

Experience Lakeland Hills Lifestyle

General

- ◆ 4933 Diana Ct SE Unit #17, Auburn, WA 98092
- ◆ MLS# 2521760
- ◆ Built in 2005
- ◆ Parcel # 8948700170
- ◆ 5 Bedrooms + 3.5 Bathrooms
- ◆ 2-car attached garage
- ◆ 2,333 Sq Ft Residence
- ◆ Property taxes for 2025: \$6,601.00
- ◆ Standalone townhome lives like a true single family with no shared walls
- ◆ Low HOA dues; only \$55/month covers common area maintenance

Whole House Upgrades

- ◆ Updated lighting throughout
- ◆ Fresh interior paint throughout
- ◆ Updated showerheads, faucets, and toilets

Main floor features

- ❖ Brazilian Cherry Hardwood floors from entry, living room and dining room
- ❖ ½ bath on the main floor off the kitchen
- ❖ Enter to soaring ceiling and dazzling pendant lighting
- ❖ 10' ceilings
- ❖ Large windows let in ample light
- ❖ Gas fireplace and chandelier in the living room

Kitchen

- ❖ Stainless steel appliances have been updated within the last 2 years
- ❖ Stainless steel hoodvent
- ❖ Full height backsplash
- ❖ Insta hot
- ❖ Oversized breakfast bar
- ❖ Granite countertops
- ❖ Generous walk in pantry with glass door

Primary Suite

- ❖ Large window overlooks greenbelt
- ❖ French doors to 5 piece en-suite bath
- ❖ Updated hardware in bathroom
- ❖ Large walk in closet

Upstairs Bedrooms & Main Bath

- ❖ Loft area on upstairs landing
- ❖ Attic access to furnace
- ❖ 2 secondary bedrooms on the second floor; 2 secondary bedrooms on the lower level

Downstairs

- ❖ 2 secondary bedrooms on the lower level
- ❖ 1 full bathroom with large countertop
- ❖ Larger bedroom has a separate entrance from the backyard and has been used as a rec room and home gym; could convert into kitchenette for multi-gen living
- ❖ Carpet in downstairs bedroom was replaced in Nov 2025
- ❖ Ample storage from large closets under the stairs
- ❖ Sump pump installed under stairs for added moisture protection

Backyard & Outdoor

- ❖ Extended covered patio in the backyard
- ❖ Covered deck off the living room has beautiful sunset views
- ❖ Fully fenced backyard
- ❖ No maintenance turf lawn
- ❖ Backs to green belt
- ❖ Storage shed for yard equipment
- ❖ Gate for easy access

Garage

- ❖ 2 car attached garage with door remotes
- ❖ Finished with drywall and paint
- ❖ 40 gal gas water heater
- ❖ Gas furnace has been serviced twice a year during current ownership
- ❖ A/C
- ❖ Air ducts were recently cleaned

Lot & Location

- ❖ Well maintained roof was just cleaned and has been cleaned every 2 years
- ❖ Quiet cul-de-sac
- ❖ Community has 7 designated visitor parking spots and guests can also park in the cul-de-sac
- ❖ Close to

Included Items

- ❖ Security system equipment (not currently monitored) including ring camera, motion sensors and cameras
- ❖ Keyless door entry
- ❖ Washer and dryer do not convey
- ❖ TVs & wall mounts do not convey