

# 520 WARBASS WY

FRIDAY HARBOR, WA 98250 | MLS #: 626595

\$ | 3 BEDS | 4 BATHROOMS | 2 CAR PARKING | 5800+/- SQUARE FEET



View Online: <http://www.520warbassway.com>  
For Instant Photos: Text 347378 To 415-877-1411

If you desire a lifestyle that includes owning a relaxingly elegant waterfront home in top condition, just a short walk to the town center to grab a paper & coffee, seize this rare opportunity now!

## HOUSE

- ~ 5800± sf, 3 bedrooms, 4 bathrooms
- ~ **Main/Top Floor:** Foyer, living/dining room, kitchen, office, media room, and an exquisite Amdega Conservatory
- ~ **Middle Floor:** Master bedroom, sitting room, sewing/laundry room, indoor hot tub
- ~ **Bottom Floor:** Second living area with an extensive wet bar and two en suite bedrooms

## CONSERVATORY

- ~ Custom designed Amdega Conservatory made of Canadian Cedar and imported from England; all ceiling glass was replaced with new solar reflective glass

## GUEST STUDIO

- ~ Located above the garage
- ~ Water view with a small deck

## MULTI-PURPOSE ROOM

- ~ Located under the garage
- ~ Currently used as an exercise room and bunk room
- ~ Additional washer/dryer

## GARAGE/PARKING

- ~ Two car detached garage
- ~ Two additional off street parking spaces on the car deck and apron in front of the garage

## DOCK

- ~ Year round protected deep water private dock with newer state of the art float and 16" diameter steel pilings (with anodes)
- ~ Built by Transpac Marinas & engineered for an 80' full displacement vessel on the outside and a 37' semi displacement vessel on the inside
- ~ Float has a 1000 lb. boat lift
- ~ 15, 30 & 50 amp power
- ~ Wired for phone and cable

## PROPERTY

- ~ Decks, patio
  - ~ Expansive views of harbor and Brown Island
  - ~ Quaint potting shed
  - ~ 105'± waterfront
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## AGENT INFORMATION

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Disclaimer: All information deemed reliable but not guaranteed.

## ABOUT SAM BUCK

I am a 3<sup>rd</sup> generation islander and a 2<sup>nd</sup> generation Realtor®.

Consistent referrals from satisfied clients have allowed me to remain a top agent. I have listings in all price ranges and am very comfortable and experienced with those of high net wort...