

8902 65th St. W.
University Place, WA 98467

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Feature and Benefit Highlights

Throughout and General

- Parcel 297900-010-0
- .6042 acre [26,321 lot sq feet]
- Rear of Home - Southern exposure brings sun morning to night
- Main Home - 4,702 square feet of Living Space including Guest Studio
 - 3 Beds | 3.25 Baths | Office | Media Room
 - Basement – Flex Room | Storage | ¾ Bath | Double doors to outdoors
 - 2 Car Garage
- ADU – About 672 square feet
 - 1 Beds | 1 Bath
 - Kitchen
 - Great Room Concept
 - Stacked Washer and Dryer
- Started in 2012 and completed in 2013
- Hardwoods throughout – no carpet
- 2 Ductless heat pumps
- Air Conditioned
- Sonos Sound System (also outside)
- Solar Panels added 8 years ago
- Scott Homes 2013 Built – certified green builder
- Fire sprinklered
- Elec Car Charging – Level 2 Dual Charger
- Oil rubbed bronze and glass hardware
- Craftsman style real wood window trim throughout
- Vaulted Ceilings in the Foyer

Family Room

- Ceiling fan
- Open to Dining Nook and Kitchen
- Stubbed for a gas fireplace
- Built-ins
- Flows to outdoor covered area w/ wood burning fireplace

Kitchen

- Open concept to dining and family room
- Gas Cooking
- Slab counters – leather honed granite
- Butcher Block Island counters
- Double sinks
- Custom Cabinets w/ custom pull outs
- Quarter sawn custom oak
- All appliances stay
- Large Pantry
- Nearby guest bath
- Near Mud Room – side door entry area w/ storage “cubbies” and “Drop Zone”

Office

- Custom cabinetry and built ins
- Window seat

UPPER LEVEL

Primary Bedroom

- Upper Level – vaulted ceilings
- Large walk-in closet
- Unique wall reading sconces – bed area sized for King Bed
- Large ensuite bath
 - DEwills cabinetry
 - Dual vanities
 - Walk in shower

Bedrooms (2 + Primary on this Level)

- Both corner bedrooms w/ natural light
- Large Closets

Hall Bath

- Full Bath
- Quartz and custom tile work

Utility Room

- Vinyl flooring – easy clean
- Newer washer and dryer

LOWER LEVEL

Media Room

- Wired for surround sound

- Great for movie and tv watching – no windows

Flex Room

- Large closet

¾ Bath

- Located in the flex room
- Perfect for servicing the lower level – even turning the lower level into a studio space

Shop/Storage Room

- Painted concrete flooring
- Generously sized for tons of storage w/ shelving
- Double doors for easy move in and out – perfect studio space

STUDIO

- Over garage – guest apartment
- 1 Bedrooms | 1 Bath (Bidet Toilet)
- Full sized / stacked washer and dryer
+/- 672 Sq Feet
- Open concept Kitchen w/ vaulted and beamed ceilings
 - Granite
 - Kitchen aide appliances – induction cooking

Outdoors

- Overlooks Chambers Creek canyon
- Gate from back of yard to wooded area behind
- Lower maintenance turf in the back yard – original design by Father Nature
- Covered outdoor living area w/ gas heaters
- Outdoor kitchen
 - Lion Gas Grill – built in natural gas
 - Stove top, garbage storage, Fridge
 - Stainless steel counters
- Stone Fireplace – wood burning
- Apple Orchard
- Raised planter beds
 - Raspberries
 - Huckleberries
 - Blackberries
 - Strawberries
 - Apple, Pear and Plum trees
 - Grapes
- Garden shed for tool storage

Systems and Notes

- 2 Mini split ductless
- Lower level has 4 forced air wall units – electric
- Studio – has mini-split

Utility Information and Notes

- Septic – Private Septic – community drainfield
- Water – TPU 70-150/month [depends on time of year]
- Electric – TPU 30-280/month [depends on time of year and solar production]
- Gas – PSE 15/month average
- HOA Dues – 550/year

BUILD INFORMATION

Structural Insulated Panel (SIP) construction is an advanced building method that uses high-performance composite panels—made of a rigid foam insulation core sandwiched between two structural boards like oriented strand board (OSB)—for walls, roofs, and floors, replacing traditional wood framing and batt insulation

<https://sipa.s3-us-west-2.amazonaws.com/media/SIP-Case-Study-Bergford-Olympia-WA.pdf>

<https://sips.premierbuildingsystems.com/project-portfolio/scotthomes-wa>

NEARBY

- **Chambers Bay Golf Course and Trail.**
 - <https://chambersbaygolf.com/>
 - <https://chamberscreekfoundation.org/trails>
 - <https://www.piercecountywa.gov/1317/Chambers-Creek-Regional-Park>
- **University Place Town Center.** Nearby shopping and services are a breeze. Stores like Home Goods, Whole Foods and Trader Joes are minutes away.
 - <https://www.cityofup.com/435/Town-Center-District>
- **Charles Wright Academy. Nearby private school**
 - <https://charleswright.org/>
- **University Place School District.** Top-rated public-school system. Chambers Elementary, Drum Intermediate; and Curtis High Schools
 - <https://www.upsd83.org/>