



4702 Luhr Rd NE, Olympia, WA

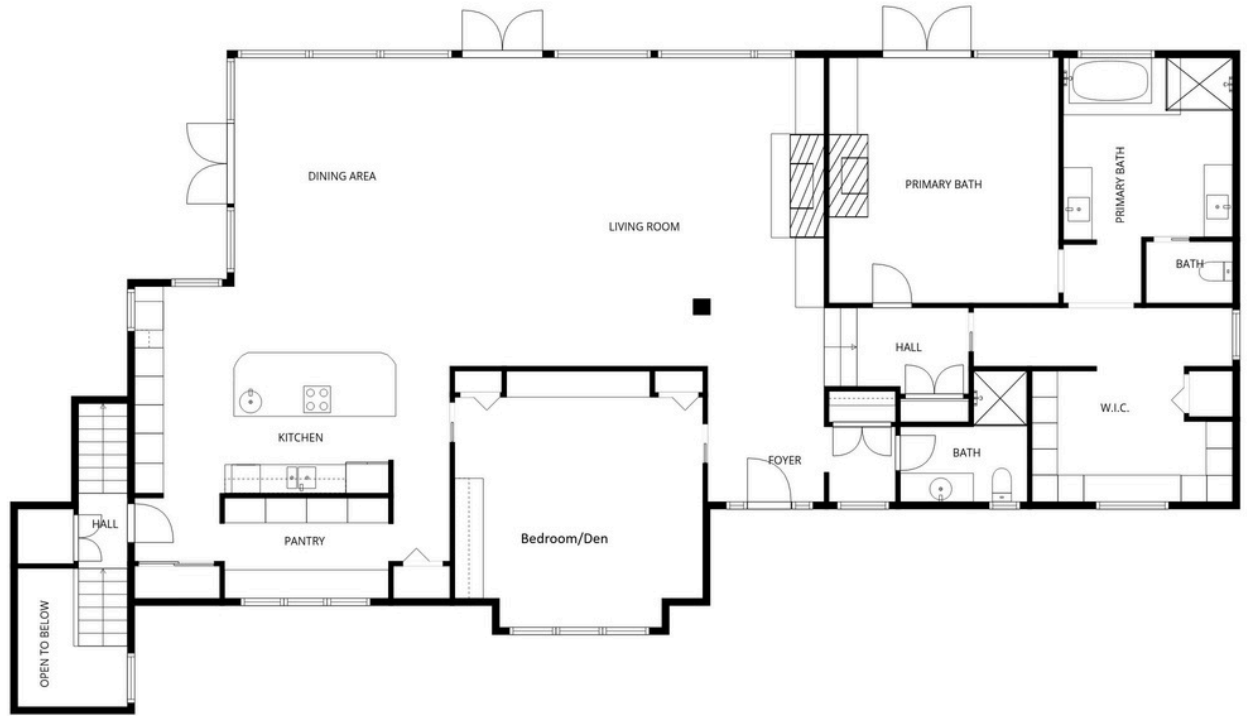
Exclusively Listed By:

Michael Morrison | 253.606.5925

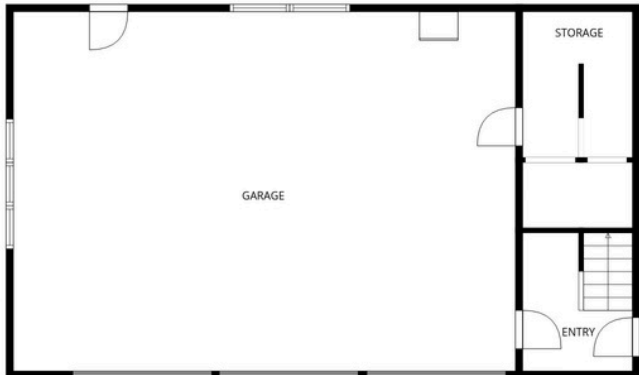
Morrison House | Sotheby's
INTERNATIONAL REALTY



3rd floor



2nd floor





On the Reserve

Architecturally significant home with the quintessential Pacific Northwest view and setting. Perched above the Billy Frank Nature Preserve, where the Nisqually River meets Puget Sound. Your entertainment is an ever-changing vista of nature, tidelands, wildlife, along with views north, including Steilacoom, University Place, and Chambers Bay. The home itself is a great room with walls of glass overlooking the vistas, main floor primary with fireplace, patio access, and ensuite with large size walk in closet w/ washer and dryer. Nearby is a den that doubles as a 3rd bedroom and is also serviced by a nearby $\frac{3}{4}$ bath. The kitchen is open with a large island, perfect for entertaining. There's also a walk-through pantry/back kitchen. The floor plan provides guest space over the garage; perfect for extended guests or multi-generational living/caretakers with its full bath, kitchenette area, and even deck w/ massive views. This space could also be remodeled into a family room and 2 bedrooms. The grounds are master gardener quality with natural hardscapes hand-selected for the site. The location is close to Lacey, Dupont, Olympia, and points north of Lakewood, University Place and Tacoma. The perfect setting for a Northwest Movie, this home by Ambia Architecture is the epitome of Northwest architecture, acting as a steward for the incredible backdrop that Mother Nature provides.









Olympia Living

4702 Luhr Rd NE, Olympia, WA 98516

- Perched above the Billy Frank Nature Preserve
- Views north, including Steilacoom, University Place, and Chambers Bay
- Large living room w/ walls of glass overlooking the grounds and reserve
- Main floor primary with patio access
- Large walk-in closet with washer and dryer
- Ensuite bath
- Den that doubles as a 3rd bedroom
- Open concept kitchen with walk-through pantry
- Guest space above the garage, perfect for extended family or multigenerational living
- Extra guest spaces contain a deck with great views and a kitchenette
- Tall ceilings throughout
- Large 3-car garage
- Mature landscaped grounds
- Sprinkler system
- Located on a quiet, dead-end street
- Boat ramps and lake access nearby
- 2026 Property Taxes: \$11,647 | Year built: 2007
- 3,312 Sq Feet | 3 beds | 2.5 baths | 1.820 Acres
- View online at MyUniqueHome.com



MICHAEL MORRISON

THE UNIQUE HOME SPECIALIST

253.606.5925

MICHAEL@MYUNIQUEHOME.COM

MYUNIQUEHOME.COM

MORRISON HOUSE SOTHEBY'S INTERNATIONAL REALTY

2622 N PROCTOR
TACOMA, WA 98407



©2022 Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is Independently Owned and Operated. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. BUYER TO VERIFY ALL INFORMATION CONTAINED HEREIN.

Morrison House | Sotheby's INTERNATIONAL REALTY