

6401 91st Ave Ct. W.
University Place, WA 98467

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Feature and Benefit Highlights

Throughout and General

- Parcel 4001070010
- .287 acre [12,500 lot sq feet]
- Rear of Home – Faces East so that you can enjoy the rear yard in the evening
- Front of Home – Faces West towards Chambers Bay
- One-level Rambler floor plan
- Home is 2,330 square feet of Living Space
 - 3 Beds | 2 Baths
- 3 Car Garage
 - 640 square feet
- Air Conditioned
- Generator
- Elec Car Charging – Level 2
- New Lighting throughout

Living and Dining Room

- Site finished Oak hardwood flooring
- Built In cabinetry and buffet
 - Extra Storage
 - Entertaining
- Flows to other living areas – open but defined

Kitchen

- Open concept to other living areas
- New solid surface quartz counters
- New appliances
 - Double Ovens
 - GE Monogram
 - Induction Cooking
- New Backsplash
- Large peninsula / island area – prefect for barstool seating
- Eat in dining nook

Family Room

- Vaulted Ceilings
- Tons of Natural Light
- Free-standing gas fireplace
- Built in cabinetry for storage; media items

Primary Bedroom

- Oversized – large enough for sitting area
- Large walk-in closet
- Built in wall storage
- Large ensuite bath
 - Double Shower
 - New floating dual vanities
 - Open shelving
 - Generous sized step in shower

Bedrooms (2 and #3)

- Both bedrooms w/ natural light
- Bedroom #3 could be office w/ French Doors
- Generous Storage and ample closet space

Hall Bath

- Full Bath
- Solid surface quartz counters

Utility Room

- Vinyl flooring – easy clean
- Easy access to serve bedrooms
- Near the garage entry to the home but in a dedicated space so as to keep hidden

Outdoors

- Fully Fenced Rear Yard
- Sprinkler system
- Garden Beds
- Deck w/ low maintenance “Trex” type decking – feels like second living room
- Covered area for Northwest weather

Systems and Notes

- Newer Furnace
- Air Conditioning
- Elec Car Charging – Level 2
- Generator

Utility Information and Notes

- Septic – Private Septic (actually sized for 4 bedroom)
- Water – TPU \$50/month winter \$150/month summer
- Electric – TPU \$100 month/winter \$150/month/summer
- Gas – PSE \$150/month winter \$50/summer
- HOA Dues – 400/year (gate, entry and roads)

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/>
 - Chambers Elementary
 - Drum Intermediate
 - Curtis Jr. High
 - Curtis Senior High