



3157 Grandview Dr W, University Place

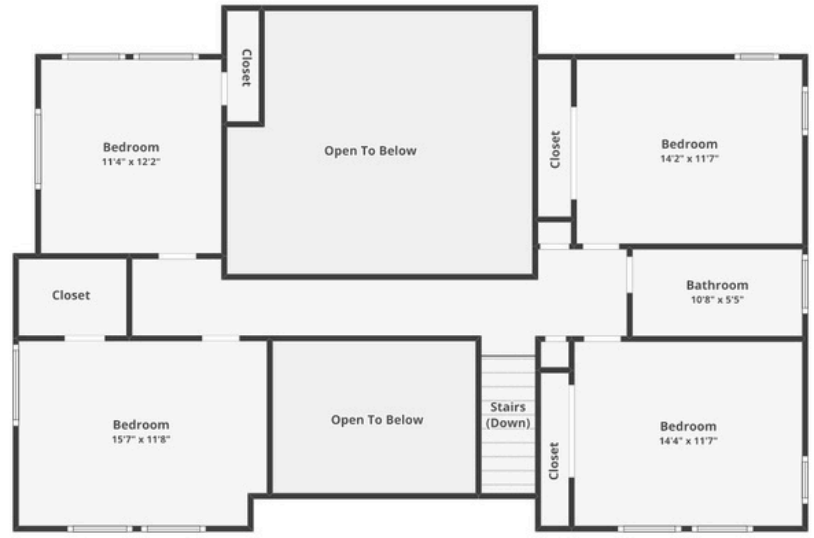
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Exclusively Listed By:

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FLOOR 1



FLOOR 2



## University Place Living

This isn't just a newer build; it is a showcase of the "love-of-the-craft," meticulously executed by a true master of the building trade. From the moment you step inside, the magnificent custom woodwork and soaring ceilings in the foyer and living rooms signal a home of rare caliber. The main level is a study in texture, featuring rich hardwoods and honed tile floors that flow through the entry, living, dining, and kitchen areas. The chef's kitchen is anchored by custom Hickory cabinetry and sleek slab granite. In the PRIMARY SUITE ON THE MAIN FLOOR, a private sanctuary with direct access to the backyard and sauna. Designed for maximum versatility, the floor plan boasts five true bedrooms plus a dedicated main-floor office. The upper level provides four generously sized bedrooms. While the exterior features a charming front porch and a fully fenced yard (front and back) for total privacy. Located within the highly coveted UNIVERSITY PLACE SCHOOL DISTRICT, this home represents a blue-chip investment in one of the region's most sought-after communities, UNIVERSITY PLACE home to CHAMBERS BAY GOLF COURSE and TRAIL; with employment centers, shopping, and JBLM nearby. Value plus location.









# University Place Living

3157 Grandview Dr W, University Place, WA 98466

- Located in highly sought after University Place neighborhood
- Soaring ceilings
- Rare large front porch
- Custom woodwork throughout
- Hardwood and tile floors
- Chef's kitchen w/ custom Hickory cabinetry
- Granite counters
- Primary suite on the main floor
- Italian tile and radiant heated floors in primary bathroom
- 5 true bedrooms
- Designated office space
- Charming front porch
- Private backyard w/ sauna
- Fully fenced
- Close to Charles Wright, UP schools & Chambers Bay Golf Course
- 2025 Property Taxes: \$9,258 | Year built: 2008
- 2,992 Sq Feet
- View online at [MyUniqueHome.com](https://www.MyUniqueHome.com)



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## MORRISON HOUSE SOTHEBY'S INTERNATIONAL REALTY

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