

18819 106th St. Ct. NW

MyUniqueHome.com

Gig Harbor, WA 98329

Feature and Benefit Highlights

Throughout and General

- 1 Parcel 002234-5-014 ; Pierce County
- 43,560 Square Foot Lot; about 1.00-acre lot
- 2026 Property Taxes \$10,514
- Total of 3 Bedrooms | 2 Baths
- Built in 1990 / Effective Year Built Per Records is 2011; with Major Remodel in 2022
- 2,807 Sq feet of Living space; plus
- 1 Propane Freestanding Stove in Living Room
- Electric Forced Air Heating w/ Heat Pump and Air Conditioning
- Milgard Windows throughout
- New Roof in 2025 [New Metal Roof w/ Integrated Tesla Solar Tiles & Battery Backup System]
- Large lot – ample sized for gardening and outdoor activities
- Gated Entry
- Shared Well – private water system for 4 connections (currently 3 homes)
- Full house speakers

Water Access

- Easement for ingress / egress of water
- Easy walkable distance from the home
- Boats and kayaks are stored in the easement area
- 4 lots in the gated neighborhood
- Above the 100-year floodplain
- Mooring Bouy

Solar Roof

- Tesla solar roof – hidden roof tiles are actually solar panel system
- 3 battery packs on the house and 1 on the garage
 - Basically, live off grid –net zero electric bill since installation, returning excess energy to Pen Light
- Roof is hail rated and transferable warranty 25 years
- Sell energy back to Pen Light on a 1 to 1 ratio
- Bidirectional electrical meter to meter power both directions
- Span Panel

Information although deemed reliable, should be verified by the reader.

- Smart electrical panel – allows usage by circuit to be monitored
- Able to turn off breakers remotely
- Tesla Solar Roofs come with a 25-year warranty covering product defects, power output, and weatherization to ensure the roof remains watertight. The warranty guarantees at least 95% power production after 5 years, with a 0.5% annual degradation for the next 20 years. Key, separate, 10-year coverage applies to the inverter and system components. [1, 2, 3, 4, 5, 6]
- Key Components of the Tesla Solar Roof Warranty
 - Product Warranty (25 Years): Covers defects in materials and workmanship for both solar and non-solar tiles. [1, 2]
 - Weatherization Warranty (25 Years): Guarantees the roof will stay in place and prevent leaks from rain, snow, or ice. [1, 2]
 - Power Warranty (25 Years): Ensures the tiles maintain a high level of efficiency—specifically 95% of rated power after 5 years, with a maximum 0.5% decrease per year thereafter. [1, 2]
 - Inverter/Component Warranty (10 Years): While the tiles have a 25-year warranty, the inverter, which converts power, is typically covered for 10 years. [1, 2]
- *Performance and Durability Ratings*
 - *Fire Rating: Class A (highest rating).*
 - *Hail Rating: Class 4 (highest rating).*
 - *Wind Rating: Class F (highest rating).*

Living Spaces on Main Floor

- Engineered Wood flooring throughout – large open feel
- Living Room
 - Propane free standing fireplace
 - Walls of windows on the view sides
 - Wired for speakers throughout the house
 - Sunshades
 - Step down
 - French doors to large outdoor splinter free deck
- Dining Room
 - Open concept
 - Takes in views through living room to the water
- Kitchen
 - Gas cooking – GE Monogram
 - Skylights and walls of windows to take in the view
 - Large Island
 - Quartz Countertops and back splash
 - Sunshades
 - Stainless Steel Appliances
 - Microwave drawer
 - Refrigerator w/ Ball Ice Cubes – perfect Old Fashioned

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- Both Bar and Nook seating areas
- Laundry Room
 - Acts as Back kitchen
 - Built in cabinets and sink
 - Wine Fridge – Bodega Brand
 - Washer and dryer – LG Stack
- Utility Room
 - Spacious room w/ built-in shelving for overflow storage
 - Easy access to furnace and hot water tank
 - Furnace A/C Unit has zone system for separate control of upper and main level
 - Interior of home access point for crawl space
- Bedroom 1 on Main Floor
 - Custom closet organizers
 - Generous sized
- Bedroom 2 on Main Floor
 - Used as an office – accent wall
 - Windows on both walls
- Full Bath
 - 4 Piece Bath - Tub designed to take in the views
 - Large linen closet
 - Granite counters and tile flooring

Living Spaces Upper Floor

- Lit Staircase lighting
- Wood risers
- Primary Bedroom
 - Vaulted ceilings
 - View deck w/ outdoor carefree vinyl flooring – pine clad ceilings
 - glass railing for view
 - Propane gas fireplace
 - Sunshades on deck
 - Attached Ensuite Bath
 - Step In shower
 - Walk in Closet – custom wall storage closet for shoes
 - Built in dresser
 - Water closet
 - Jetted tub w/ view
 - Double person shower
 - Heated floors
 - Make up desk area and double vanities
 - Wood clad ceilings
- Craft Room area
 - Hidden appliance garage
 - Tons of storage and built ins

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- Well-designed cabinetry layout – storage big and small
- Honed granite counters
- Perfect spot for craft activities and storing supplies
- Open Loft/Office
 - Takes in the views from sitting area
 - Olympic Mountains and Case Inlet of Puget Sound
 - West Facing views bring to a “Kincaid” View
 - Wood clad ceiling

Garage Spaces

- 4 Car Garage
- Elec Car Charging – 50 amp
- One Bay w/ cabinetry and black granite counters
- Tons of extra storage
- RV Covered Bay w/ Pine soffit and can lights
- Additional parking area behind RV Garage – perfect for boat

Garden Spaces

- Pergola w/ sunshades and climbing Wysteria
- Water feature w/ Koi Fish
- Outdoor Shower [Hot water from Main Home]
- Planned for hot tub or sauna on side deck
- Cushion closet on deck
- Ample space for outdoor barbecue
- Apple Trees, Figs, Asian Pears, Rhodie’s and Maple trees, Rhubarb
- Walkable moss in Zen Garden, Lavender, Lilac, Daffodils, Blueberries [9 bushes]
- 14 Sprinkler zones

Utils

- Water—Shared well water system
 - \$30/Year [120 divided across 4 owners for testing] and \$0 for water
- Electric—Tesla Solar Roof and Penn Light
- Sewer—Septic
- Trash—Murray’s
- Internet-Starlink [Comcast is in the driveway]
- Gas—Propane

Notes

- Gutter foams for easy maintenance
- New Roof in 2025
- Materials for another 10/10 roof will remain with the home
- Leaving all appliances; washer/dryer, second refrigerator

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- Any buildings added to front lot #4 cannot be taller than 15 feet from the ground (same height as garage of front house)
- Fences not allowed – current neighborhood likes the open feeling – hedges are allowed
- Yard can accommodate a swimming pool in rear – drainfield is to the side

Nearby

- Gateway Park – 5.8 Miles
 - Off-leash area, playground, walking trails, picnic pavilion.
 - <https://www.keypenparks.com/gateway-park.html>
- 360 Trails – 5.8 Miles
 - Miles of multi-use trails where walkers, equestrians and mountain bikers explore native Washington woodlands.
 - <https://www.keypenparks.com/360-trails.html>
- Trophy Lake Golf and Casting – 8.5 Miles
 - <https://www.trophylakegolf.com/>
- Lakeland Village Golf – 3.5 Miles
 - <https://lakelandliving.com/golf.html>
- Canterwood Country Club – 8.5 Miles
 - <https://www.invitedclubs.com/clubs/canterwood-golf-country-club/about-the-club>
- Bremerton Raceway – 14 Miles
 - <https://www.bremertonraceway.com/>
- Bremerton National Airport – 15 Miles
 - <https://www.portofbremerton.org/167/Airport>
- Downtown Gig Harbor – Less than 10 Miles
 - Boutique shops, many restaurants, nice markets (Metropolitan Market and Harbor Greens, etc.) art galleries and more
- Costco, Home Depot, CVS, Banks and other shopping amenities all within 8.5 Miles
- Nice local grocery store [IGA] less than 5 minutes

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