



Ohana Cottage at Conover Commons Homes



Simple. Smart. Sustainable.

13424 NE 111th Court, Redmond, WA 98052
MLS # 2226459 | Offered at \$1,585,000
(206) 852-3755

Special and rare, the premium home at the lauded 25-home Conover Commons community. Enjoy lush, fragrant gardens as you enter a room-sized covered front porch, old-fashioned screen door and welcoming front 'Dutch' door. Surrounded by hushed, permanently preserved woodlands, this charming, very private, extensively upgraded home is NOT to be missed! High end appliances, networked, 'smart' switches/plugs, Mitsubishi heating/cooling, on demand hot water, heated bath floors and toilets throughout, entertainment system, custom Roman shades/closets, garden sprinklers, and SO much more. Minutes to Eastside employment, I-405, plus DT Kirkland/Redmond too! Generous private garden with EV charger and storage. Built Green/Energy Star Certified.



The private community of 25 cottage homes in convenient North Rose Hill nestles in an oasis of breathtaking gardens and is surrounded by nearly 5 acres of permanently-preserved, hushed woodlands; yet is only minutes to major eastside employment centers.

The Conover Commons community was developed by The Cottage Company in 2006. Designed by Ross Chapin AIA. Prominently featured in national publications including 'Pocket Neighborhoods: Creating Small-Scale community in a large-scale world', published by Taunton Press.



3 Bedrooms – 3 1/2 Baths
MLS #2226459

Offered at \$1,585,000
13424 NE 111th Court,
Redmond, WA 98052



- In a Cottage Company tradition, 'Ohana Cottage was named by its owner. Welcome Home!
- Three bedrooms, 3 1/2 baths plus huge, finished walk-out lower level with private entrance. 2472 Square Feet in total.
- Main Floor - Light-filled, open floor plan living. Gracious dining room & kitchen, professional level kitchen appliances, custom painted cabinetry, & main floor bedroom with bath. Gas fireplace warms the dramatic living room. A private, rear deck opens from the main floor for dining alfresco.
- Second Floor – Large ensuite primary bedroom with huge walk-in closet with laundry and luxurious private bath with jetted tub. Walk out to the large upper-level terrace overlooking the preserved woodland.
- Daylight Lower Level with rear entrance – The finished daylight lower level includes an ensuite bedroom, laundry, large entertainment area and opens to a cozy rear patio and entrance overlooking the preserved woodland.
- Extra-large, single-car, garage! The large single car garage is entered by garage 'clicker' or keypad. Plenty of room for workbench, shelving and storage. Includes EV charger.
- Built Green 4-Star Certified/Energy Star Certified for low operating cost.
- Private yard irrigation system
- The Conover Commons community has been nationally recognized and awarded by NAHB Builders Choice Merit Award and the AIA 2009 National Housing Award. Communities developed by The Cottage Company have been featured in a variety of national and regional books, magazine, and newspaper articles including Forbes, the Wall Street Journal, Cottage Living, Sunset, Puget Sound Business Journal, & Seattle Times.
- Conveniently located to eastside employment and minutes to Downtown Kirkland or Redmond via bike or bus plus easy access to I-405. Bus stop route #225 at the community entry.
- Bike lane on 132nd Avenue NE makes for easy bike, commuting or walking. Walk to Mark Twain Park, Woodlands Park and Twain Elementary.
- Two Commons buildings, a Commons room, Common patios, 2 woodland overlooks and picnic shelter are just the spot for large family dinners, personal parties, yoga, the book club, a work group meeting or community gathering. A kitchenette and ½ bathroom are in each of the two Commons buildings.
- The community includes nearly five acres of permanently preserved woodlands.
- A picnic shelter is located at the east end of the community. Walking trail connects to City of Redmond parks trail system.
- Home Owners Association monthly fees are \$400.00/mo. Monthly OA fee covers community liability insurance, maintenance of private drive & fencing, common gardens, 3 commons buildings, Common garden irrigation, picnic shelter, garage buildings, stormwater system, & refuse, recycling and yard waste pickup.
- Annual Property tax is \$13,562.
- Lake Washington Schools; Mark Twain Elementary, Rose Hill Middle School, Lake Washington High School.

For more information, call:

Linda Pruitt • (206) 852-3755 • www.cottagecompany.com

