

# Explore Tehaleh Lifestyle at Pinnacle Ridge

## General

- ◆ 19510 136th St E, Bonney Lake, WA 98391
- ◆ MLS# 2507119
- ◆ Richmond American, The Daniel Plan, Built in 2018
- ◆ Parcel #7002780990
- ◆ 3 Bedrooms + Den/Office Possible 4th Bedroom
- ◆ 2 Full Bathrooms
- ◆ Single Story Rambler w/10ft Ceilings & 8ft Doors
- ◆ Ceiling Fans Throughout w/Lights on Remotes
- ◆ 2-Car Garage with Side Access Door
- ◆ 2,348 Sq Ft Residence
- ◆ 10,211 Sq Ft Lot (.23 acres)
- ◆ Property Taxes for 2026: \$8849.00
- ◆ High Efficiency Central Heating & Air Conditioning
- ◆ Furnace Located in Attic
- ◆ Extra Insulation in Primary and Laundry Room
- ◆ On Gas: Range, Fireplace, Furnace, Eco H2O Heater, Dryer & Gas Line on Deck (Dryer can be Electric/Gas)
- ◆ Additional Exterior Outlets For Holiday Lighting
- ◆ Roof & Gutters Recently Cleaned - Roof 20yr warranty \$94/Month HOA Dues Cover Common Area Maintenance, Road Maintenance and Security Services

## Great Room

- ◆ Spacious Open Layout for Comfortable Entertaining
- ◆ Abundance of Natural Light w/Warm Neutral Designer Colors throughout
- ◆ Integrated Floor Outlet for Flexible Lighting Options
- ◆ Corner Gas Fireplace with Mantle
- ◆ Quality Hardwood Floors and Wood Blinds
- ◆ Expansive Foyer with Split Floor Plan
- ◆ Sliding Glass Door Leads to Covered Outdoor Patio with Gas Line and Privacy Screen
- ◆ Mud Room adjacent to Garage

## Gourmet Kitchen

- ◆ White Soft Close Cabinetry w/Undermount Lighting
- ◆ Modern Full Height Subway Tile Backsplash
- ◆ Granite Countertops & Ceramic Farm Sink
- ◆ Expansive Single Level Kitchen Island w/Seating for 4
- ◆ Large Walk in Pantry w/Outlets & Space for Coffee/Smoothy Bar - Office Space in Model Home
- ◆ Stainless Steel GE Appliances
  - 5-Burner Gas Range w/Hood
  - Convection Double Oven
  - Refrigerator w/Filtered Water
  - Dishwasher

## Office / Library / Flex Space

- ◆ Glass Bay Doors
- ◆ Floor to Ceiling Built in Bookcase
- ◆ Adjustable Gallery Lighting

## Primary Suite

- ◆ Large Windows Overlook Lush Landscaping
- ◆ High-end Plush Carpeting
- ◆ Oversized Walk-In Closet w/Electrical Outlet
- ◆ Spa-Style 5-Piece Bath
  - Frameless Tile Glass Shower
  - Designer Soaking Tub
  - Backlit Mirrors w/Defoggers
  - Dual Sinks
  - Private Toilet Closet

## Garage

- ◆ Sheetrocked and Finish with Epoxy Floors
- ◆ Overhead Storage and Custom Soft Close Cabinets
- ◆ Garage Door Opener with Remotes
- ◆ EV Car Charger
- ◆ EcoNet 50 Gallon Gas Water Heater

## Private Backyard Oasis

- ◆ Professionally Landscaped w/\$75,000+ in Upgrades
- ◆ South-Facing Backyard with Full Winter Sun
- ◆ Fully Fenced w/Large Side Yard & 2 Gates
- ◆ Peek-a-Boo View of Mt Rainier
- ◆ Covered Patio with Remote Control Shade
- ◆ Brick Walking Path (18x12 squares)
- ◆ Japanese Garden and Orchard Featuring Raspberries, Fig, Honey Crisp & Crab Apple, Blueberries etc
- ◆ Gardening Shed w/Transome Lighting & Shelving
- ◆ Thriving Vegetable Patch & Raised Metal Beds
- ◆ Soaker Hoses In Garden
- ◆ Covered Hot Tub w/Gazebo & Privacy Screens
- ◆ Gas Line for BBQ or Fire Table

## Tehaleh Community Amenities

- ◆ Award winning Sumner-Bonney Lake School District
- ◆ Renowned Tehaleh neighborhood with miles of paved walking and biking trails
- ◆ Endless hiking & exploration in Mt. Rainier Foothills

