



763 Carefree Way, San Juan Island, WA

## SAN JUAN ISLAND ESTATE

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763 Carefree Way, San Juan Island, WA 98250

Sited above one of the most beautiful and dramatic seascapes in the world, this legendary oceanfront compound shares almost 1,000 feet of enchanting coastline with migrating whales, bald eagles, and abundant wildlife delighted to call this home. Known on the island as The Stern Estate, the property was designed by David Kinderfather with meticulous supervision by the original owners, Edgar and Pauline Stern, founders of the world-renowned Deer Valley Ski Resort and Stanford Court Hotel. Exquisite taste and highest quality construction were hallmarks of the Sterns' development/construction achievements, which culminated in their most treasured residence. As you are guided through this remarkable property you will see the creative genius manifested in unmatched attention to detail and quality of build – from the concrete pilings and footings in bedrock that elevate the floors to the exquisite, rare woods selected not only for beauty but durability. The structures are arranged in pods connected by stunning glass galleries, with almost 10,000 square feet of living space including the main house, guest apartment with separate entrance and kitchen, detached two bed/two bath guest house, and an additional 3,200 SqFt of covered decks to envelop yourself in the natural beauty of the land year-round. Other highlights include a luxurious primary suite with its own gym and dual closets/bathrooms, a media room, two offices/bonus rooms, a detached cigar room/studio, multiple garages and workshops, and two John Deere diesel generators that power the entire facility. With over 15 acres of lush gardens, forests, and meandering flagstone pathways to explore, this extraordinary opportunity provides an escape, an energy, and a home to enjoy for generations.

**Offered at \$14,500,000**

Presented by TIM ALLEN

COLDWELL BANKER GLOBAL LUXURY



MAIN HOUSE













MAIN HOUSE – *Entry*





MAIN HOUSE – *Living Room*















## PROPERTY INFORMATION

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LOT SIZE:	15.5 Acres
TOTAL SQUARE FOOTAGE:	9,900 SqFt
NUMBER OF BEDROOMS:	5
NUMBER OF BATHS:	6 Full, 3 Half Bathrooms
INTERIOR:	Virgin Fir Lumber
EXTERIOR:	Cedar
FIREPLACES:	6
FLOORS:	Concrete, Hardwood, Burmese Teak, Slate, Carpet
HEAT:	Forced Air, Heat Pump, Insert, Radiant, Stove/Free Standing
GARAGE:	2 ½ Car, Heated
YEAR BUILT:	Remodel Completed in 2018
VIEW:	Ocean





MAIN HOUSE – *Kitchen*





MAIN HOUSE – *Dining Room*





MAIN HOUSE – *Primary Suite*

















## GUEST HOUSE













CIGAR BUILDING













## GUEST APARTMENT









## OUTDOOR LIVING









## LIST OF FEATURES

*Square footage as calculated by David Kinderfather, Architect:*

### MAIN RESIDENCE: 11,257SF\*\* TOTAL

- Living Pod
  - Main Floor & Decks (Under Roof) - 3,136SF
  - Media Room, Bath, Bedroom, Mechanical - 1,142SF
  - Whale Watch & Decks - 348SF\*
- Entry Gazebo & Corridors - 1,143SF
- Library – Study/Decks & Office/Decks - 2,350SF
- Master Suite & Decks & Guest Apartment - 2,320SF
- Separate Gazebo & Decks - 579SF

### OTHER BUILDINGS: 4,589SF TOTAL

- Guest House & Decks (1,000SF Covered Decks) - 2,209SF
- Garage - 816SF
- Shop - 816SF
- Garden Building & ½ Bath - 512SF
- Heated Storage Building & Wood Storage - 948SF
- Trash/Dumpster Building - 104SF

### TOTAL, ALL BUILDINGS - 15,846SF

- \*\*9,900SF Heated and airconditioned
- 3,218SF Covered Decks

### SUMMARY

- Living, dining, pantries, media room, office, library, cigar building, guest house, service building, shop building, heated storage building, garage, covered porches and decks, patios and irrigated gardens
- 900 feet of waterfront – Bellevue Point –San Juan Island

**FIREPLACES:** 6 Fireplaces: Living Room, Dining Room, Main Entry, Library, Guest Apartment, Primary Bedroom (electric)

**WATER:** 15.5 acres with 4 water wells – 2 capped and 2 in current use – 20,000-gal water tank





## CONSTRUCTION NOTES

- All electric house – no natural gas or propane on property – green energy
- 3 elevators making entire premise wheel chair accessible for Edgar Stern
- All living space is heated and airconditioned with air purification systems throughout
- All foundations except corridor to Master Suite (slab) consist of reinforced concrete pilings & footings at 2,500 to 3,000 lb. imbedded in bedrock.
- Floors are constructed using 15” 3 ¼ to 6 ¼ width glue lamb beams as floor joists.
- Floors & ceilings all R-30 insulated
- All interior walls and ceiling including outside ceiling deck soffits are constructed with V.G. Fir - “Virgin Fir” lumber. Virgin Fir comes from old growth trees or “Virgin Forests”. These trees grow very slowly – 80 to 120 years old at harvest. This gradual growth rate results in tightly crammed growth rings (grain).
- Today only new growth lumber is available. Virgin Fir is only available via deconstruction of old buildings and is very sought after for furniture. New growth lumber is 20 to 30 years old at harvest – grows fast with wide growth rings and is soft.
- Virgin Fir is sturdier; more firm; more durable; carries heavier loads; and is not susceptible to rotting and water damage as is new growth.
- Finally – this Virgin Fir was hand selected by owner to be free of all knots. Even more beautiful.

**EXTERIOR CEDAR:** The Western Red Cedar selected for the exterior is noted for its durability and fine grain. Once again, owner stressed grain density and matching boards which can be seen in the over-lapped treatment on all buildings.

**RAILINGS & COPPER:** All deck and ground railings are Western Cedar with copper vertical rails – yes copper – beautiful patina that will last a lifetime. Thousands of feet of copper railings throughout the waterfront fencing.

## BURMESE TEAK

- The Main Living Pod and the Guest House floors are finished in 10” wide Burmese Teak Planks doweled in place.
- Burmese Teak is one of the most coveted wood in the world. Burmese (Myanmar) is far superior to “Plantation Teak” which is grown much faster on numerous plantations, whereas Burmese Teak trees must be at least 50 years old. Teak has always done well in aquatic environments – boats – ships – docks – bridges – marinas - as it is impervious to water.
- Burmese Teak is the most expensive old growth available. Once again, the Stern House uses this teak throughout the entire Living Pod – kitchen – dining – living – bathroom – hallways & pantry. Also used in the Guest House living/dining/kitchen floors.
- Beautifully finished – built to last in an oceanfront setting.





**MAIN ENTRY/CORRIDOR:** The main entry double doors open to a window foyer and corridor that views the ocean – leading in one direction to his office and her library/office with ½ bathroom - the other direction to the main living building.

**MAIN LIVING BUILDING:** Beneath a tall free span ceiling is the Living room – kitchen – pantry – ½ Bathroom and corridor to the main dining room. This area with expansive views – magnificent teak planked flooring – completely remodeled kitchen must be experienced to realize the height and breadth of its construction and finishes. Heat pump airconditioned and heated.

**MEDIA ROOM/APARTMENT:** Take either the elevator from the kitchen or the private glass enclosed entry from the grounds to enter the Media Room/Apartment.

The Media Room consists of an 80” TV with reclining chairs. Adjoining space includes two beds, refrigerator/freezer, bar, sink, and full bathroom with glass enclosed shower.

Set with cedar walls and flagstone flooring, this becomes a wonderful addition.

**DINING BUILDING:** A teak floored corridor replete with hidden linen and china storage closets leads to the Dining room pod – and octagon pod with free span ceiling – window walls – fireplace. Heat pump air conditioned and heated.

**LIBRARY & OFFICE POD:** Taking the hallway from main entrance to the north you arrive at her library with fireplace and his separate office. Beautiful teak & fir enhance the panoramic ocean views & decks.

**MASTER SUITE AND GUEST APARTMENT:** Proceeding past her library to the master suite elevator one enters the art gallery, window lined ocean view corridors to the master suite and guest apartment wing. The master suite and corridors are hydronic and heat pump airconditioned and heated – the corridor heat is in the walls and the master suite in the flooring

The Master suite, finished in lovely dove gray V.G. Fir walls and beautiful light maple floors, has his and hers bathrooms. Her bathroom is indeed a spa with windows to the forest - with sunken tub that rapidly and automatically fills with 104-degree water – with magnificent French white marble walls. A large walk -in closet finishes her bathroom space.

Closets, hidden in the V.G. Fir walls finished in a soft dove gray, provide an abundance of space for clothes and storage. Heat pump airconditioned and heated



**GUEST APARTMENT:** A separate entry – both from the interior and exterior – leads you to the guest apartment wing. The guest apartment was the last major addition to the estate in 2009. Finished to provide space for guests or live in staff, the space includes a complete kitchen – living room – bedroom and bathroom. Finished in maple floors – V.G. Fir walls – marble bathroom. It is stunning. Heat pump airconditioned and heated.

**GAZEBO BUILDING:** The Gazebo building constructed with 4-sided glass French doors and windows was originally to contain an outdoor/indoor hot tub. The current owner finished it as a “cigar building” – with comfortable protected space for indoor cigar enjoyment.

**GUEST HOUSE:** The Guest house, located several hundred feet north of the main house, was completed first by the Sterns and they resided there while building phase 1 of the main residence. Comprised of two master suites with full baths; living room, dining area and kitchenette with the same teak and VG Fir walls and full span ceiling as the main house it is indeed a private place for guests. Surrounded by a thousand sq ft of covered decks with beautiful water frontage.

**SERVICE BUILDINGS:** Referred to as the Break Room Building and the Shop Building, they are finished/heated buildings. The Break Room building has a half bathroom for grounds/maintenance workers on property, and the Shop, complete with garage door, is currently used as auto/hobby shop by current owner.

**GROUND - 15.5 ACRES:** The Grounds were increased to 15.5 acres with literally thousands of feet of solid inlaid stone paths surrounding the many buildings that comprise the main residence and guest facilities. The irrigated gardens comprise several acres around the residences and are protected by a tall wood “Deer Fence” to keep the deer from eating some of the more delicate flowers.

Poly Stern’s mission was to create a garden experience while meandering along the beautiful waterfront of almost 3 football fields in length – many seating and viewing patios to watch the Orcas, Bald Eagles and sea life that reside in Haro Straights with Vancouver Island a mere 9 miles away.

Not to be overlooked, the grounds include a service yard that houses the two John Deere diesel generators that power the entire facility; the hydro electric dump trailer for garden and trimmings disposal; covered storage for the John Deere Gator and the Bobcat; gravel and soils storage bins; and more.







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**TIM ALLEN**  
PROPERTIES

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