

# FEATURES

3313 Y RD, BELLINGHAM, WA

## THE PROPERTY

- Second Owner
- 3 Bed, 2.5 Bath, 2,230 Square Feet
- 6.1 Acres
- Attached 2 car garage + utility sink
- Shop w/ 2 car parking + workshop, 1/2 bath & heat pump
- Finished Studio above shop w/ heat pump
- Direct trail access to Stewart Mtn.
- ~Mile loop around the tree farm
- Several trails on property
- DNR land on 2 sides – provides areas to recreate
- Zoned R5A
- Century Link Available (Seller leaving Starlink dish and cabling – requires router)
- Leased Propane – CHS
- Generator – propane gas hook up ready
- Electricity run down to front Rhody for a big light at the entrance, or holiday lights
- Filtered well at the pump house
- 2 upper yard hydrants – not connected to filtration
- RV hookup: 50 amp. Pump into septic. Needs hose from pumphouse.
- RV hookup: 30 amp next to septic. Filtered yard hydrant nearby.
- Hot/Cold spigot outside
- 10x20 barn style out building with loft
- Pre-Inspected



## KITCHEN

- Custom kitchen in 2021 by Pred Vadjic
- Custom cabinets with ¾” solid maple boxes, some with custom inserts, natural cherry finish, soft close, European hardware, Amerock knobs and pulls
- Euro corner cabinet
- Under cabinet LED lighting
- Pantry
- Spice drawer
- 5 burner WOLF range
- WOLF appliances + Bosch dishwasher
- “Speed oven” microwave
- Zephyr exhaust fan
- Built-in sub-zero fridge/freezer
- Apron sink and prep sink with Moen motion faucets
- Large island with storage all around
- Quartzite countertop
- Charging drawer
- Window seat with pull out storage
- Custom cushions by Custom Cushions
- Refinished kitchen oak floor

## LANDSCAPE

- Fruit trees: Japanese Plum, Cherry, Filberts, Blueberries, Gold Raspberries, Thornless Blackberries, Strawberries, Red and Golden Current, Garlic
- Fenced garden area w/ raised beds
- Drip lines
- USDA Zone 7/drought/cold resistant landscaping
- Renovated landscaping + Organic compost + mulch. Cloud Mountain Farm trees

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## ADDITIONAL DETAILS

### SYSTEMS

- Mitsubishi Hyper Heat HVAC (Heat Pump)
- Replaced siding, trim, refinished exterior wood ceilings, porch deck and stairs, new metal railing
- House and upper building painted
- New gutters + leaf guards
- All LED lighting
- LED floodlights around circumference of home
- Rinnai tankless hot water with recirculating pump and WiFi control (thru app)
- Wood fireplace insert behind wall in living room, but no piping
- Built (fully insulated) pumphouse
- Kinetico Water treatment system
- Added two bedroom septic (upper building)
- 220 at shop and upper garage (1 on each side) – great for welding
- Propane hookups: BBQ, stove, tankless water heater and dryer
- Shop vac in shop
- Mesh WiFi allows for internet at shop – buyer to purchase their own. Works w/ Starlink at house.
- Septic pumped Jan 2024
- New insulation in attic and crawl space
- New French drain and sump in crawl space
- New vapor barrier in crawl space

### RECENT UPDATES

- 2016: Master bathroom + added heated floors
- 2018: New Roof
- 2019/2020: 2 Bed Septic at shop and shop 1/2 bath, outside staircase and shop updates
- 2021: Kitchen remodel, hardwood floor, repainted ceilings, painted guest baths, exterior siding and paint, attic insulation blown-in, heat pump and tankless water heater, tongue and groove natural wood sanded and re-stained
- 2023: Crawlspace, french drain, porch decking and stairs
- New toilets and sinks within last 5 years

### 2020 home renovation

- Mudroom
- Relocated walls to make mudroom and garage entry to house
- Replaced three access doors
- Added Utility closet
- Heated tile floor (mudroom)
- Custom cabinets
- Granite countertop (laundry room)
- Quartz counter and tile in powder room
- Removed walls to make great room
- Cherrywood built-ins in the den
- New trim and doors in renovated areas
- Installed new oak floor to blend into living area

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