

Listing # **345965** 19720 NE 42nd Wy , Sammamish 98074 STAT: **Pending Inspection** LP: **\$765,000**
 County: **King** LT: BLK: CMTY: **Hidden Ridge** PRJ: **Waterbrook**



Type: **Residential** CDOM: **6**
 AR: **540** TAX: **9206500170** OLP: **\$765,000**
 MAP: **537** GRD: **E-4** Internet: **Yes**
 DD: **From downtown Redmond, East on** FIN:
202, Right at 192nd, Left on NE 43rd, turn LD: **04/19/2012**
Right on 196th, turn Left on 42nd. XD:
 OMD: **04/25/2012**

LAG: **Diana M. MacDonald (24135)** PH: **(206) 949-7755**
 FAX: **(425) 562-7901** PH Type: **Cellular**
 LO: **Prudential NW Realty Assoc. (5301)** PH: **(425) 453-9100**
 SOC: **3.0** Cmnts:
 CLA: PH:
 CLO: PTO: **Yes F17: Provided**
 OTVP: **Tenant** OCC: **Sylvia**
 OWN: **Chris Monteilh** OPH: **(000) 000-0000**
 KEY: **Appointment, MLS Keybox, Renter-Call First, See Remarks**
 PR: **(509) 777-7777** LOAD: **Tokyo, Japan**
 FOC: **Sub. Tenant's Right**
 TRM: **Cash Offer, Conventional, VA**
 HOD: **\$25**
 TX\$: **\$8,290** TXY: **2012** SNR: **No** MOR:
 Right of First Refusal:

SFF: **3,322**
 ASF: **3,322**
 Community Feat: **CCK**
 SPA: SAA: AFH:

SOLD PENDING

BR: **4** BDA: BTH: **2.50** FBT: **2** QBT: **0** HBT: **1** FP: **2** TOF:

G	L	M	U	ACR: 0.202	LSF: 8,799
BR:	0	0	4	VEW:	LSZ:
FUL:	0	0	0	WFT:	WFG:
3/4:	0	0	0	LTV: Level, Partial Slope, Wooded	
1/2:	0	0	1	LDE: Curbs, Sidewalk	POL:
1/4:				SIT: Cable TV, Fenced-Partially, Gas Available, Patio, Sprinkler System	

FP:							
Entry	Main	GR: Garage-Attached	GAR: 3	STY: 12 - 2 Story			
Living Room	Main	BLD: John F Buchan	YBT: 2007	NC:	FND: Poured Concrete		
Dining Room	Main	BDI: Built On Lot		ARC: Craftsman			
Kit w Eat Spc	Main	BDC: Very Good		RF: Cedar Shake			
Family Room	Main	EXT: Stone, Wood		BSM: None			
Den Office	Main	MHM:	MHS:	MHN:			
Master Bedroom	Upper	ENS: Electric, Natural Gas	HTC: Forced Air				
Utility Room	Upper	WHT: Gas	LSD: None	FLS: Ceramic Tile, Hardwood, Vinyl, Wall to Wall Carpet			
		FEA: DbI Pane/Storm Window, Dining Room, Vaulted Ceilings, Walk-in Closet					
		APS: Dishwasher, Dryer, Garbage Disposal, Range/Oven, Washer					

WAS: Public	WAC: Sammamish	SD: Lake Washington	EL: Alcott Elem
SWR: Sewer Connected	SWC: Sammamish	JH: Evergreen Jnr High	SH: Eastlake High
E-Cert:	POC: PSE	BUS:	BUS RTE:
Zoning Jur:	Zoning Code:	3rd Party Aprvl Req: None	Bank/REO Owned Y/N: No

Agent Only Remarks: **Owner/Transferee has verbally accepted an offer and we are waiting for corporate approval. Requires 24 hours notice to show, call PTS and confirm appointment with Tenant. Weichert Relocation Resources MUST BE SELLER. See attached docs for forms.**

Marketing Remarks: **John Buchan resale in Waterbrook. Extensive Mahogany hardwood floors on the main and beautiful wrought iron staircase. The ultimate kitchen with granite counters, stainless steel Professional Series Thermadore appliances and Alder cabinets. Complete with 4 bedrooms and a main floor den. The property features lush landscaping and backs to a greenbelt. Located in close proximity to Redmond and Samammish and the future STEM School.**