

1627 NW Summit Drive

Presented by Janet McNowan & Amie DeMeyer

Private. Quiet. Elevated Contemporary Living. Above the Trees. 180° City Views

PROPERTY OVERVIEW

- 3,230 SF Main Residence-2 bedrooms, Office/3rd bedroom, 3 full bathrooms
- 636 SF detached Private Casita with main level living-1 bedroom, 1 full bath, wet bar, bonus room/storage
- 3 bedrooms, 4 bathrooms, Office/4th bedroom, flex space, storage-3866 SF in total
- ~1,160 SF of multiple decks: Low maintenance Ipe Decking, stainless steel cable railing & metal wrapped posts and beams
- 4-Car Garage
- Private 1.01 acre lot
- Stunning 180° City Views-Pilot Butte, Easterly & Southernly horizon

ARCHITECTURE & DESIGN-Elevated Contemporary Style

- Expansive Low E windows and french doors capturing panoramic city views from both levels of the home
- Custom walnut cabinets in kitchen, dining area, office, mud room and bathrooms in the main house
- Walnut flooring throughout main level, commercial-grade wool carpet on lower level of main house
- Solid wood doors, over-sized base, case & walnut trim and accents throughout
- Vaulted ceilings
- Hunter Douglas custom blinds throughout
- Custom wrought iron stair railing
- Multiple skylights allows an abundance of natural light
- Updated toilets and plumbing fixtures
- Updated outlets and switches, including switch-controlled outlets allowing lamps to be operated from room entrances, the great room features dual side-by-side switches for independent control of two separate lamps; gold flat switch plates throughout are touch-activated with a dimmer and on/off switch by holding your finger on the plate.
- Window seat storage

MAIN LEVEL:

CHEF'S KITCHEN-Designed for both entertaining and daily luxury living

- Commercial 6-burner Dacor range with dual fuel double ovens, custom range hood, Jenn-Air refrigerator with built-in water dispenser, Miele Platinum dishwasher, wine refrigerator, ice maker
- Full glass subway tile backsplash
- Two over sized islands with polished Amazon granite on islands and honed Volga Blue granite on surrounding countertops
- Prep sink with disposal & bar seating in island
- Generous custom soft close walnut drawers and cabinets with integrated pull-out drawers
- Silgranite sink with on-demand hot water dispenser, disposal and large picture window to enjoy the views
- Under cabinet lighting
- Walk-in pantry, plenty of room for small appliances

GREAT ROOM

- Vaulted ceilings
- Gas fireplace with heat circulation
- 2 sets of french doors
- Expansive Low-E windows
- Modern light fixtures
- Dining area with Walnut buffet/china cabinet

OFFICE (Could be used as a bedroom) with custom Walnut cabinets

FULL HALL BATH

- Honed travertine tile
- Walk-in shower
- Vaulted ceiling
- Large skylight

FOYER with large skylight

MUD ROOM with walnut custom built-ins off garage

LOWER LEVEL:

PRIMARY SUITE

- Spacious private retreat with breathtaking views
- Private covered balcony with city views
- Primary bath includes honed Travertine tile, Neptune jetted soaking tub with views, spacious walk-in tiled shower, dedicated bathroom heater, electrical outlets in drawers
- Large walk-in closet with built-ins, laundry room pass-through cabinet
- Designated area for a hot tub, wired and plumbed

SECOND PRIMARY SUITE-Bathroom includes honed porcelain tile, shower, soaking tub, linen closet

LAUNDRY ROOM-Conveniently located on bedroom level, Folding or sewing counter, Maytag front-load washer & dryer, Laundry pass-through from primary bath, Storage, Built-in ironing board, Garment rod, Under cabinet lighting

CASITA - PRIVATE GUEST RETREAT 636 SF

MAIN LEVEL CASITA:

- Vaulted ceilings
- 1 bedroom, 1 bath with sitting area
- Full bath with honed travertine tile, heated floors & walk-in shower
- Walk-in closet with built-ins
- Wet-bar with cabinetry, mini fridge & utility sink
- Private deck with expansive views
- Private front door entry accessible from both the deck and driveway, allowing guests to come and go without impacting the main residence

LOWER LEVEL CASITA: (~300 SF not included in Casita square footage)

- Possible home gym, private office space or storage
- Built-ins, movable storage cabinet
- Exterior storage between casita and main house with access to enclosed HVAC and large tiered storage area

OUTDOOR LIVING

- Designed for entertaining, privacy, low maintenance and serenity
- 1,160 SF Ipe decking, partially covered
- Stainless steel cable railing & metal wrapped posts and beams
- 2 Natural Gas bibs, ideal for BBQs and Outdoor firepits
- Sprinkler system (front & rear, timed)
- Vera system controlled exterior lighting

GARAGE & SYSTEMS-4-Car Garage (2-car attached garage & 2-car detached garage)

- Epoxy flooring
- Utility sink in attached garage
- Wall-mounted 60" TV included in detached garage

SYSTEMS & CONSTRUCTION

- 75-gallon water heater & recirculating hot water system for main house
- Designated 50 gallon water heater and HVAC system for casita
- Main house home humidifier
- Concrete roof
- Hardie Board Cement siding-fire and rot resistant, low maintenance materials
- Surround sound serves great room, deck, primary bedroom (components included, as-is)
- Ring doorbell
- Nest thermostat
- Central Vacuum that services main house on both levels & garage & includes hoses, including car cleaning accessories

ADDITIONAL FEATURES: 1-Year Home warranty included, All appliances included (excluding garage refrigerator), Projector and other furnishings can be negotiated outside of escrow

Buyer to verify square footage and all aspects of the property