

## Custom home on 5 acres—\$485,000

by *Sound Counsel Advocates Realty*

Adam Morrow - Designated Broker—[adam@soundcounselrealty.com](mailto:adam@soundcounselrealty.com)

490 Madison Ave N Suite 106 Bainbridge Island, WA 98110



Photograph: Mount Constance in the Olympic Mountains across Hood Canal. Taken five minutes from subject property.

[HOME & ACREAGE](#)

[FEATURES](#)

[PHOTO GALLERY](#)

[SPECIFICS](#)

2915 SQ. FT.  
 1 1/2 STORY and DAYLIGHT  
 3 BEDROOMS  
 2 1/2 BATHS  
 STUDIO/DEN  
 LIVING ROOM WITH LOFT  
 KITCHEN/SUNROOM DINING  
 RECREATION ROOM  
 2 BONUS ROOMS  
 LAUNDRY ROOM

LARGE DECK  
 1200 sq. ft. PATIO  
 GAZEBO  
 GARDEN TOOL STORAGE  
 COVERED HOT TUB

PROGRAMMABLE ELECTRIC  
 FORCED AIR FURNACE Plus  
 AVALON WOOD STOVE and  
 HEATALATOR FIREPLACE

SEPARATE TWO-STORY SHOP/  
 BARN with AVALON STOVE

5-ACRES  
 WELL with—NEW PUMP/LINER  
 UNDERGROUND POWER/PHONE  
 AND CABLE TV and PC  
 HOOKUPS

1/2 ACRE POND  
 ORCHARD  
 ORGANIC GARDEN  
 BLUEBERRY BUSHES  
 2 PLUS ACRES LANDSCAPED

CENTRAL KITSAP SCHOOL  
 DISTRICT

PRICE: **\$485,000**

### Air and Water\_\_\_ Earth and Sky

If you seek a comfortable place on property away from the usual with space to expand your living potential, this custom-built home located on five acres in Seabeck, Washington (Lone Rock area) is the perfect choice where good design and sufficiency are natural partners. The Seabeck area is noted for its scenic beauty and spectacular views of the Olympic Mountains. Hood Canal and the Seabeck waterfront are five minutes away. This serene and private setting is located seven miles West of Silverdale, the commercial hub of Kitsap County.

**The Whole Deal**— a beyond-the-ordinary, well-built custom house with established landscaping, rockery, fields, paths, woodlot, fenced garden, orchard, barn/shop and pond in a harmonious blend. The large patio and gazebo bridge outside living and natural areas where abundant conifers and mature maple trees reside. The house faces east on a gentle south to north slope. There is a generous parking area only steps away from the front door. The private road serves four parcels only.

**Features**—you will find stain glass windows, a mosaic compass in the aggregate patio and hand-finished details throughout the house with the generous use of wood trim and wood shutters. There is a built-in window seat in the family room, set-in bookshelves beneath the fireplace mantel, a dressing table in the daylight level bath to mention a few of the custom touches.



[Adobe Acrobat Files—click here](#)

**Property**—although not currently fenced for livestock, the property is very useable and could easily accommodate horses, goats and any number of projects and pets. The place is a gardener's delight with good sunlight, grapes and blueberries and areas that grow and show a variety of trees and plantings to advantage. There is large, fenced organic garden with raised beds and space for expansion plus an excellent well water system with filtration.

Browse this website to learn more about this unique, one-owner home offered for sale as part of the estate of one of the Pacific Northwest's more distinctive artists.

This is more than a home—it's a positive life changing atmosphere.

### CONTACT

Adam Morrow- Designated Broker  
SOUND COUNSEL REALTY

[adam@soundcounselrealty.com](mailto:adam@soundcounselrealty.com)

490 Madison Ave N, Suite 106  
Bainbridge Island, WA 98110

(206) 347-9445 or (206) 949-9467  
Fax (206) 347-9452



Sebeck was a mill town bigger than Seattle in 1840.

# Features

Frosty morning sunlight on the patio gazebo.



|                                    |
|------------------------------------|
| <a href="#">HOME &amp; ACREAGE</a> |
| <a href="#">FEATURES</a>           |
| <a href="#">PHOTO GALLERY</a>      |
| <a href="#">SPECIFICS</a>          |



Dahlias and Scarlet Runners on side terrace—an August view from dining area.



Partial view of the kitchen which has cork flooring, granite countertops, skylights and task lighting.



The dining area can easily accommodate a table with 8-12 chairs.



Master bath sinks



Entry way stain glass windows (looking East) and double doors from terra cotta tile entry way to living room (faces West).

Expect a bit of drama with a nod toward the practical in this one-of-a-kind home. It was built with these things in mind: convenience, comfort, plenty of room for projects, enjoyment of the rural area, nature and stargazing. Stain glass and concrete windows along side the front door reflect the colors of marigolds. A compass card with due North is embedded in the entry aggregate.

Nothing is completely ordinary, but the home is not ostentatious reflecting timeless style and craftsmanship.

One of two antique posts from an old Sebeck farmhouse is built into the tiled entryway opposite the den/studio. There are white wood shutters on six tall windows in the living room, a chandelier and quality light fixtures throughout. An am/fm radio/intercom system serves each room and the front door.

The home includes a first-rate kitchen with granite counter tops, cherry craftsman style cabinets, built-in desk, and custom mosaic-top serving bar. The lighted built-in buffet in the dining area adds charm, storage, and enhances serving options. A custom spice-herb cabinet puts smaller items at your fingertips.

There are double vanities in two bathrooms, a generous 10-foot utility counter with full-size kitchen sink. This home boasts extraordinary storage space including sliding door storage in the loft above the living room. The powder room (half bath) is conveniently located off the entry way. The studio/den has tall north windows, specialty lighting and oak parquet flooring.

Outside, the entertainment-size 1200 sq. ft. patio is bordered by a gazebo in company with a pink chestnut tree surrounded by azaleas, cherry, camellia, and yuccas. Yuccas? Why not? The garden shed looks like an outhouse but functions with space for potting mix, tools, and equipment. It has been featured on Channel 7 television.

Perennials such as cone flowers, lavender, and lilies attract up to a half dozen varieties of butterflies and humming birds. Early in 2007 a doe nursed her fawn in the front lawn perfectly at ease with her surroundings. Planting beds of cultivated evergreen shrubs, perennials, and select trees grow alongside native plants.

A double bench hot tub offers water therapy for relaxation, stretching and/or exercise. The sturdy cover is made of cedar cover with lattice sides and a shake roof plus pegs for towels/robes and a handy shelf for drinks or simply toe tipping.

If sun-powered clothes drying is of interest, there is a retractable clothesline attached to the breezeway off the daylight-level utility room. All appliances are quite new and stay with the home including the under counter washer and dryer in the utility room.

## CONTACT

**Adam Morrow- Designated Broker**  
**SOUND COUNSEL REALTY**

[adam@soundcounselrealty.com](mailto:adam@soundcounselrealty.com)

490 Madison Ave N, Suite 106  
Bainbridge Island, WA 98110

(206) 347-9445 or (206) 949-9467

# Photo Gallery



Sebeck is the home port of Sebeck Pizza and new, soon-to-be Sebeck Marina.

[HOME & ACREAGE](#)

[FEATURES](#)

[PHOTO GALLERY](#)

[SPECIFICS](#)

EXTERIOR Landscaping includes a variety of native and specialty maples that offer contrast to the tall evergreens. Photographs of plants were taken at various times during the year. The pond and orchard are left of the driveway in photo below.



One of a pair of automatic entry lights on the brick gate posts.



(left) Lilies bask in spring sunshine.

(above) Patio (looking north to orchard and pond) in July.



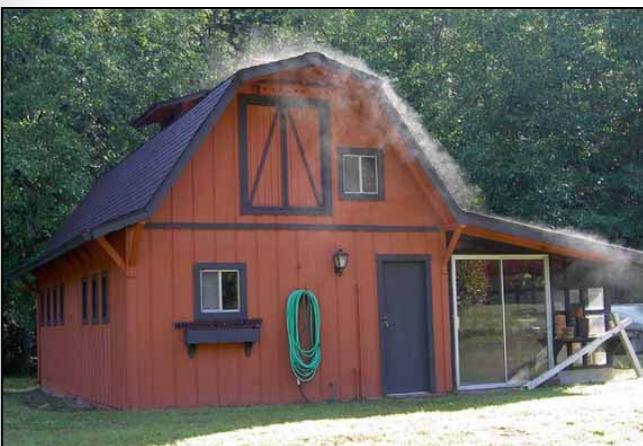
Japanese maple in front terrace in October and Tropicana roses in July.



Jacuzzi hot tub with custom cedar cover is located on the daylight level.

(left) Barn/shop in fall sunlight has an Avalon stove with brick chimney. Three-sided sunroom faces south.

(right) Deck off the living room and entrance to bonus room over the garage.



Garden has 8-ft. chain-link fence, raised planting beds and pea-gravel paths. Established Interlaken grapes are excellent for just eating, wine and raisins.

(left) Half bath off entry way.  
(below) Loft above living room.



## CONTACT

Adam Morrow- Designated Broker  
SOUND COUNSEL REALTY

[adam@soundcounselrealty.com](mailto:adam@soundcounselrealty.com)

490 Madison Ave N, Suite 106  
Bainbridge Island, WA 98110

(206) 347-9445 or (206) 949-9467



Sebeck is unincorporated.

# Specifics "Buy dirt. They aren't making the stuff anymore."

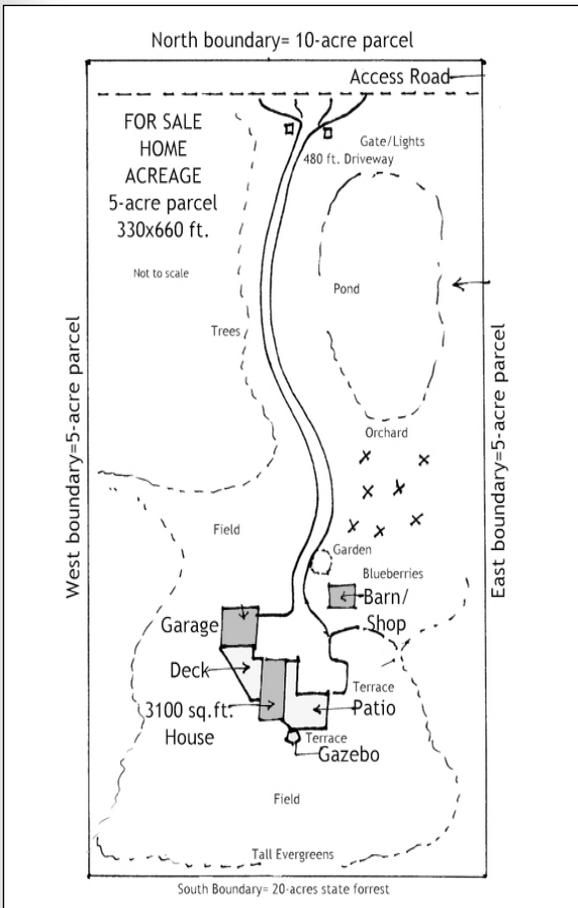
-Will Rogers

|                                    |
|------------------------------------|
| <a href="#">HOME &amp; ACREAGE</a> |
| <a href="#">FEATURES</a>           |
| <a href="#">PHOTO GALLERY</a>      |
| <a href="#">SPECIFICS</a>          |

Sebeck,  
Washington USA



Property Schematic



## CONTACT

Adam Morrow- Designated Broker  
SOUND COUNSEL REALTY

[adam@soundcounselrealty.com](mailto:adam@soundcounselrealty.com)

490 Madison Ave N, Suite 106  
Bainbridge Island, WA 98110

(206) 347-9445 or (206) 949-9467

## PROPERTY

- 330 ft. x 660 ft. (approx). Survey markers on two corners
- 20-acres of state property borders the property on the south
- Private road with filed road agreement. \$85/year maintenance fee
- 480 ft. driveway with brick gate posts, gate, lock and sensor lights
- Pond, timber, orchard, fields, and generous parking
- 128' drilled well with new pump and tank yields quality water supply
- Designed oversize septic system, 66-gallon hot water heater w/extra element
- 30x40 ft. organic garden with 8 ft. cyclone fencing, raised beds and pea gravel paths with Interlaken grapes—good for wine, raisins and the table
- Established orchard with pear (one Asian) and apple trees as well as blueberry bushes
- Dozens of specialty trees and several rhododendron planting areas

## HOUSE

- 2,915 sq. ft. with 10 rooms on three levels: main level, loft, and daylight level. Bonus room over garage
- Built in 1977 by Wally Carlson, Contractor. **Note:** 2007 appraisal listed house as in excellent condition with actual practical age of eight years.
- No lead paint used in construction or maintenance of buildings
- Double-wall construction, T&G Cedar siding, extra floor joists and custom beam system designed for structural strength, 1 1/2" car decking subfloor, 40-yr roof, 44 windows and three skylights
- Underground service for electricity, telephone, and high-speed cable and TV
- Programmable electric forced-air furnace; fireplace with heatlater in living room, Avalon wood stove insert on daylight level with stainless lined chimney
- Outside electrical outlets on three sides of the house

### Main Level:

- Entry way, 1 1/2 story living room (16'9"x20') with loft (loft used as office most recently); 370 sq. ft. deck on west side through glass sliding door; studio/den (11'8"x16') and half bath (5'x5.6') off entry way and stairs to loft and daylight level; Kitchen (20'2"x10'9") with 53 sq. ft. of granite counter top, maple floor and cherry cabinets and TV setup. Custom serve-through to garden window dining area (15'x13') with multifunction built-in buffet. Many custom features in kitchen such as two separated Frigidaire ovens (one oversize convection), two sinks—one a chef's choice double plus a smaller sink accessible from the serving bar, GE ceramic cook top with continuous rheostat; counter-depth Jenn-Air side-by-side refrigerator/freezer; a "gardener's back porch" with storage seat and side door to the patio. Main level bedroom (11'6"x13'4") and adjoining bath (10'x8.5') with double sinks, tub/shower and skylight.

### Loft over Living room:

- Approximately 220 sq. ft. Offers a birds eye view of the property from trapezoidal windows, extra storage area plus cable/PC hook up

### Daylight Level:

- Two bedrooms (12'6"x14' and 12'2"x13'3") with custom closets and 11.5'x10' bonus room with closet, large bathroom (14.5'x9'9") with double sinks and separate shower area finished in strip cedar; recreation room (23'x14'4") with new carpeting, wood stove insert and window seat/twin bed option; laundry room (10'x7.5') with 10-ft. counter and double kitchen sink and oak cabinets includes under-counter washer and dryer. Extra storage and closets. Covered breezeway to double garage.

### Another Bonus Room:

- A 12x25 ft. multi-purpose room over the garage with a skylight, track lighting, parquet hardwood floor, cable TV hook up. Separate outside entry.

## TWO-CAR GARAGE

- Finished, trimmed and painted inside/out with 20 AMP electric service and garage door openers

## JACUZZI HOT TUB

- Custom cedar and lattice surround and cover on Jacuzzi hot tub

## GAZEBO

- Octagonal cedar lattice and post structure with cedar shake roof off patio.

## SHOP/BARN

- A functional 1,670 sq. ft. structure with full loft and Avalon wood stove. Loft has ladder access. An adjoining three-sided plate glass room faces south and has served as a greenhouse. Separate sliding glass door access.

**TAXES:** \$3385.80 (2010)

**PRICE:** \$485,000

No points will be paid by the seller to finance the sale of this property by the purchaser.