



2205 60th Avenue SE, Mercer Island, WA 98040 Price Available Upon Request

# MERCER ISLAND ESTATE

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HERITAGE RESIDENTIAL, LLC | A CURATED HOME EXPERIENCE









# THE HOME

MEDITERRANEAN CLASS WITH A CONTEMPORARY SPIRIT

Dramatically sited on the western shore of coveted Faben Point, this Mercer Island Mediterranean estate was subtly redefined in 2015 by Hendredon & Schoener.

MANY OF THE HOME'S main living spaces are completely reimagined and customized. The resulting transformation imbues the residence with an airy sophistication while enlivening the living spaces with a contemporary spirit with which to enjoy the home's lake-front surroundings. Once through the driveway privacy gates, an expansive travertine entryway lies beyond the front doors. Flanked on one side by an elegant, sweeping staircase, an intimate parlor sits opposite the stairs. Dressed in large form striped wallpaper and Ralph Lauren sconces, custom cabinetry bookends a gas fireplace under the halo of a Swarovski chandelier.

Across the entry, a grand showcase of windows punctuates the home's Lake Washington views and neighboring I-90 bridge. Cleverly cocooned in sound-proof glass, the living room is grounded by a dramatic stone fireplace that reaches to the coffered ceiling above and is hedged by custom bench seating & handmade wallpaper. Just beyond the living room, an informal eating nook is set against a textured stone wall backdrop with custom seating and a contemporary custom farmhouse table. The gourmet kitchen offers a clean white pallet enhanced by slate gray quartz countertops.













# THE PROPERTY

BREATHTAKING VIEWS OF LAKE WASHINGTON

COMFORTABLY NEIGHBORING the I-90 Bridge, this waterfront property boasts unobstructed western facing views of Lake Washington and the Seattle cityscape. The formal drive, with its stone fountain and brick paving, provides an elegant platform from which to access the 677 sq ft adjacent guest house. Resting lakefront, the western side of the property is dominated by a dramatic balcony with accessibility to the living room, kitchen and dining room. Spanning the width of the home, it creates an indelible and breathtaking vantage point. Off the balcony, parallel double

staircases gracefully give way to a lower covered cabana complete with twin fireplaces, satellite kitchen and outdoor audio system. A heated pool and hot tub center the space under a sculptural fountain. Tiered landscaping softens the descent to the lake with a foot path to a private beach area encompassing 110 ft of private waterfront. A boathouse and dock, capable of storing a 76-foot craft, lay just beyond the sandy shoreline. Landscaped for privacy, pleasure and convenience, the property is illuminated for entertaining into the evening hours.

MLS#: 1307855 BEDROOMS: 5 BATHS: 6.75 SQ FT: 9000 HEAT: FORCED AIR  
GARAGE: 5 CAR YEAR BUILT: 2006 LOT SIZE: .759 ACRE TAXES (2018): \$77,314











The lower level of the home exudes the warmth and charm of a classic billiards room. The main lounge area is defined by a trio of wood framed arches under which a full-sized glass-backed bar sits, accompanied by a 600-bottle wine cellar.

## THE ROOMS

CLASSIC WARMTH AND CHARM

**THE KITCHEN FEATURES** high-end stainless-steel appliances. Dome pendants floating above the island provide a modern silhouette in a sleek, hand-polished finish.

Featuring a row of Tom Dixon pendant lights, the neutral tones of *the dining room* temper the space, creating a bright and airy platform that accentuates the lake and city views seen through an elegant wall of windows. Ample built-in seating across the fireplace was designed for lingering moments.

A balcony accessible from *the living room*, kitchen and dining room creates an exterior connection between the main living spaces, encouraging al fresco dining and seasonal entertainment during warmer months.

Upstairs, *the Master Bedroom* and ensuite were rebuilt and completed in 2015. Textured wallpaper adds cohesiveness to the room, anchored by a stately fireplace with intricate stone mantle. Soundproof French doors rest behind custom floor-to-ceiling window dressings that lead to a new outdoor balcony. The addition of a gold standard TV, and soundbar with subwoofer allow for casual entertainment. *The master bathroom* was recreated with heated floors, and a double steam shower. Subtle touches, including under vanity night lighting, were added to personalize the space. *The master closet* and dressing

room are enhanced with built-in seating and rich-colored wooden drawers under granite clad countertops. An island, with a wine bar and microwave, sit below a crystal teardrop chandelier. Two additional bedrooms, along with an office, & ample storage complete the upper level.

*The lower level* of the home exudes the warmth and charm of a classic billiards lounge. The main area is defined by a trio of wood framed arches under which a *full-sized glass-backed bar* sits, accompanied by a 600-bottle *wine cellar* positioned, unobtrusively, in the backdrop. *The stone and wood fireplace* with custom wall cabinetry provides an inviting seating area, and a pool table and custom-built wall-hung dart board befit the space.

Just beyond, a *theater room* custom built to mimic the sound quality of a music studio. With padded walls and sound-proof doors, the platinum system entertainment package discreetly displays inset Triad speakers in the ceiling, walls and cabinetry. A 115-inch Sony theater screen is positioned in front of tiered, luxury lounge seating. An in-home gym, guest room, bathroom and additional storage space finish off the lower level.













# HERITAGE

HERITAGE RESIDENTIAL, LLC

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