabinetry Panelled Amana Fridge with ice & water; Miele Dishwasher, Grohe Faucet set, Phone Desk, Solid Charcoal Maple Hardwood, Halogen under Cabinet Lighting, Crystal Kieshler Pendant Lighting above Island, View of Pond & Mountains
EATING AREA	Open to Kitchen, Crystal Kieshler Chandelier, View
BUTLER'S PANTRY	Open to Kitchen, High Gloss Solid Cabinetry, Granite Countertops With Blanco Stainless Sink, Grohe Faucet, upper cabinets with Glass & Lights
FAMILY ROOM	Prestigious Built-in Suquet Limestone/Resin Gas Fireplace Surround, Either side of Fireplace has Built-in High Gloss solid Cabinetry, Art Niche above Fireplace, VIEW

DEN/OFFICE BEDROOM	Office or Bedroom share 3 piece Bathroom with Kohler Undermount Sink, High Gloss Solid Cabinetry, Ceramic Tiled Tub/Shower Combination, Ceramic Tiled Floor, Closet with Wood organizers, CAT5 Hub for Internet, Cable, Phone, View of Pond & Mountains
POWDER ROOM	Two piece, High Gloss Solid Cabinetry, undermount Kohler sink with Aqua Brass (Italy) Faucet
LAUNDRY ROOM	Sink in White Cabinets, Upper Cupboards, Coat Closet, Storage Closet, Front Load Bosch Washer/Dryer
MASTER ON MAIN	His & Hers Large Walk-in-Closets with Professional Organizers, Cable, Spacious, views of North & East Mountains, Mt. Baker & Pond
SPA ENSUITE	Five piece, Double Sinks with Aqua Brass Faucet Sets, Vanity Mirrors, Jacuzzi Tub with view of Pond & Mountains, Toilet Closet, Marble Creme de Marfil Tile Floor & Tub Base & Wall, His & Hers High Gloss solid Vanities
<u>BASEMENT:</u> BEDROOMS	2 additional, 2 Bedrooms share 4 piece Bathroom with Undermount Sink, White Cabinetry, Marble Counter, Ceramic Tiled Tub/Shower Combination, Ceramic Tiled Floor, Closets, Crown & baseboard finished, both with Cable, Phone, & CAT5 Internet
MEDIA ROOM	Theatre/Media Room features professionally designed Theatre PRE-wiring; Wired for CAT5/Satellite, Projection
WINE ROOM	Cool Storage 12'8" x 8'9"
RECREATION ROOM WET BAR	Granite & Granite backsplash, White Cabinetry, Upper Cupboards feature Glass & Lights w dimmer, Bar Fridge, Wine Cooler; Stainless Steel Sink, Walk-out Basement to Rear Yard & Pond View
STORAGE ROOM	Spacious; 14' X 8'10"
EXERCISE ROOM	Closet, Crown & baseboard finished, Cable, Phone, & CAT5 Internet

STAIRCASE	Prestigious Custom Wrought Iron Railing; extra wide Stairwell
DESIGN	Ray Bonter Design

ADDITIONAL FEATURES OF THIS HOME:

- Custom Built home European Builder
- Building, European Built, Owner/Builder
- Situated with an eastern exposure backyard backing onto Sweeping Mountain & Pond Views
- Forced Air Heating
- Custom Millwork and High Profile Baseboard Moulding thru-out
- Crown Moulding thru-out
- 2x6 Construction with Silent Floor System
- 13'2" Ceilings on Main, 9' Ceilings in Basement
- Cablevision Outlets in all Bedrooms & Offices
- CAT5 Hub & CAT5 for Internet thru-out
- Lights in Closets
- Polished Chrome Weiser Door Knobs on all Doors
- Double Car Garage with 8' Door Clearance
- Natural Gas Line for Barbeque @ Rear
- Solid Door thru-out – no bi-folds
- 2 Levels of Patios:
Upper Open : 20' x 18'
Basement Walkout: 24' x 11'
- Treated Shingles on Roof
- ¾ Exterior clad in BRICK ; Stucco & Hardie Board
- Storage Shed, 8' x 7'
- In-ground Sprinkler System; front & rear; 42 heads
- Built-in Security System
- Built-in Vacuum System
- Professional Landscaping: Motion Detection Walkway Lighting
- Wind-out windows thru-out
- 2" Polywood Blinds thru-out
- Garage: 23' x 20' and 11' high
- SCHOOL CATCHMENTS:
Elementary - Morgan
Secondary - Earl Marriott, Southridge

See online Virtual 360 Tour @
www.evonmayer.com

E. & O.E.

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