

**6510 87<sup>th</sup> Ave W.**  
**University Place, WA 98467**

**MyUniqueHome.com**

## Feature and Benefit Highlights

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### Note from the Seller and Original Homeowner

*As a lifelong resident of University Place, from Chambers elementary to Curtis High School, I've watched the city develop and flourish. University Place has convenient shopping and dining; we are close to JBLM for military families. Compared to surrounding communities, University Place stands tall with affordability and retained value. We purposely stayed in the city to raise our family and the highly rate Curtis school system. University place has great access to I5, the Pacific Ocean, Puget Sound, Cascade and Olympic mountains. The city is near the Puget Sound waterfront to enjoy beautiful scenery, beach walks, Chambers Bay, Titlow and Point Defiance Parks. University Place is bike and pet friendly. The PNW is a beautiful area with unlimited outdoor activities, boating, fishing, hiking, skiing, mountain activities, camping and so much more. The Puget Sound has become a hub for business and enterprise. The city of University Place has retained its small town feel with a strong community and city leadership. Within walking distance of our home is the Chambers Bay golf course, the new trail along Chambers creek makes you feel like you are in the mountains. We have great parks, both intercity and waterfront. With our low crime and friendly neighborhoods this is one of if not the best cities in the PNW to raise a family, work from or retire.*

### Throughout and General

- Parcel 0220285012
- .91 acre [ 39,640 sq feet]
- About 4,684 square feet
- 4 Bedrooms | 3.5 Baths
  - 4 Bedrooms; plus office; plus bonus
- Attached Garage – 3 Car [24 x 24; plus 20 x 20]
  - Area to store motorcycles
  - Wide door for getting motorcycles in and out
- Detached Garage – 2 Car [24 x 24] [Could be ADU]
- 2 Extra gates plus 18' gate for side access
- Security system and cameras
- 2 x 6 Construction
- Floors and Walls insulated
- 3' Crawl Space
- 8' Doors – Knotty Alder
- Acacia Wood Floors – hand scraped
- All Solid surfaces throughout

#### Main Floor – Office/Flex or Guest Bedroom

- Nearby - Bath 3/4

#### Main Floor – Hallway ½ Bath

#### Main Floor Kitchen

- Wood Wrapped hood
- Alder Wood Island
- Coffee Bar – w/ Taj Mahal Quartzite
- Wine Bar-knotty Alder cabinets; bar top is Western Redwood live edge cedar
- Walk in pantry
- Kitchen-aide appliances
- Double built in Fridge

#### Dining Room Area

- Vaulted Ceilings 12' and 16'
- Electric Blinds

#### Family Room

- Gas Fireplace 60,000 BTU
- Reclaimed mantel
- Stonework

#### UP – Loft Area

- Homework and studies

#### UP – Primary Bedroom Suite

- Jetted tub
- Double Shower
- Knotty Alder Cabinetry
- Quartzite surfaces

#### UP – JR. Suite

- Attached ¾ bath

#### UP – Additional Bedrooms

- Adjoined shared bath
- Walk in closets

#### Outdoor Spaces:

- Flows from family room
- Covered Area
- Tongue and Groove Ceiling

- TV viewing w/ gas fireplace
- Gas firepit with stone surround with up to 200,000 BTU
- Stamped concrete

#### 2<sup>nd</sup> Garage – Detached

- Detached 2 Car 24 x 24
- Could be ADU per City of UP
- Room for storage
- In keeping with same style of the home

#### Systems and Notes

- Gas Forced Air Furnace – 2 zones
- Mini Split heating and cooling for Bonus Room
- 2 Tankless hot water heaters
- Wire for generator – portable

#### RV Pad

- 18' wide gate
- 6" concrete pad with extra rebar
- 50' x 20" pad
- 50 Amp power hook up
- Water and septic hook up

#### Utility Information

- Septic
- Gas – PSE [Average 75/month]
- Water/Electric – TPU [ Average 275/month 230-400 depending on watering and A/C use]
- Refuse – University Place Refuse
- HOA – None

#### Nearby

- University Place School District
  - <https://www.upsd83.org/>
- Chambers Bay Golf and Trail
  - <https://chambersbaygolf.com/>
  - <https://www.piercecountywa.gov/2417/Trails>
- Charles Wright Academy
  - <https://charleswright.org/>