



15911 91st Ave Ct. E

Puyallup, WA

MyUniqueHome.com

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Features and Benefit Highlights

Throughout and General

- 1 Parcel 7107530390; Pierce County
- 11,000 Square Foot Lot; just over quarter acre
- 2026 Property Taxes \$5,520
- Total of 3 Bedrooms | 2 Baths
- Square Footage
 - 1,644 House
 - 692 Deck Area - covered
 - 416 Garage – 2 car
- Built in 1985 / Effective Year Built Per Records is 1996
- Cul-De-Sac street that Dead Ends – less traffic in front
- Newer carpet
- 2 panel doors – white painted millwork

Living Spaces on SINGLE Floor

- Engineered Wood flooring throughout – large open feel
- Living Room
 - Wall of windows overlooking rear yard
 - Open to Kitchen area
 - outdoor splinter free deck
- Dining
 - Open to both kitchen and living room
 - Slider to the covered rear deck
- Kitchen
 - Custom cabinets
 - Pullouts
 - Double lazy Susan in the corner for extra storage
 - Spice cabinets
 - Pull out bread boards – like never used
 - Pantry
 - Bar seating on peninsula
 - Open to Dining area and view of the rear yard through slider
 - Newer Appliances

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

- Bosch Dishwasher
 - GE Profile Range and Microwave
- Laundry Room
 - Nearby the kitchen and garage
 - Washer and dryer included
- Primary Bedroom 1 on Main Floor
 - Large Walk-in closet
 - Large ensuite bath
 - Corion seamless shower
 - Toto Toilet
 - Slider gives access to covered rear deck on the home
- Bedrooms 2 and 3 on Main Floor
 - Large Closets
 - Carpet
- Hall Bath

Garage

- 2 Car
- Surprise mural as you pull in
- Built in storage
- Workbench
- Convenient tools storage

Outdoors

- Fully Fenced
- Covered rear deck w/ skylights and power
- Blueberries, dogwood and mature landscaping
- Front and side yards are irrigated

Utils and Approximate Costs

- Water—Firgrove Water 518/year
- Electric—PSE 2,223/year
- Septic (Shared drainfield) Flohawks pumped and O&M 2026.07.14
- Trash—Waste Connections 500/year
- Internet-Xfinity
- Gas – not here
- Landscaping – 1000 -1200/year
- HOA Dues - No

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Notes

- 2021 XL 850 Trane Furnace was installed w/ heat pump (Kleinmann Brothers)
 - Air filtration
 - Regularly serviced
- Electric hot water
- Extra Fridge in Garage
- All appliances stay

Nearby

- Sunrise Park
 - Located within the nearby Sunrise master-planned community, this facility offers open green space, and outdoor activities close to home.
 - Features paved walking paths, open grass play areas, splash pad facilities, and clear views toward Mount Rainier.
 - <https://maps.app.goo.gl/tk6FdqcaQLwrPZGdA>
- Red Barn Market and Nursery
 - Located just off 94th Ave E, Red Barn Market & Nursery is the closest garden shop to this home, offering a blend of plant stock and local market goods.
 - Stocks seasonal bedding plants, hanging baskets, and garden essentials
 - Features fresh local produce, artisan foods and farm stand goods
 - <https://www.redbarnpuyallup.com/>
- Puyallup School District (keep in mind that it affects your resale)
 - Serving over 23,000 students across Pierce County, Washington, it performs better than many districts in the state and offers strong academic, extracurricular, and AP course options
 - <https://www.puyallupsd.org/>
- Nearby JBLM
 - <https://home.army.mil/lewis-mcchord/>

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