

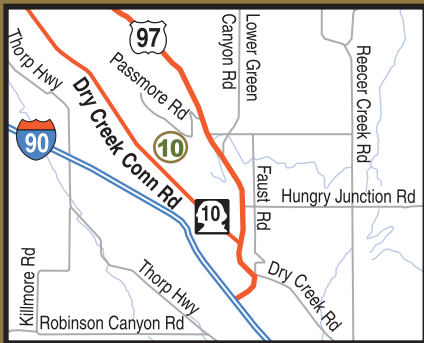


Corby & Art Rounds



Look for the ENERGY STAR® features in the home

509-859-4424



201 Valley Vista Drive Ellensburg, WA 98926

Directions: From I-90 take Exit 106 at Ellensburg and proceed North. Turn left onto Hwy 97 at the four-way stop. Continue on Hwy 97 for 1.2 miles and turn left onto Hwy 97. Continue on Hwy 97 for 1.3 miles and turn right onto Hwy 97. Continue on Hwy 97 for 2.2 miles and turn left onto Passmore Rd. Continue on Passmore for ¼ mile and turn left into the Sundance Ridge development. The home is located at 201 Valley Vista Dr.



CAROL LADD



Main Floor

This property is Lot 27, a 11.57 acre parcel within Sundance Ridge, Ellensburg's premier rural gated community. See www.SundanceRidge.net for more details on the community. The property has an unobstructed 360 degree view of the Kittitas Valley, Yakima River and the Stuart Mountains.

The home offers 3,564 SF of luxury living space on a single level, and is completely wheel chair accessible. The home is designed around a massive Great Room/Dining/Kitchen area that is oriented to the view. The Great Room has a cathedral ceiling and a 44" propane-fired Fireplace Xtordinaire fireplace with cabinetry on either side for TV/Stereo and display. The space opens to an Outside Covered Terrace of heavy rough sawn timbers and stamped concrete that provides a wonderful outdoor living space. The Terrace has an outdoor 36" propane-fired Fireplace Xtordinaire fireplace and is also plumbed for a propane BBQ. The chef-designed Kitchen and Dining Area are adjacent to the Great Room, with top-of-the-line Quality Cabinets that provide unsurpassed detail and function. Slab granite countertops and GE Monogram stainless steel appliances compliment the cabinets.

The Master Bedroom Suite has a sitting area that opens onto its own private Covered Terrace. There is an enormous Master Bathroom with separate vanities, a tiled, two head shower and a separate jetted soaking tub. The Walk-in Closet is larger than most bedrooms. There is a Den/Guest across the hall from the Master Bedroom that has views of the Stuart Mountains to the north. There are two additional Bedrooms at the other end of the home, each with its own bathroom.

There is a large Mud Room/Laundry Room off the Garage with a separate outside entrance. The oversized fully-finished attached Three Car Garage has additional space for a work bench and/or storage of mowers, etc; as well as a separate heated Mechanical Room for easy access to all mechanical equipment. In addition to the attached garage, there is a fully-finished 1,854 SF Outbuilding that contains a separate Guest Suite, as well as a Shop, enclosed RV parking with a 12' x 14' overhead door, and another bay with two 10' x 10' overhead doors.

The home is heated and air conditioned using a heat pump system with three separate zones. The hot water tank is a new technology that is guaranteed not to leak for life, and has circulating pumps to provide instant hot water at the point of use. A built-in vacuum system is designed for ease of housekeeping.

The Electrical System includes CAT 5 wiring, and upscale lighting fixtures and trim, including low voltage lighting at the Kitchen.

The exterior of the home has been designed to be nearly maintenance-free. The landscaping around the home includes an automatic sprinkler system and is designed for easy maintenance. The driveway and parking areas are paved with asphalt.