

3230 Point White – Features & Highlights

WHAT THE OWNER'S WANT TO SHARE ABOUT THE HOME:

3230 Point White Drive is a custom craftsman home located on the shore of Bainbridge Island along the picturesque and active waters of Rich Passage. The home was designed and built in 2003 for its original owners by local Johnston Architects, engineered by Swenson Say Faget and carefully built by island craftsmen. It was specifically designed and sighted perfectly to take full advantage of the water views and natural light of the property. Design elements including abundant windows, stained wood, and natural stone used throughout the home and property are meant to capture the essence of an old-world European cottage by the sea. The home has a warm and solid feel with its central stone hearth and boasts intriguing views of sea birds and mammals fishing out front. The landscaping and outdoor patios provide a perfect private sanctuary or a welcoming place for entertaining friends and family. A gently sloped curved path lined by stacked stone leads to the water's edge where kayaks and paddle boards are easily launched from the beach for adventures and sightseeing along the island coast.

CONCEPT:

- Designed by Johnston Architects
- Engineered by Swenson Say Faget
- Built by Geoffrey Hobert Contractors LLC
- Single-level living with no steps when entering through front door
- Some ADA accessibility – see Form 6B for specifics
- Solid construction, concrete slab, vaulted ceilings

FINISHES:

- Slate flooring in entry and main hallway
- White oak hardwood floors
- Exposed laminated fir posts and beams
- Wood tongue and groove ceilings
- Granite counters in kitchen
- Marble countertops and floors in primary suite bathroom
- Shiplap walls in bonus room
- Two natural stone fireplaces in living room and primary suite
- Clear cedar siding w/ perfectly mitered corners

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GROUNDS:

- 95 feet of low-bank shoreline with easily accessible sandy beach
- Private mooring buoy
- Natural Stone walls on lower part of siding protect the house and look wonderful
- Stone flatwork patios and pathways
- Low voltage landscape lighting
- Pear trees known by local deer as the best on Point White
- Easy maintenance hardscape: all stone and concrete patios and pathways
- LeafGuard gutters

RECENT IMPROVEMENTS:

- Six new Velux operable roof window to increase natural light all day long
- EV charging circuit in garage
- New Hot Springs salt water hot tub

MISC SYSTEMS & FEATURES:

- Hydronic radiant heating: oil-fired Buderus Logalux LT boiler
- Pella windows and doors
- Cat5 and coax for high-speed network
- 24-gauge metal roofing
- Wired for 60-amp 240v EV Charging
- Hardwired intrusion and fire alarm system with network monitoring
- Wi-Fi connected garage door openers for remote monitoring and control

ALSO AVAILABLE, FOR ADDITIONAL COST (NOT INCLUDED W/ LISTING):

Directly across the street is an additional two car garage on a separate tax parcel. The building has been fitted with Solar Panels (PVs) and the floor and lower walls have been finished with an epoxy coating. This space is perfect for storing water toys, garden tools, and of course parking cars. It has 200 amps of self-contained power, EV charging port and can easily power large shop tools. Electricity generated by this structure's PV panels is used to offset the electricity billing of the main house.