

Tri-Level Home in Twin Lakes

General

- ◆ 3121 SW 313th Pl, Federal Way, WA 98023
- ◆ MLS# 2537674
- ◆ Built in 1975
- ◆ Parcel # 4388010320
- ◆ 3 Bedrooms
- ◆ 2.25 Full Bathrooms
- ◆ 2-car attached garage
- ◆ 2,300 Sq Ft Residence
- ◆ 9,588 Sq Ft Lot (.022 acres)
- ◆ Property taxes for 2025: \$5,437
- ◆ No HOA!

Whole House Features

- ◆ Hardwood floors from entry span throughout kitchen & dining room
- ◆ Forced air gas furnace was serviced on 5/20/26
- ◆ 50 gal gas water heater in garage
- ◆ Blinds on all windows
- ◆ Currently using Xfinity for TV & Internet
- ◆ Curtain rods will remain with home; fabric curtain panels do not convey
- ◆ Surround sound & speakers do not convey

Living Room

- ◆ Large windows overlook lush front yard landscaping with privacy from the street
- ◆ Cozy wood burning fireplace
- ◆ Smurf tubing to conceal wiring
- ◆ Newer carpet in living room
- ◆ 2 ceiling fans for year-round comfort

Kitchen

- ◆ Full height subway tile backsplash
- ◆ Granite counter tops
- ◆ Large window over stainless-steel sink overlooks established trees in backyard
- ◆ Stainless steel appliances
 - Electric Maytag range
 - Built-in GE microwave
 - Whirlpool dishwasher
 - Amana Refrigerator
- ◆ Pantry with frosted glass door

Dining Room

- ◆ Hardwood floors connect seamlessly with kitchen
- ◆ Dining room seats 8 w/ table leaf
- ◆ Ceiling fan for additional airflow
- ◆ Sliding glass door to backyard

Primary Suite

- ◆ Generously sized primary suite with en-suite bath and windows overlooking backyard landscaping
- ◆ Newer carpet
- ◆ Walk-in closet with attic access in this closet

Bedrooms & Main Bath

- ◆ 2 additional bedrooms on the upper level with generous closets and built in shelving
- ◆ Full bath with new quartz topped dual vanity
- ◆ Ample built-in cabinetry spacious for extra storage

Downstairs Rec Room

- ◆ Perfect for second family room and office space
- ◆ New carpet
- ◆ Gas fireplace w/ upgraded mantel
- ◆ Laundry room and ½ bath off rec room
- ◆ Electric washer & dryer do not convey

Backyard & Lot

- ◆ Fully fenced back yard
- ◆ Low maintenance, well established landscaping with perennial blooms including lilacs, roses, rhododendrons, blue bells and daffodils
- ◆ 12x14 Ft gazebo w/ solar lights
- ◆ Raised garden beds
- ◆ 50 gal rain barrels installed to water plants
- ◆ Electrical outlets
- ◆ Trampoline is negotiable

Garage & Exterior

- ◆ 2 car attached garage w/ man door to exterior
- ◆ Built in cabinetry stay with home
- ◆ Garage refrigerator does not convey
- ◆ Cedar siding was repainted in 2023

Community

- ◆ Close to Twin Lakes Golf & Country Club which offers a challenging 18-hole course, clubhouse with dining room and event space, pool with summer camps and swimming lessons
- ◆ Federal Way Schools co-manage the 6-12th grade STEM-focused Technology Access Foundation (TAF) Academy
- ◆ 12 min from Federal Way Downtown Light Rail Station for easy commute into Seattle
- ◆ Close to Dash Point & Browns Point Beach Parks