



**5330 BUTTERWORTH ROAD | MERCER ISLAND, WA**

**W COLLECTION**



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### **MERCER ISLAND LUXURY WATERFRONT**

A rare Lake Washington waterfront offering on Mercer Island, this newly constructed home is built by MacPherson Construction & Design and resides on over 121'+ of sun-filled, no-bank shoreline along Lake Washington. Defined by exceptional natural light and sweeping, uninterrupted lake views, the home offers a seamless connection between indoor living and the water, delivering a rare experience of waterfront living. Thoughtfully designed for both entertaining and everyday living, it features vaulted wood ceilings, textured stone accents, a chef's kitchen with butler's pantry, a large wine room, and a stand-behind bar. A two-tier theater room, spacious bonus room, private office, four ensuite bedrooms, and a spa-inspired primary suite with an expansive walk-in closet elevate everyday comfort and livability. Heated covered outdoor living extends the seasons with a lake-view patio, spa, fire pit, seating area, and putting green, completing this exceptional waterfront retreat.





## 5330 BUTTERWORTH ROAD

- Residence Size: 7,840 Square Feet
- Lot Size: 24,396 Square Feet
- 5 Bedrooms + 4.75 Bathrooms
- 121'+ of Lake Washington Waterfront
- 2 Gas Fireplaces, Private Office + Bonus Room
- Chef's Kitchen, Butler's Pantry + Theatre
- Wine Room, Wine Cellar + Stand-Behind Bar
- Mercer Island School District

MLS 2502833    **\$19,500,000**

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#### EXTERIOR

- Heritage Natural Limestone walls
- Stucco: smooth troweled
- Clear cedar siding
- Nu-Ray metal roofing

#### GENERAL

- Mirage white oak engineered hardwood
- Heritage Natural Limestone walls
- Level 5 drywall throughout
- Windsor clad windows
- Sonos speakers throughout
- Lutron lighting control
- Lutron shade control
- Custom rift white oak interior doors
- 12-Gauge Steel Custom Pivot Door
- Epoxied garage floor

#### KITCHEN

- Wolf / Subzero appliances
  - 48" gas cooktop
  - 1200 CFM hood
  - 2 Wolf ovens, microwave
  - Coffee maker
  - 30" Subzero custom panel ref.
  - 30" custom Subzero panel freezer, cove dishwasher
- Monaco Silk Quartzite
- Julien Home task sink 36" + 18" task prep sink
- Brizo smart touch faucets
- Custom rift white oak cabinetry
- Raised bar - neolith Sofia Cuprum

#### PANTRY

- Custom panel cove dishwashers
- 30" custom panel ref. with freezer drawers
- Custom rift white oak cabinetry
- Monaco Silk Quartzite
- Task sink
- Brizo smart touch faucet

#### OUTDOOR PATIO

- Wolf BBQ - gas
- Fire pit table - gas
- Hot Tub
- Heaters
- Sonos speakers

#### MUDROOM

- Custom rift white oak cabinetry
- Limestone walls

#### PRIMARY SUITE

- Heritage Natural Limestone walls
- Flare See-through fireplace
- Lutron shade system
- Speakers
- Large walk-in closet
- Washer & dryer hook-up

#### PRIMARY BATH

- Heritage Natural Limestone walls
- Clear Cedar T&G ceiling
- Flare See-through fireplace
- His & her toilet rooms
- His & her bidet toilets
- Radiant heat flooring in bathroom
- Porcelain floors; shower walls that emulate timeless travertine look
- Monaco Silk Quartzite, waterfall edges
- MTI Solutions sloped / ramp sinks
- California Faucets plumbing throughout
- MTI Solutions sculptured stone tub
- Custom rift white oak cabinetry
- Lutron shade system
- Speakers

#### GUEST SUITE

- Walk-in closet
- Stanton Carpet - Wool
- Porcelain tile throughout bathroom
- Alcove Tub
- Custom rift white oak cabinetry
- Brizo Plumbing

#### BEDROOM 2

- Walk-in closet
- Stanton Carpet - Wool
- Porcelain tile throughout bathroom
- Custom rift white oak cabinetry
- Brizo Plumbing

#### BEDROOM 3

- Stanton Carpet - Wool
- Porcelain tile throughout bathroom
- Custom rift white oak cabinetry
- Brizo Plumbing

#### BEDROOM 4

- Hardwood flooring - flex room for gym
- Porcelain tile throughout bathroom
- Custom rift white oak cabinetry
- Brizo Plumbing

#### OFFICE

- Custom rift white oak cabinetry

#### BAR

- Custom panel 24" Subzero undercounter wine and beverage refrigerators
- Prep sink
- Brizo smart touch faucet
- Heritage Natural Limestone walls
- Custom ceiling drop down
- Custom rift white oak cabinetry

#### GREAT ROOM / ENTRY

- Heritage Natural Limestone walls
- Custom Bocci constellation lighting
- Custom finish niches with LED lighting
- Fireplace Face: Dekton Marmorio
- Ortol Gas Fireplace
- Clear cedar T&G ceiling

#### POWDER BATH

- Custom Cement Elegance integrated sink
- Bocci pendant
- Wall mounted California Faucets sink faucet
- Walker Zanger Wall Tile

#### UTILITY ROOM

- Custom rift white oak cabinetry
- Silk Granite Blanco sink
- Brizo smart touch sink
- Electrolux washer / dryer
- Quartz countertops

#### THEATRE

- Custom LED lighting
- 100" TV
- Wood paneling
- 7.1 Dolby Surround Sound Systems

#### SYSTEMS

- Downstairs: Carrier variable speed air handler, Carrier speed heat pump, both Infinity Series. System controlled by Carrier smart WiFi. 4 ton system.
- Upstairs: Carrier variable speed air handler, Carrier speed heat pump, both Infinity Series. System controlled by Carrier smart WiFi. 3 ton system.
- 2 Polaris high efficiency water tanks
- Generator
- SMART Wired Electric Car Charger
- Radiant Heat-Air Conditioning
- Security System with cameras