

10143 Battle Point Drive Northeast

MLS #2501265

PROPERTY FEATURE SHEET

EXCEPTIONAL CUSTOM HOME + DETACHED ADU ON 1.6+ ACRES

A beautifully appointed custom residence offering luxury finishes, energy efficiency, and flexible living space in a prime Battle Point location.

Main Residence (10143)

- **SW facing 2,900 sq ft home**
- **3 Bedrooms | 2.25 Bathrooms**
 - One tub
 - Two showers
- **10-foot ceilings throughout**
- **14-foot ceilings in bedrooms**
- **Peek-a-boo water & mountain views**, especially from the primary suite
- **Year-round sunsets views**
- **Expansive multi-panel sliding door** opening to a **400 sq ft main-floor deck**

Detached Guest House (10141)

- **798 sq ft detached accessory dwelling unit**
- **1BR, 1BA + Laundry**
- **Separate heating and cooling and electrical**
- **Ideal for guests, rental income, office, or multigenerational living**

Kitchen & Interior Finishes

- **Gourmet kitchen with:**
 - **Induction cooktop**
 - **Smart oven with air fryer**
- **Vetrazzo recycled glass countertops** in kitchen and primary bath
- **Canyon Creek maple cabinetry**
- **Custom lighting throughout with LED fixtures and dimmers**
- **Smart washer & dryer** included

Energy Efficiency & Systems

- **24-gauge metal roof**
- **48 solar panels (Electric bill under \$10 most of the year – highest ever \$290)**
- **Two Tesla battery backup panels** with automatic power switch during outages
 - **Designed to power the home for several days**
- **Room available on electrical panel for EV charger installation**
- **Heat pump + A/C systems** for both main house and ADU
- **Bosch furnaces** in both units
- **AO Smith water heaters**
 - **66-gallon main house**
 - **50-gallon ADU**
- **Interior fire sprinkler system** for added protection

Windows, Water & Exterior

- **Oversized Andersen 100S Series windows**
- Extra UV protection with **solar coefficient .21**
- **Well water system**
- Water softeners and filtration systems
- **Microline Model 435 water filter**
- **TimberTech composite deck**

Location & Lifestyle

- Situated on **1.67 acres**
- **Battle Point Park** – 0.5 mile
- **Olympus Beach** – 0.7 mile
- **Grand Forest West** – 1 mile
- Easy access to **Seattle ferry** – approximately 15 minutes
- **School bus pickup directly on road in front of the home**

Luxury living, energy independence, detached ADU flexibility, and easy access to parks, beaches, hiking, and Seattle commuting — all in one exceptional property.



Ann Stanford

Broker

M: 425.444.3461

ann.stanford@compass.com

