

4907 Main St. #415

MyUniqueHome.com

Tacoma, WA 98407

Feature and Benefit Highlights

Throughout and General

- 1 Parcel 901081-078-0; Pierce County
- Mt. Rainier and Commencement Bay views; City Lights to Brown's Point
- 2025 Property Taxes \$884
 - About 3 to 4 years remain in the tax abatement program
- Total of 2 Bedrooms plus Office
- Built in 2021
- 1,515 Sq feet Interior Space
- About 465 sq feet on the large deck – some of the largest in the building
- Controlled access entry and Parking Garage
- 2 Parking Spaces on 4th Floor: #378 and #379 – No elevator or stairs to your home
- Storage Room #620

Living Areas

- Hardwood Entry and throughout core living areas
- 8 Foot doors
- Wood wrapped windows
- Closet Organizers throughout
- Kitchen
 - Quartz counters and backsplash
 - Warm wood shaker style cabinetry
 - Breakfast bar w/ seating
 - Bosch Appliance Package
 - Gas cooking
 - Sink overlooks the entertainment areas
 - Pantry Cabinet w/ pullouts
- Den / Office
 - Off entry and away from living areas for quiet time
- Bedroom
 - Double Closet Doors
 - Access to adjoining bath via pocket door
- Full Bath
 - Tile Floor; full bath/shower
 - Quartz Counter on Vanity

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

Living and Dining area

- Coffered ceiling
- Hardwood flooring – builder upgrade
- High end tasteful lighting fixtures
- Walls of Windows
- Electric Blinds
- Access to the large deck and outdoor entertaining areas
- Tile fireplace surround; electric fireplace and customizable lighting

Primary Bedroom

- Generously sized [extra area for chairs and seating]
- Coffered and crown moldings
- Slider to deck
- Views of the water and Mt. Rainier
- Electric Blinds
- Large ensuite bath
 - Heated tile flooring
 - Make up desk
 - Dual vanities
 - Generous sized shower – 2 shower heads & bench
 - Water Closet

Notes

- HOA Dues
 - 771.41/ mnth
 - Incl Elevator; common areas; Rec Rooms; Board Room; Trash
 - Management on Site
- Rentals capped
 - 10% allowed in the building (20 of 201 Units)
 - 6-month min leases – no short-term stays
 - See rental policy in attached documents from your broker

Utils

- Water/Sewer/Garbage Bill back HOA [Was 71 in Mar]
- Electric—Tacoma Public Utilities [Was 78 in Feb and 67 in Mar]
- Internet-Comcast
- Heating and Cooling is via Electric heat pump
- Central Building hot water

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Nearby

- Point Ruston Neighborhood
 - <https://www.pointruston.com/>
- Nearby Proctor District
 - <https://shop.theproctordistrict.com/>
- Ruston Way Park District
 - <https://www.parkstacoma.gov/place/ruston-way/>
- Tacoma Farmers Markets
 - <https://tacomafarmersmarket.com/>
- Tacoma Fourth of July Festival
 - <https://www.parkstacoma.gov/event/summerblast/>