

*****DRAFT*****



26210 48th Ave Ct. E.

MyUniqueHome.com

Spanaway, WA

Feature and Benefit Highlights

Notes and Quote from Current Owner

I love the peaceful serenity of the 180° scenic views of the Olympics mountain range, Mt. Rainier and spectacular sunrises! +The Case Inlet calm waters, sandy beaches and quiet atmosphere offers whales, seals, eagles, blue Heron, clams and sand dollars. Bringing magical, entertaining excitement to your own private Oasis.

Throughout and General

- 2 Parcels (120195000022 and 120195000023)
- About 4 acres
- Gated entry with new high security fencing
- New gate security box with intercom to house/remote access
- Official size pickleball court and accessories
- ADA adapted ramping and full accessibility (ingress/egress)
- Plexiglass floor and skylights enhance natural light
- All stairways- stairway step lighting on timers for safety
- Security system w/ 4 wired self-charging cameras, Wi-Fi arming/disarming

Elevator

- Services all 3 floors
- Recently serviced
- New motor and hydraulic fluid
- Outside access door and equipment room
- Equipped with emergency landline phone box

Pool and Pool Room

- Attached and Indoor – viewing window from family room
- Tons of space and room for workout equipment

- Diving board-Deep enough to dive
- Home designed around 18' x 30' indoor in-ground fiberglass pool
- About 18,000 gallons
- Commercial dehumidifier and temp controlled room for year round swimming without moisture/humidity issues
- Opens to patio and outdoor barbecue area w/ speakers
- New pool water circulation pump
- New pool plumbing lines and multiport valve
- Built in gas tubing and wall-wash party lights for night swimming
- 3 ceiling fans and skylights for additional air circulation
- Economical pool and room heat with propane (owned tank)

Entry and Main Floor

- Ramped entry
- ADA ½ bathroom
- Utility Room- matching washer/dryer/ample storage

Kitchen

- Island seating
- Open (great room) concept to family room area
- Stainless appliances
- Jennair stove w/ interchangeable cooktops, grill, ceramic
- Walk in pantry
- Dishwasher, microwave, Breville oven
- Large built in oak pantry and cabinets w/ gliders or spinners "lazy susan's. Lots of storage space

Living Room

- Adaptable living area to accommodate changing needs
- Entertainment center with speaker controller, amplifier, and turner for whole house speaker system
- Combination tile and Laminate flooring
- Large Plexiglass viewing window into poolroom from living room
- Woodland views from windows
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Primary Bedroom - Upstairs

- En-suite attached bath
- Serviced by elevator and stairway
- Separate hot water heater and tank
- Skylights for natural light

- Decorative propane fireplace
- Double Head shower
- Jetted Tub
- Walk in Closets
- Privacy

Lower Level

- 2 Bedrooms w/ large closets
- Elevator access
- Under stairs storage room-safe-cabinet
- Full bath- newly remodeled
- Dog run/doggy door
- Bonus space for office/craft/sewing room

Systems and Notes

- A/C and heat-Wi-Fi control thermostate
- Built In central vac
- In ceiling speakers throughout
- Generator in place
- Newer Heat Pump – Trane by Pacific Heating and Cooling
- Comcast and ADT
- Pelican Water Filtration System
- Rain bird sprinkler system (city water)
- 2 Hot water Tanks
- Propane handles (Pool, upstairs FP, BBQ)
- Separate electrical panels for home, pool, irrigation, elevator systems
- Well on property (capped per local ordinance)
- Pond
- Owned propane tank
- Gate control via security box, Wi-Fi, key fob, or telephone

Garage

- Studio room- laminate floor, new door, 220 power source, back room with electricity and light
- Large 2 car spaces with storage racks and rafters
- Security motion lights
- Wall openers

Utils

- Propane (pool & fireplace (not on)-\$473=161 gallons (uses more in winter)
- Water-26.00

- Electric-225. (Winter more)
- ADT-security 150. (Until equip pd then 71.)
- Cellgate-29.99
- Garbage/recycle-60. (Neg)
- Comcast internet tv-231.(neg)

Updated: 2025.01.23