



FEATURES

2173 NORTHSORE RD.

THE PROPERTY

- 100 feet of no-bank waterfront (150 foot lake perimeter)
- Jetty-protected marina: 3000 sf
- Fully enclosed boathouse on concrete foundation: 720 sf
- Large native fir and cedar trees
- Landscaping and rockeries throughout site
- 19-Zone irrigation system supplied from lake
- Home is sited far from Northshore Road
- Fire Dept approved fire hydrant & pump from Lake Whatcom
- Driveway is Whatcom County-mandated permeable block
- Connected utilities are: PSE, CNG, Comcast, Quest, LWWSC, Dish
- Utilities are underground, no power lines
- Vacant former railroad easement area (about 10,000 sf)

MAIN LEVEL

- Custom entry door & side lites
- Formal dining room with China cabinet alcove
- Open plan - large great room/kitchen/nook
- Gas fireplace in great room with granite & millwork surround
- Extensive crown moldings and millwork throughout
- Primary suite with dual bathrooms
- Jacuzzi-style tubs in 2 bathrooms
- Laundry with utility sink and Omega cherry cabinetry
- Home office
- Air conditioned main floor and second floor
- Brazilian cherry flooring in foyer, dining room, great room & halls

KITCHEN

- Omega cherry cabinetry
- Heated granite countertops at island bar
- Miele gas range, dishwasher, oven, microwave
- Classic copper range hood
- Subzero refrigerator/freezer & wine cooler

WALK-OUT BASEMENT LEVEL

- Carpeted bedrooms and basement
- Recreation room with sliding doors to patio
- Wood burning stone fireplace with "live-edge" mantel
- Cherry cabinetry, wet bar & ss refrigerator
- 190 bottle cherry wine cabinet
- Craft/Sewing room with extensive cabinetry
- Steam shower with 50 amp steam generator
- Shop with outside access
- Furnace/Mechanical Room

ADDITIONAL

- Two covered patios
- Omega cherry cabinetry in all bathrooms
- Heated tile floors in bathrooms
- Russound sound system/intercom - six zones
- Electric heat pump and gas furnaces
- Health Dept approved potable water system (no water bills)
- Natural gas water heaters (2) 65 and 40 gallon.
- Circulating hot water supply throughout
- Alarm system
- Vacuflo system
- Large attached garage 3-bay, 840 sf, finished
- Epoxy garage floor
- Finished bonus room over garage
- Loewen anodized aluminum-wood windows
- Culture stone/stucco exterior finish
- 40 - year Presidential shingle roof

BOATHOUSE FEATURES

- Indoor boat storage
- Stainless steel bay door
- Stone & stucco exterior
- Party room with kitchen & bath
- Sound system
- Board walks and dock
- Boat lift