



WHAT YOU'LL LOVE ABOUT

415 Cosgrove St. NW

- **GREAT LOCATION:** The quiet Winslow's Cove neighborhood is exceptional, offering its own private park and children's play area and an easy walk to Winslow shopping and amenities, the Seattle ferry, beaches and trails. This is a very special place to live.
- **SPACIOUS AND SUNNY:** Featuring three bedrooms, two and a half bathrooms, open plan living, plus a spacious bonus room above the garage, all with large windows opening onto sunny green spaces, this is a home that feels inviting and bright even on a rainy Northwest afternoon.
- **CUSTOM CLASSIC FINISHES:** From built-in cabinets with classic dentil moldings, wainscoting throughout the living areas, walnut finished hardwood floors, tiled bathrooms, beautiful light fixtures, picture frame moldings in the main bedroom, glass doorknobs and solid wood doors, this home has upscale, gorgeous touches throughout.
- **KITCHEN WITH WALK-IN PANTRY:** The kitchen features granite slab countertops, a large center island with 5 burner propane cooktop and down vent, bar seating for two and wine storage, plus plentiful cabinet storage, oven and microwave, a generous walk-in pantry, plus a built-in desk.
- **SECRET GARDEN:** OK, it's not really a secret but it feels that way with the mature Portuguese laurel hedge providing privacy in an intimate and colorful setting surrounded by abundant peonies, hydrangeas, birch trees, tulips, hostas, daffodils, dahlias, hyacinths and more.
- **WALK TO WINSLOW:** Coffee at Blackbird? Heading to the ferry? Browsing at Eagle Harbor Books? Dinner at Marché? Groceries at Town & Country Market? Maybe an evening at BPA with a stop at Mora Ice Cream on the way home? All that, plus many more shops, restaurants and services are an easy 15-minute walk away.
- **EASY SEATTLE COMMUTE:** Whether going to the office, the airport, or an evening in Seattle, you can leave the car at home because Google says it's a 21-minute walk from your front door to the ferry terminal.

- **TWO NEARBY PARKS:** Literally steps away you'll find Moritani Preserve, featuring 8.5 acres of woodlands and fields, Strawberry Park with beach access for launching kayaks, Owen's Playground, and the Waterfront Trail System offering beautiful walks without encountering traffic.

KEY FEATURES

MAIN ENTRY

- Welcoming grand entrance with vaulted ceiling and charming chandelier opens up to second level

LIVING ROOM

- Large windows facing east provide loads of natural light
- Oak floors with a walnut finish
- Wainscoting & cornice molding
- Wall speakers for built-in sound system

KITCHEN

- Center island with 5-burner propane cooktop & down vent, seating for two and custom built-in wine rack, plus new pendant lighting fixtures
- Stainless appliances – Frigidaire refrigerator and dishwasher/GE Profile cooktop
- Granite slab counter tops and backsplash trim
- Large kitchen sink with window overlooking the private garden and patio
- Walk-in pantry
- Built-in desk
- Ample counter space and cabinets

DINING ROOM

- Space for a table seating eight
- Glass French doors with blinds open to the backyard/garden

FAMILY ROOM

- Gas fireplace flanked by custom built-in cabinets
- Floor outlets
- Built-in sound system
- Step-down wood floors
- Large windows with views to the west facing back garden
- Tall ceilings with gorgeous high end lighting fixture

POWDER ROOM

- Porcelain console sink
- New lighting fixtures and mirror
- Hexagonal penny tile flooring
- Wainscoting

LAUNDRY ROOM

- Deep utility sink with tile countertop
- Washer and dryer stay with home
- Additional cabinetry
- Tile floors

PRIMARY SUITE

- Open, airy room with high ceilings, picture frame and crown moldings, glass chandelier
- Twin sinks in bathroom with separate shower, soaking tub and hexagonal penny tile flooring
- Walk-in closet

SECOND & THIRD BEDROOMS

- Spacious rooms with large closets and territorial views
- Carpet, custom lighting

FAMILY BATH

- High quality “Kohler Memoirs” pedestal sink
- Tub with shower
- Tile throughout

ADDITIONAL DETAILS

- Built with custom finishes in 2002
- 2,419 sq ft, 3 bedrooms, 2.5 baths
- .15 acre – corner lot adjoins open space
- Spacious, flowing floorplan
- Built in sound system with wall or ceiling speakers in living room, family room, primary bath and bonus room.
- Generous linen and other storage spaces
- Oak hardwood with walnut finish, hexagonal penny tile, and new carpet flooring
- Recently serviced newer garage door opener
- Newer resurfaced driveway
- Security system
- Sewer/public water
- 2023 Taxes: \$9,449

GROUNDS

- “Secret garden” like, west facing, fully fenced backyard with stone patio area, high Portuguese laurel hedge and plantings that offer privacy and personality - conduit for informal wiring to patio for fountain or exterior lighting
- Mature, low maintenance landscaping and lawn
- Plantings include: peonies, hydrangeas, birch trees, tulips, hostas, daffodils, dahlias, and hyacinths
- Views of adjacent open space

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

www.415cosgrove.com



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