

**22519 SE 46TH PLACE**

22519 SE 46TH PL, SAMMAMISH, WA 98075

**\$1,998,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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98075

Perfection in Sammamish! From the interior to the landscaping, this home is a showcase of perfection. Professionally landscaped with a full sprinkler/drip system, 3 patios & lighting, it creates romantic outdoor living. Step inside to a virtually new home. The kitchen & all bathrooms are remodeled, featuring granite countertops, ss appliances, new cabinets, a rain shower, jacuzzi tub and heated floor in the primary bath. Hardwood floors are newly refinished. The garage was upgraded w/epoxy floors, massive storage wall & 8-foot work bench, while retaining the 3-car capacity. From crawl space to roof, or fence to house, everything has been maintained or replaced in 2021-2026.

**Sewer: Public,**  
**Cooling: Central A/C,**  
**Heating Type: Forced Air,**  
**Water: City Water,**  
**Special Program: Global Luxury,**  
**Fireplace Count: 2 Fireplaces**

**\$1,998,000**



A beautifully updated Buchan home at its very best. Seller's inspection is available after viewing. Highland Park offers top-rated schools, easy access to I-90, breathtaking mountain views and a strong sense of community. List of upgrades includes a new 50-year cedar shake roof in 2013, New 96% efficiency furnace and 4-ton air conditioner, new water heater, to name a few. A complete list is available. Don't miss this easy living opportunity!



