

# Improvements & Notable Features

15517 Lake Shore Blvd NE | Lake Forest Park

## Improvements / Upgrades

- Premium hardwood floor refinishing with durable, professional-grade finish
- Professionally refinished kitchen cabinetry and new kitchen hardware
- Painted main-level walls and millwork
- New carpet in living room
- Custom crown molding installation
- Wood paneling w/ integrated acoustic treatment in family room and primary bedroom
- Dual-station laundry configuration with second laundry unit in basement
- High-capacity laundry sets installed within the last 4 years
- New kitchen water filtration system
- Exterior: partial new fence along south side of property and refinished entry steps
- Smart home technology integration including lighting, sound and security
- Level 2 Tesla charger 48 Amps/240 volt

## Notable Features

- Coveted **Sheridan Beach** location
- Panoramic views of **Lake Washington, Mt. Rainier and the Cascades**
- Rare **level front and back yards** for a view property
- Private backyard retreat framed by mature landscaping offering total privacy
- Large garden shed and additional garden areas with fruit trees
- **Direct Burke-Gilman Trail access** just outside the driveway
- Expansive **wraparound view deck**
- Covered patio with ceiling-mounted heater for year-round enjoyment
- Soaring ceilings and abundant **natural light** throughout
- Main-floor office/library with garden outlook
- Upper-level primary suite with sitting area, sweeping lake views and jetted tub
- No-step access to lower-level **MIL suite** w/ separate entry, kitchenette and dining
- Oversized 2-car garage with storage, and a driveway that's more generous in width and function than initial impressions suggest
- Convenient access to Seattle and the Eastside
- Located within the **Shoreline School District**
- Eligible for **associate membership to the Sheridan Beach Club** (beach and pool)



**View this document and more information on the property website!**

*Information is provided as a courtesy and is not warranted by Seller nor Listing Broker.  
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