

8440 W MERCER WAY

MERCER ISLAND, WA 98040

\$2,495,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Classic NW Contemporary by Black & Caldwell, rich with authentic mid-century character and quality. Warm wood, tongue-and-groove cedar ceilings, vaulted volume, and expansive window walls create a bright, timeless backdrop. Cherished by the original owners and beautifully preserved for the next great steward. Western exposure captures Lake Washington and sunset views. Inviting gathering areas include a spacious living room with vaulted ceilings and a cozy fireplace, plus a well-designed kitchen and adjacent family room that open to a west-facing view deck. The primary suite enjoys its own deck and separation from additional bedrooms for added privacy.

**Fireplace Count: 3 Fireplaces,
Sewer: Public,
Special Program: Global Luxury,
Heating Type: Forced Air,
Water: City Water**

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A dedicated office with exterior entrance offers flexibility for work-from-home, or client meetings. The lower level includes three bedrooms, a full bath, and a generous recreation room. Exceptional future upside with approx. 600 sq ft unfinished space featuring high ceilings, plumbing, windows, and an exterior door-ideal for a guest suite, bonus room, workshop or gym. Surrounded by lush gardens and privacy, this special home offers a true sense of retreat on a peaceful cul-de-sac with neighbors who look out for one another.



