

13831 173<sup>rd</sup> Ave NE, Redmond

\$1,250,000

## SUNRISE NEIGHBORHOOD



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

# EnglishHillHome.com

  
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**Windermere**  
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## **Main Floor Guest Bedrooms, Versatile Loft, Award-Winning Sunrise Elementary**

Classic character meets modern comfort in this beautifully maintained two-story residence, set within the coveted Sunrise on English Hill enclave – walking distance to award-winning Sunrise Elementary and just minutes from the Eastside's premier tech employers. A flexible floor plan features two comfortable main-floor bedrooms offering single-level ease for guests, a home gym, or multi-generational living, plus a spacious upper-level loft with vaulted ceilings and multiple skylights – ideal as a dedicated home office, playroom, studio, or quiet retreat. From the moment you arrive, classic gabled architecture, decorative shingle accents, a manicured lawn, and a signature blue door establish a memorable first impression on a quiet, established neighborhood street.

Inside, soaring vaulted ceilings, oversized skylights, and gleaming hardwood floors set the tone for a light-filled main level designed around connection and ease. The expansive living room, anchored by custom built-ins and a large bay window, flows seamlessly into a beautifully updated kitchen featuring an extended granite island with bar seating, gas cooktop, built-in microwave combination wall oven, stainless appliances, classic white cabinetry with beadboard detailing, and a sun-drenched dining room crowned by a peaked skylight ceiling and a slider to the back deck. A built-in desk workstation, glass-front display hutch, and abundant pantry storage add the kind of everyday function today's buyers value most.

The flexible 2,030 square foot floor plan offers two comfortable bedrooms on the main level alongside a full bath and a convenient three-quarter bath, while upstairs the private primary suite enjoys crown molding, fresh new carpet, a generous walk-in closet with custom shelving, and a skylit ensuite bath. A spacious upper level loft with vaulted ceilings, multiple skylights, and recessed lighting creates a versatile bonus space ideally suited for a home office, studio, or quiet retreat.

Recent improvements include a new roof just installed, fresh new carpet throughout, and a substantial new stone paver patio that transforms the private 10,958-square-foot lot into a true entertainer's backyard. A freshly finished deck, in-ground sprinkler system out front, dedicated laundry room, two-car garage with storage loft, and mature evergreen surroundings complete the everyday experience.

Located in the highly regarded Northshore School District and just minutes from Microsoft, Google, and Meta campuses, with easy access to Redmond Town Center, downtown Woodinville's wine country, and SR-520, this is English Hill living at its most welcoming.





# Home Features

Sizes and dimensions are approximate, actual may vary.

**Bedrooms 3 | Baths 2.75 | 2,030 Square Feet | 10,958 Sq. Ft. Lot**

## Bedroom Information

- # of Bedrooms: 3
- # of Beds (Upper): 1
- # of Beds (Main): 2

## Bathroom Information

- # of Baths (Total): 2.75
- # of Full Baths (Upper): 1
- # of Full Baths (Main): 1
- # of 3/4 Baths (Main): 1

## Parking Information

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

## Utility Information

- Water Source: Public
- Water Company: Woodinville Water District
- Sewer: Sewer Connected
- Sewer Company: Woodinville Water District
- Garbage Company: Waste Management
- Power Company: Puget Sound Energy
- Gas Company: Puget Sound Energy
- Cable/TV Provider: xFinity
- Internet Service Provider: xFinity/Ziplay

## School Information

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

## Interior Features

- Flooring: Ceramic Tile, Hardwood, Laminate, Wall to Wall Carpet
- Loft Den/Office or Play Space

## Exterior Features

- Year Built: 1983
- Style Code: Two Story
- Roof: Composition - New April 2026
- Energy Source: Natural Gas
- Heating Information: Forced Air, Wall
- Cooling Information: Window Unit A/C
- Site Features: Sprinkler System in Front

## Tax Information

- Tax Annual Amount: \$13,170.00
- 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