



## ***WHAT YOU'LL LOVE ABOUT***

### ***6498 MONTE VISTA DRIVE***

- **WATERFRONT SERENITY.** Located at the end of a quiet lane facing Manzanita Bay, this light filled home is a virtual oasis, offering beautiful water views plus long vistas to the north. Here, you can live both inside and out, with French doors from the living room, dining room and primary bedroom suite leading to a huge deck overlooking the bay.
- **ENTERTAINING.** If you enjoy entertaining, this is the home for you. The open living spaces, view-oriented dining areas, kitchen with new Fisher & Paykel induction cooktop, oven, and refrigerator, and outdoor spaces provide everything needed for stress-free time with family and friends.
- **PLENTY OF ROOM(S).** Need extra bedrooms for guests? Multiple quiet spaces for people working remotely from home? With three bedrooms, primary bedroom suite, plus spacious main floor sleeping room/office with closet on the main floor and an additional study, you can have both!
- **EASY ACCESS TO THE BEACH.** Just a few steps down the constructed pathway takes you to the beach where you can relax, swim, or paddle or row your kayak or rowing shell. A kayak rack is included.
- **A PLACE FOR YOUR BOAT.** The permitted deep water mooring buoy, accessed from your private beach, currently supports a swim/dive platform but can also accommodate a small to medium size sail or power boat. Whatever your preferred mode of water travel, you'll have easy access to Port Orchard, Puget Sound, and the Salish Sea beyond.
- **LARGE WORKSHOP SPACE.** Whatever your hobby, home gym or storage needs, you'll likely find room for them in the large workshop space with access to outdoors.
- **VEGETABLE GARDEN.** Steps away from the kitchen and deck, you'll find the fenced low maintenance vegetable garden with multiple stock tank bed already planted for this years enjoyment.

# KEY FEATURES

## MAIN ENTRY

- Double doors opening to a slate entry and coat closet

## LIVING ROOM

- Water views to the west and north
- Huge double pane windows with fir trim
- French doors to the large outdoor deck
- Floor to ceiling built in bookshelves
- Mid-century modern natural stone fireplace

## KITCHEN

- New Fisher & Paykel induction cooktop, oven and oversized fridge/freezer
- Slab granite counter tops with tile backsplash
- Bar seating for four
- Pantry

## DINING ROOM

- Sliding door to deck
- Vertical grain fir ceiling
- Wood burning stove

## PRIMARY SUITE

- Expansive water views west and north
- Sliding door to the deck
- Bath with shower
- Walk-in closet

## OTHER MAIN FLOOR

- Additional casual sitting/eating area with water view
- Updated full bath with twin sinks and granite counters
- Three bedrooms (one ideally located for future primary suite expansion)
- Additional main floor sleeping room or spacious home office w/closet

## LOWER LEVEL

- Family room with water views, wood burning fireplace and slider to garden
- Separate study with water view
- Additional bathroom with shower bathtub
- Laundry room with washer/dryer, sink and storage
- Large workshop with high ceilings, work bench, ample storage and outdoor access

## GROUNDS

- Private west facing deck with tons of sun
- 160' of waterfront, .39 acres
- Professionally constructed path to the beach and kayak rack
- Mature, low maintenance gardens and lawn, large fountain near main entry
- Fenced vegetable garden with stock tank raised beds
- Separate tax lot - space for a future garage
- Buoy with swim float, fire pit
- Storage building in backyard

## ADDITIONAL DETAILS

- Built in 1969, renovated in 2020
- 3073 sq ft, 4 bedrooms, 2.75 baths
- Metal roof, cedar siding
- Slate, hardwood, tile, and carpet flooring
- Wood burning fireplaces in the living room, dining room and wood stove in family room
- High efficiency heat pump with AC, oil heat
- Four bedroom septic system, public water
- 2022 Taxes: \$9,697

## REPAIRS AND UPGRADES

- New kitchen appliances
- Painted kitchen cabinets, replaced drawer and cabinet hardware and hinges
- Remodeled upstairs bathroom (floor tile, vanity, lighting, toilet)
- Replaced downstairs bathroom vanity and plumbing
- New interior paint throughout the whole house
- Replaced or painted all interior doors -- replaced all folding doors
- Re-carpeted back bedroom
- Re-carpeted downstairs
- Removed old wall paper
- Painted built-in bookcase

- Refinished hardwood maple floors
- Scraped popcorn ceilings throughout downstairs and 5 upstairs rooms
- Replaced most interior fixed lighting with LED
- Removed lower deck
- Levelled the entire deck, landing and stairs, added cable
- Safety rail
- Braced deck posts
- Replaced aging 4x4 posts with pressure treated 4x6 posts
- Dug out old footings and re-levelled/replaced
- Replaced most fasteners and hardware on deck, attached ledger board properly
- Repaired decking to the front door
- Replaced exterior door hardware
- Replaced front door light fixtures
- New house numbers
- Cleared side yard, graded, and spread 3" of topsoil to the area, then laid grass sod
- Removed debris (30 truckloads) and landscaped yard
- Thinned out the trees in the front and limbed up the tall trees on the property
- Built retaining rock walls on the side lot
- Removed shrubs and vegetation overhanging the roof
- Added earthquake straps to the hot water tank
- Flushed hot water tank and performed maintenance
- Regularly serviced heat pump by professional HVAC company (Poulsbo Heating & Cooling)
- Sounded and inspected oil tank (Poulsbo Heating and Cooling)
- Removed large trees that occluded the view

Video, Floor Plans, 3D Virtual Tour & Neighborhood Info:

[www.6498montevista.com](http://www.6498montevista.com)

**Contact Leah Applewhite or Conor Musgrave**

Conor Musgrave 415-307-4207 [conor@leahapplewhite.com](mailto:conor@leahapplewhite.com)



**Leah Applewhite | Managing Broker**  
 206.387.0439  
 Leah@LeahApplewhite.com  
 LeahApplewhite.com

Realogics | Sotheby's  
 INTERNATIONAL REALTY

240 Winslow Way East  
 Bainbridge Island, WA 98110

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