

520 Warbass Way

FRIDAY HARBOR, WA 98250



Property & House Overview

5007 sf, 3 bed / 4
bath main home
795 sf guest studio
Exercise /Bunk
Room
2-Car garage
Protected deep water
dock with 80'
outside float, 35'
inside float, and
dingy lift
105+/- ft of medium
bank waterfront
Town of Friday Harbor
Water & Sewer
Built in 1995

Prominently yet privately sited on Friday Harbor's coveted Warbass waterfront, drawing inspiration from classic architecture, this distinctive, timeless shingled 5800 +/- sq. ft. home with guest studio and protected deep water dock features a symphony of entertaining spaces embracing the views of the ever-changing harbor with oversized windows and cascading decks. Effortless sophistication and stunning elegance include key features for the island lifestyle. Precise, refreshing design both inside and out.

Main House

5007 square foot, three level home with master suite including a spa like oasis, sitting and hobby rooms, 2 ensuite guest rooms, 3/4 bath on main level, amazing waterside Conservatory, media room, and study.

- The main level includes a spacious waterview living room with woodburning fireplace, kitchen meant for entertaining with wet bar, walk in pantry and skylights, media room with waterside deck access, 3/4 bath, den with built in cabinets, and amazing waterside Conservatory.
 - Kitchen appliances include Dacor cooktop, warming drawer, and double oven; HSKO dishwasher; Broan trash compactor; and Subzero refrigerator.
 - Grand granite surround living room fireplace is wood burning with propane start.
 - Oak flooring throughout main level.
 - Media room with wood burning fireplace with propane start has deck access and direct access to a tiled 3/4 bath with marble vanity.
 - Amazing Aldega Conservatory has Canadian Cedar Ceiling and is temperature controlled with heat and air conditioning.
- The second level offers a private and spectacular master suite with stunning waterviews and two balconies.
 - The master bedroom offers amazing views and has a wood burning fireplace with propane start and built in surround sound speakers.
 - The sitting room offers a wood burning fireplace with propane ignite and surround sound speakers.
 - The spa like master bath is finished in elegant marble: heated marble floors, marble Jacuzzi tub surround, marble shower with dual shower heads.
 - Private, indoor spa is surrounded with heated tile floors and not only connects with the master level suite but also has a pass through directly into the master bath shower.

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Main House Con't

- Outside speakers on the master level compliment this private sanctuary.
- Hobby room offers built ins and is connected to the laundry room equipped with utility sink.
- The lower level offers 2 ensuite guest bedrooms as well as a recreation room with woodstove, and kitchenette offering guests the utmost privacy and access to the outdoors and dock.
 - Kitchenette is equipped with sink, refrigerator, cooktop and convection microwave. Granite countertops.
 - Each guest suite has patio access, attached 3/4 baths with tiled showers.

Guest Studio/ Exercise-Bunk Room/ Workshop

- 795 square foot guest studio know as "Crows Nest" is the perfect sanctuary for your guests.
 - This charming space offers waterviews, tile floors, cozy woodstove, and 3/4 bath.
 - Kitchenette with cooktop, convection microwave, refrigerator, and trash compactor.
- The Exercise/Bunk Room offers various usage:
 - Half bath
 - Washer / Dryer
 - Utility sink
- Workshop just above the dock also houses the a furnace and catchment watering system

General Systems

- 3 Heat Pumps
- Furnace
- 3 Propane tanks
- Whole house security system
- Central Vacuum system—main house, Crow's nest, and exercise / bunk room.
- Water purifier system
- Kohler Generator
- Rubber Tile Roof
- Walkway with Steel Frame and Stone Overlay
- Invisible Fencing
- Enchanting Potting Shed

Dock

- **1995**— Original dock, ramps, pier, float and wood/creosote pilings installed
- **2005**— Float and wood/creosote pilings replaced by **Transpac Marinas Inc.** with **all new floating Dock System and 16" diameter steel pilings** designed and engineered to performance specifications for an **80' (LWL)** full-displacement power vessel on the outside of the float simultaneously with a **35' (LWL)** semi-displacement power vessel on the inside.
- Dingy Lift
- Buoy Available