

UPGRADED WESTCOTT BAY ON PRIME VIEW LOT (LOT 14)

CUSTOM WATER'S EDGE HOME WITH SPECTACULAR VIEWS



3 Bedrooms, 3 Baths

2,901 sq. ft.

Lot 14 Priced at \$899,000 (Currently Under Construction - Price includes Lot Premium)

Presale Base Price: \$850,000

Lot Premium: \$25,000 (Lots 13 and 14)

From your living room, watch Washington State Ferries glide to and from their landing dock. Capture glistening sunsets across Rosario Straits. And wake to the peaceful chug of crabbers navigating Guemes and Bellingham Channels. This Water's Edge home was designed to showcase these incredible vistas from virtually every room, plus expansive rear decks that extend from both main and lower levels. The home is also just steps away from the beach, Overlook Park, the Guemes Channel Shoreline Trail and acres of tidelands to explore.

The first floor entry hall leads to an open concept kitchen/dining/living room, graced with high ceilings and walls of windows, that flows through to the deck, for carefree indoor/outdoor entertaining. The comfy den features windows with water views, and a spectacular master suite with private deck access complete the main living area. The lower level, also with 10 foot ceilings, affords breathtaking water views from a delightful, second master suite, family/media room with gas fireplace and a third bedroom with adjoining bath.

The Westcott Bay is being thoughtfully crafted using top quality fixtures and appliances, hardwoods, granite counters and natural stonework. And, like all San Juan Passage residences, you'll find that energy efficiency and the use of green building practices are expressed throughout the home.

- Custom coastal architecture by Donald Powers Associates. Landscaping design by GCH, Seattle and installation by ProScapes.
- Level-entry living with open kitchen/dining/living room with nine-foot ceilings, adjoining den/study and walls of view windows.
- Multiple window-doors open to flowing rear deck featuring both covered and open air sitting areas with unobstructed water views.
- Upgraded chefs-kitchen with granite counters, Pottery Barn lighting and informal eating bar.
- View-swept living room with coffered ceiling and premium gas fireplace.
- Large master suite with private deck access and large walk-in closet. Convenient laundry alcove adjoins the suite.
- Second master suite on lower, daylight level featuring 10 foot ceilings and grand views. Adjoins cozy media room with gas fireplace.
- Lower level also includes third guest bedroom with adjoining, private bath, wine cellar and large, dry storage area (with inside access).
- Spacious two-car garage features shop area with window and easy access to yard.

Note: Plans and details subject to modification.

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LOWER LEVEL FLOOR PLAN



FIRST FLOOR PLAN



Upgraded Westcott Bay on Lot 14 includes the following upgrades:

- Special water view window selection
- Fireplace in lower-level family room/den
- Gourmet kitchen

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