

16224 195th PI NE, Woodinville

\$1,199,880

WOODINVILLE - COTTAGE LAKE NEIGHBORHOOD

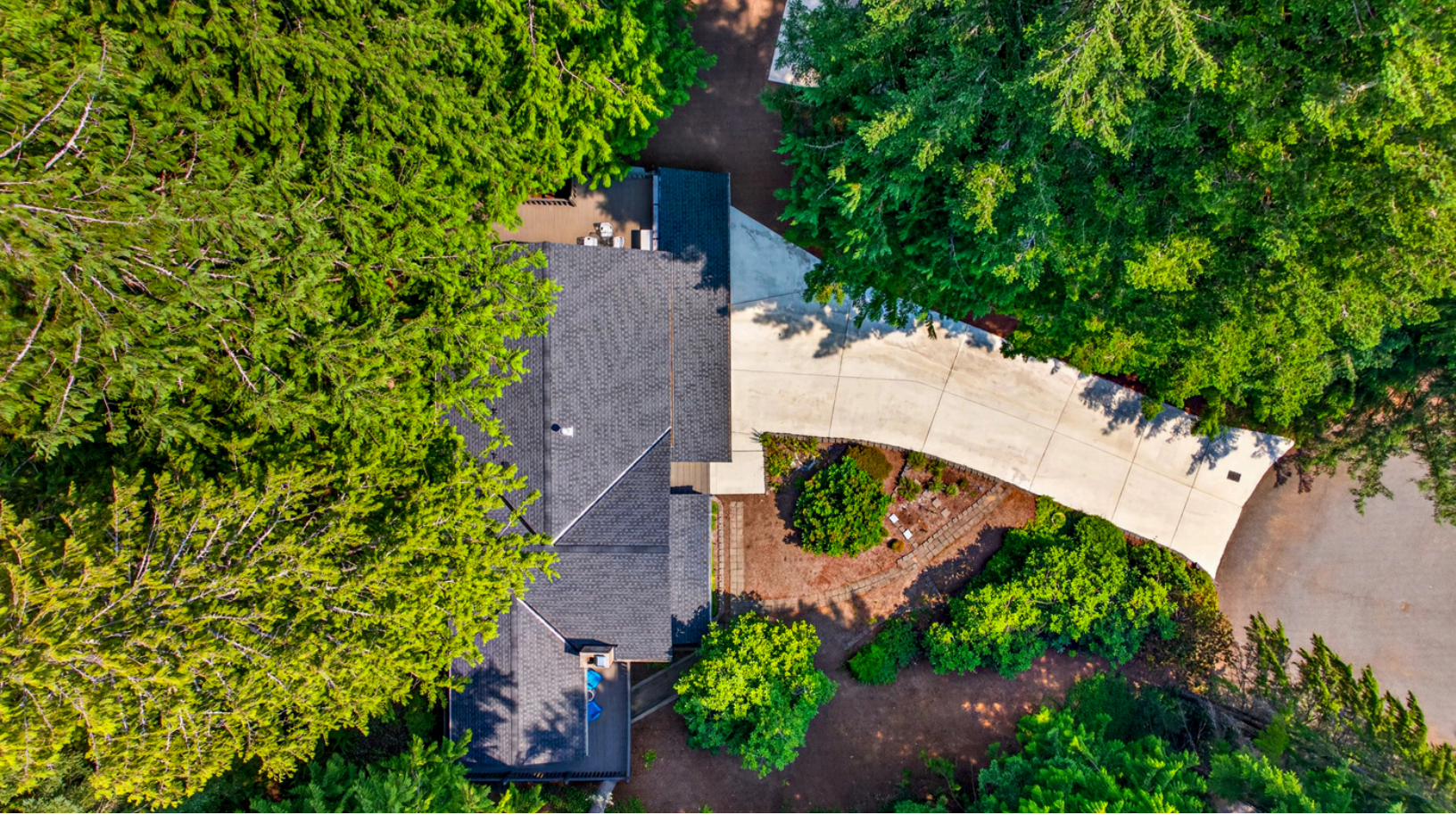


Complete details, photos, 3D tour, 4K video tour and Pre-Inspection at:

Woodinville-Home.com







Your Private Serene Retreat with Modern Comfort Living

Tucked beneath towering cedars in Woodinville's coveted Cottage Lake area, this updated 2,960 SF split level offers 3 bedrooms plus an office/den, blending mid-century character with modern convenience. A wall of windows floods the vaulted great room with light, where engineered hardwoods, exposed beams, and a gas fireplace framed in classic brick set the tone for quiet evenings and lively gatherings.

The upper level features an open kitchen with white cabinetry, granite counters, an island and a garden window over the sink, keeping the cook connected to the great room and forest beyond. The dining room is wrapped in windows, lined with lighted display built-ins and generous storage, with a door directly onto the wraparound deck for indoor outdoor entertaining. French doors extend the living space outside in nearly every direction. The vaulted primary suite opens through its own French doors to a private stretch of deck and includes a walk-in closet and full bath with double vanity, soaking tub, and black marble shower. A bright office/den with closet and treetop views completes the level, perfect for quiet work from home.

The fully finished lower level is a standout. New flooring runs through a spacious living area warmed by a gas fireplace, a dining space, and a second kitchen with sink, vent hood, mini fridge, microwave, and toaster oven. Two bedrooms with forest-view windows share a three quarter bath with double vanity and glass-enclosed shower, and a dedicated laundry room offers a utility sink and abundant shelving. With its own keyless separate entry opening to a covered, string lit walkway, this level is tailor-made for guests, multigenerational living, or income potential.

The systems are done for you. This year alone: new furnace, heat pump, Ecobee thermostat, tankless water heater, newer exterior lighting throughout, and a new roof just installed. Add central A/C via Heat Pump, and automatic 8 kilowatt gas generator with transfer panel for move-in confidence.

Outside, one acre shy of park-like forest grounds deliver resort style living: a pickleball court, fire pit gathering area, sunlit solarium for gardening or hobbies, and a wraparound deck threaded through the trees. A two-car garage with electric car charger, and attached carport handles every vehicle and toy. All this within walking distance of Cottage Lake Elementary in the Northshore School District, minutes to Woodinville Wine Country and commuter routes.



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 3 + Den | Baths 1.75 | 2,960 Square Feet | 0.84 Acres (36,400 Sq. Ft.) Lot

Bedroom Information

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

Bathroom Information

- # of Baths (Total): 1.75
- # of Full Baths (Upper): 1
- # of 3/4 Baths (Lower): 1

Parking Information

- Garage: Attached
- # Garage Spaces: 2
- Carport: Attached
- # Carport Spaces: 1

Utility Information

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

School Information

- District: Northshore
- Elementary: Cottage Lake
- Middle: Timbercrest
- High: Woodinville

Interior Features

- # of Fireplaces: 2
- # of Fireplaces (Upper): 1
- # of Fireplaces (Lower): 1
- Fireplace Features: Natural Gas
- Flooring: Ceramic Tile, Engineered Hardwood, Vinyl Plank, Wall to Wall Carpet
- 2nd Kitchen, Solarium/Atrium, Wire for Generator

Building Details and Home Systems

- Year Built: 1978
- Style Code: Split Entry
- Roof: Composition
- Energy Source: Electric, Natural Gas
- Heating Information: 90%+ High Efficiency, Baseboard, Forced Air, Heat Pump, Tankless Water Heater
- Cooling Information: 90%+ High Efficiency, Heat Pump
- Site Features: Athletic Court, Deck, Electric Car Charging, Fenced-Partially, Gas Available, Outbuildings

Tax Information

- Tax Annual Amount: \$13,387.14
- Tax Year: 2026
- Senior Exemption: No

HOA Information

- Has no HOA