



What you'll love about...

268 Lovell Ave SW, Bainbridge Island

- **Unique Design and Architectural Appeal:** Wonderful architectural elements have been retained but the functionality of the layout was completely transformed in a 2022 remodel, showcasing the thoughtful use of natural materials coupled with modern amenities and finishes in every room. From the truly gorgeous sun dappled kitchen equipped with stunning luxury appliances and fixtures, to the heated floors in the bathrooms and entire lower level, the amount of care put into remodeling this home is evident at every turn. The airy and open layout on the top floor boasts exposed scissor beams, cathedral ceilings, skylights and beautiful fir wrapped windows all to create an ambiance of calm.
- **Serene Island Vibe, Yet Walking Distance to Winslow:** Known as the Marina District, this quiet corner of the Winslow core has very little traffic and offers two beach access points a mere ½ block away, boardwalk paths to Winslow, Moriarti Park, Pine Park, as well as a short walk to the Public House marina and the Winslow Wharf marina! You can walk to the grocery store, restaurants, shops, and the ferry. Living right in town is a luxury most people never get to experience.
- **Flexible Layout for Multi-Generational Living or Legal Rental:** Each floor has its own exterior entrance in addition to the light flooded interior stairs. The middle floor offers two gorgeous ensuite bedrooms and is accessed from the garage or front door. The fully finished lower level can be accessed from a separate exterior entrance offering use as a rental unit, mother-in-law apartment, or as an extension of the living space. With a full kitchen, ensuite bedroom, washer/dryer, family room and even heated floors, this chic little area will easily be a favorite escape.

KEY FEATURES

TOP FLOOR:

- Open Concept Living Area – entire top floor is a great room – wonderful party house!
- Soaring cathedral shiplap ceilings with exposed scissor trusses made from hand-selected structural Douglas Fir
- Gorgeous, wide oak flooring
- Generous Fir wrapped windows with brass fittings provide territorial views and ample light from all directions

KITCHEN

- Counter height kitchen island with seating for 4, pop-up countertop outlet
- Extra deep, stainless undermount Kraus sink
- Cloud White shaker style soft-close cabinetry with under cabinet lighting
- Granite countertops with a caressed silver pearl charcoal gray finish
- White subway tiled backsplash
- Stainless Appliances include:
 - Bosch French Door 4 Door Smart Refrigerator
 - Bosch 6 Burner Gas Cooktop and Oven; NXR Stainless Hood
 - Bosch Dishwasher
 - Bosch Built-In Drawer Style Microwave
 - Built-in Under-Counter Brisas Beverage Cooler
- Second under-mount sink next to beverage cooler
- Spacious dining area includes pendant lighting, and ample room for a large table
- Built-in desk with granite countertop
- 5 large skylights drench the room with natural light
- Glass French doors lead to a spacious deck
- Mr. Cool high-efficiency heating/cooling mini-split with remote control

GREAT ROOM/FAMILY ROOM

- Designer Jotul freestanding propane fireplace; loaded with features such as accent lighting, variable speed blower, energy saving ignition system and of course, an exceptional fire view from any angle. Jotul's fireplace inserts and stoves have been handcrafted in Norway since 1853 combining modern design and quality craftsmanship.
- Built-in bookcase

POWDER ROOM

- Toto one piece toilet
- Oak flooring

MAIN LEVEL:

FOYER

- Full glass door
- Coat closet
- Tile entry flooring
- Utility room with garage access

PRIMARY BEDROOM SUITE

- Oak floors
- Built in floating wardrobe with pullout shelves and soft close drawers
- Floor to ceiling glass block wall offers privacy and natural light
- Fir wrapped windows with brass fittings
- Mr. Cool high efficiency heating/cooling mini split with remote control
- Leveton dimmer light switches
- Modern bathroom with radiant heated tile floors
- Double sinks in quartz topped floating vanity
- Walk-in shower with rainfall showerhead and jet-pulse wand, subway tile and linear drain
- Wall mounted heated towel rack/towel warmer
- One piece Toto toilet
- Transom windows with brass fixtures supply wonderful ventilation

SECONDARY BEDROOM SUITE

- Oak floors
- Built in floating wardrobe with pullout shelves and soft close drawers
- Mr. Cool high efficiency mini split with remote control
- Fir wrapped windows
- Leveton dimmer light switches
- Shower/tub combo with rainfall showerhead and jet-pulse wand
- Floating vanity with soft close cabinets/drawers
- Wall mounted heated towel rack/towel warmer
- One piece Toto toilet

UTILITY ROOM

- Washer/Dryer
- Oversized wall-to-wall shelf for storage
- Garage access

LOWER LEVEL:

- Separate, private entrance with full glass door brings in additional natural light
- Radiant heated cement floors throughout entire lower level
- Full kitchen with stainless appliances
- Comfortable seating area

KITCHEN

- Quartz countertops, white subway tile backsplash
- Stainless appliances include:
 - o Frigidaire stove with 4 burner gas cooktop with downdraft
 - o Haier dishwasher
 - o Whirlpool refrigerator
- Bar seating for two
- Undermount stainless steel sink
- Plenty of cabinets and shelves for storage, including floating shelves above sink

THIRD ENSUITE BEDROOM

- Built-in storage cabinet/wardrobe offers extra room for a desk
- Heated cement floors and walk-in shower with rainfall showerhead

GROUNDS:

- Enchanting pathways lined with low maintenance lush greenery, mature landscaping, and privacy fence
- Four raised garden beds
- Plenty of off-street parking on north side of home, and carport with concrete steps leading to main entrance
- Covered garbage/recycle can storage area
- Large clean, dry, easily accessible storage area in crawl space
- Private deck off dining area offers ample room for entertaining, BBQing, and relaxing
- Cable railing
- IPE decking and front porch
- 1 car attached garage with electric opener

ADDITIONAL DETAILS:

- 2,326 sqft, 3 bedrooms, 4 bathrooms
- Completely remodeled in 2022; Originally built in 1985 by owner/architect John Savo of NBBJ, Naramore, Bain, Brady & Johanson
- Second owners to this unique and much-loved home
- High Efficiency heating/cooling mini splits with remote controls on top and middle floors
- Stairway lighting
- VG Fir-wrapped windows
- Thermolec boiler radiant heat system
- Two separate water heaters for lower level & main living area
- Programmable thermostats
- Solid wood doors throughout
- Abundant natural light pours in through the multiple windows and skylights
- Parking for four cars - garage, carport and two off street spaces
- COBI sewer & water
- 2023 Taxes: \$7,513

NEIGHBORHOOD

The 'Winslow Core' neighborhood is a short distance and a 35-minute ferry ride to downtown Seattle, so it is the most pedestrian friendly area on Bainbridge. It is also home to the largest concentration of Islanders. Living in Winslow means easy commuting during the week, leisurely strolls to the bakery on the weekend, and quick trips to the library or market. And to make your life easier, students can take themselves to the High School and Ordway Elementary school just up the road. Sidewalks abound and there are plenty of trails and parks nearby which makes it perfect for people hoping to enjoy the playground, trail runs, and the outdoors.

Because Winslow is the "downtown" of Bainbridge Island, and where the Seattle ferry drops off its passengers, there are a host of restaurants, cafes, services, and shops along Winslow Way. In the summer, the streets are abuzz with day trippers coming from the ferry and in the winter, the traffic slows down a bit and you'll experience more of the local vibe. Winslow is the hub of activity for parades and community street parties.

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

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