

13515 173rd PI NE, Redmond

\$1,300,000

# SUNRISE NEIGHBORHOOD



Complete details, photos, 3D tour, 4K video tour and Pre-Inspection at:

# EnglishHillHome.info

  
**2025**  
**FIVE STAR**  
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## Move-In Ready on English Hill – Updated, Upgraded, and Exceptional

Welcome to this beautifully updated two-story home nestled in the sought-after Sunrise on English Hill neighborhood of Redmond – where Pacific Northwest privacy meets everyday Eastside convenience.

From the moment you arrive, the classic two-story silhouette, lush front lawn, and iconic teal front door signal that something special awaits inside. Step through the entry and refinished hardwood floors, fresh neutral paint, and an open, naturally flowing main level set the tone immediately. This is a home that has been thoughtfully prepared and genuinely cared for. The updated kitchen is the heart of the main level, featuring quartz countertops, stainless steel appliances, a peninsula cooktop with overhead vent hood, and new recessed lighting – all opening seamlessly to a casual dining area and family room with direct sliding door access to the back patio. Whether you are hosting a dinner party or enjoying a quiet weeknight meal, the layout makes every occasion feel effortless.

The primary suite is a genuine retreat. Generous in scale with vaulted ceilings and treetop views, it connects directly to a spa-quality remodeled bath showcasing a frameless glass shower with marble tile surround, ceiling-mounted rain head fixture, dual undermount sinks with marble countertops, and heated tile floors. This is the kind of bathroom upgrade that transforms the daily routine into something you actually look forward to. Three additional well-proportioned bedrooms offer flexibility for home offices, guest rooms, or personal retreats, all with refinished hardwood floors and fresh paint. An upstairs den or optional fifth bedroom solidifies the versatility of the layout. The remodeled full hall bath is equally impressive, featuring bold large format tile surround, a soaking tub and shower combination, updated vanity with refined fixtures, and heated tile floors - a complete renovation that serves the secondary bedrooms with style and comfort. A convenient main level half bath with heated floors, dedicated laundry room with full size LG washer and dryer, and a recreation room - a surprisingly versatile space that adapts easily to a home office, playroom, or hobby room.

Step outside and the backyard delivers the private Pacific Northwest outdoor experience that Eastside buyers genuinely prize. A large paver patio connects directly to the main level through sliding glass doors, opening to a fully fenced yard on a nearly 8,750 SF lot framed by soaring mature firs that create a natural canopy of privacy and serenity year round. Fresh mulched beds and a generous lawn provide the canvas for whatever outdoor vision you bring to this exceptional space. Located in the highly regarded Northshore School District and positioned for an easy commute to the Microsoft, Google, and Meta campuses, this English Hill address combines natural beauty, neighborhood character, and Eastside convenience in a package that is genuinely difficult to replicate at this price point.



## VIEW PROPERTY DETAILS ON YOUR PHONE

Type Website or Scan the QR Code to gain instant access



Property Details | Property Disclosures | Pre-Inspection Report  
Additional Photos | 3D Walkthrough | Video Tour



## Home Features

*Sizes and dimensions are approximate, actual may vary.*

**Bedrooms 4 | Baths 2.25 | 2,230 Square Feet | 8,750 Sq. Ft. Lot | Den / 5<sup>th</sup> Bedroom**

### Bedroom Information

- # of Bedrooms: 4
- # of Beds (Upper): 4

### Bathroom Information

- # of Baths (Total): 2.25
- # of Full Baths (Upper): 1
- # of 3/4 Baths (Upper): 1
- # of Half Baths (Main): 1

### Parking Information

- Garage: Attached
- Garage Spaces: 2 with Extra Storage

### Utility Information

- Water Source: Public
- Water Company: Woodinville Water District
- Power Company: Puget Sound Energy
- Sewer: Sewer Connected
- Sewer Company: Woodinville Water District
- Cable/TV Provider: xFinity
- Internet Service Provider: xFiinity/Zipty

### School Information

- District: Northshore
- Elementary: Sunrise
- Middle: Timbercrest
- High: Woodinville

### Interior Features

- # of Fireplaces: 1
- Fireplace Features: Wood
- Flooring: Ceramic Tile, Refinished Hardwood, Vinyl Plank

### Exterior Features

- Year Built: 1983
- Style Code: Two Story
- Roof: Composition
- Energy Source: Natural Gas
- Heating Information: Forced Air

### Tax Information

- Tax Annual Amount: \$14,259.00
- Tax Year: 2026
- Senior Exemption: No

### HOA Information

- Has HOA
- Association Contact: EnglishHill.org
- Association Fee: \$210
- Association Fee Frequency: Annually
- Association Fee Includes: Common Area Maintenance

### Community Information

- Community Features: Athletic Court, CCRs, Trails