

**4702 Luhr Rd. NE**  
**Olympia, WA 98516**

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## Feature and Benefit Highlights

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### **Throughout and General**

- Parcel 219-30-340300
- 1.82 acre [79,279sq feet]
- About 3,312 square feet
- Unincorporated Thurston County
- Mt. Rainier Views, Nisqually Basin and up to Chambers Bay
- Architect – Ambia – like a “Like a San Juan Island Movie setting”

### **Great Room and Foyer**

- Slate Entry and Hardwoods
- Vaulted Ceilings
- Walls of windows to take in the view of the Nisqually Reach
- Large great room concept
- Living area fireplace of Wilkeson stone
- Custom built ins
- Flexible so that Nook or Sitting could be dining w/Chandelier
- In-floor electrical outlets for easy placement

### **Bedroom #1 /Den**

- Extensive Built Ins
- A bedroom that Doubles as den, media room or working office
- “Smurf” tube in feeds to attic crawl for future use

### **Kitchen**

- Open to living space
- Large open island with bar seating
- Stainless appliances
- Large back kitchen/working pantry – perfect for entertaining

### **Main Floor Guest Bath**

- ¾ Bath with Shower
- Custom artisan vessel sink stand

### **Primary Bedroom**

- Positioned on Main Floor
- Access to rear patio and outdoor living space – planned for Hot Tub
- Fireplace heated by propane
- Large Walk-In Closet
  - Washer and Dryer
- Generous sized attached bath- 5 Piece

### **Studio Guest Space over Garage**

- Designed for an additional 2 bedrooms and family room– currently counted as 1 bedroom
- Full Bathroom
- Kitchenette area
- Sitting area for a dining table near the kitchenette
- Slider to a view deck

### **Grounds and Outside**

- Massive stonework hand selected and placed
- Mature landscaping for the northwest
- Irrigation from well water – no cost water

### **Nearby and Water Access**

- Waterfront belongs to the Billy Frank Jr Nat'l Wildlife Refuge. The water in front is the Historic Medicine Creek where the treaty was signed....
- Easy access to Lacey shopping
  - <https://www.experienceolympia.com/our-communities/lacey/>
- Easy access Beach (Luhr's Landing and Billy Frank Jr. Nisqually National Wildlife Refuge)
  - <https://wdfw.wa.gov/places-to-go/water-access-sites/30684>

### **Systems and Notes**

- Radiant floor heat – hot water
- Tankless hot water
- Storm and surface water for the home was designed to feed out to the sound
- Garage has a second washer and dryer hook up
- Property stops about halfway down the bank.

### **Utility Information and Notes**

- Septic
- Water – private well
- Propane Tank. Approx 200/mo. 150-gal tank serviced every other month/ as needed.
  - Very dependent on how much or if fireplaces are used
- Electric – PSE Approximate 125/mnth average for 2025