

WILL YOU BE THE KING OR QUEEN OF THE HILL?

or both, Power Sharing is permitted here.

Don't be stuck in a low land development! When you can have this above the neighbors commanding view, privacy, quiet, and tranquility in a new home? There just aren't other new homes, with this square footage and privacy in Manchester.

How many rooms do you need in your castle? Living room, dining room, kitchen, family room, 4 bedrooms, 3 baths, 3 car garage. You've got it here.

Convenient location and quiet and then it is also Manchester.

Why is Manchester unique? The view of Seattle? The view of Mt Rainer? The quiet little village atmosphere? Yes, yes, and yes. But one of the important ingredients is that Manchester is not on the road to anywhere yet close to getting where you want to go ... there is NO through traffic except folks coming here to be *jealous* that you get to live here. The view on clear day of Seattle and Mt. Rainer can't be beat-- be it a hot summer day or a cool crisp fall day.

Want to get to Seattle? the Southworth Ferry is 10 minutes away. Need to get to town? it's 10 minutes away. Want to be on the water? the Manchester boat ramp is 3 minutes away.

The royal family can live on one level upstairs—3 beds, two baths, living room, kitchen, laundry all on the main floor. Need room for the games, big screen, theater room, crafts, visiting friends and relatives? There is a huge family room, bedroom and 3rd bath downstairs. They even have their own access to the outside and patio from the sliding glass door.

But what if you need room for the royal projects? tools and projects or the *carriage* classic car? There's a 3 car garage and extra room to the side of the house for an RV or boat.

Entertaining flows well in this home, the young heirs can be downstairs, the adults can hold court at the granite eating bar in the kitchen and sip on a beverage while you put the finishing touches on a feast. You might have the royal BBQ fired-up cooking something for the visiting plebs from Texas on the big back deck that's right by the kitchen.

When ready, sit down in the adjoining dining room. Its got its own balcony to oversee the nearby domains and you can see a bit of those Seattle lights. After that you can adjourn to the living room and enjoy the fire—remember it is the top of road and there isn't any through car or knight traffic in front of the house.

On those busy mornings, when everyone is in a rush to get out to their duties in the Kingdom of Kitsap, everyone can grab a bite at the breakfast bar. In the afternoon you might be tending to home duties like groceries or laundry while the heirs are in the living room or doing homework at the dining room table—all within easy earshot.

Worried about the staying warm on the royal budget? Electric forced air and heat pump help this castle stay in the black. Water is public from the dukes of Manchester Water. Sir James Hardie plank cement (good stuff for the northwest) siding runs outside on all four sides protecting from environmental invaders. There is a front porch to enjoy afternoon sun and a concrete porch downstairs—lots of outside opportunities.

So jump on your charger and make us an offer. We want a happy royal family at the end of this road to rule their roost. Last one on the road, only new home with this square footage and acreage, in Manchester at this decidedly un-royal price.

Builder will plant up to \$1000 worth of landscaping (trees, shrubs) with a full priced offer.

FORTIFICATION DETAILS

of 7941 E. Clam Bay, Manchester, Washington

- Lives like a one story – 3 beds 2 bath on main level along w/laundry and garage.
- Privacy and quiet at the end of the cul-de-sac.
- Room downstairs for that royal theater room, crafts.
- Big bedroom and 3th bath downstairs for those visitors and emissaries from the French or Spanish kingdoms.
- Granite counters in kitchen, inset sink.
- Big deck for the BBQ near kitchen and 3 more outdoor decks or patios.
- Heat pump and electric forced air heat.
- Expansive hardwood flooring in kitchen, dining rooms and foyer.
- Fireplace to warm the royal toes.
- Big 3 car garage with loyal & obedient automatic openers on both doors.
- Parking for the royal recreational vehicles and vessels.
- .5 acre to turn in to the royal botanical gardens or just enjoy viewing the adjoining woods.
- 10 minutes to Southworth Ferry.
- 2 minutes to the Manchester boat launch.

- 2 minutes to the Manchester public library.
- Public water, on sewer. High speed internet available via telephone or cable.
- Easy maintenance Hardie Plank exterior.

This info, pictures, more documents at:

www.inkitsap.com/clambay

MLS: # 279383

Danny Horovitz ~ John L. Scott Real Estate

(360) 710 5070 ~ danny@inkitsap.com

2244 NW Bucklin Hill Rd, Silverdale WA 98383

this information is deemed accurate but is not guaranteed

Short cut for smart phones to web site:

