

# \$684,375 - 12625 172nd Avenue Ct E 140, Bonney Lake

MLS® #2281440

**\$684,375**

5 Bedroom, 3 Bathroom, 2,565 sqft  
Residential on 0.14 Acres

Falling Water, Bonney Lake, WA

RAMBLERS AVAILABLE AT FALLING WATER II! This listing reflects our 1630B and is 1 of 8 different plans that can be built on this location with a 3-car garage. Features include white painted millwork, stainless-steel appliances, quartz countertops w/6" quartz backsplash throughout, LVP flooring at entry, kitchen, baths and laundry, EV charging prewire in the garage and a fully fenced and landscaped yard w/heat pump (A/C). Every plan offers multiple options. Make this home your own with all the personalization choices at our Design Studio! Come out today to explore all that we have to offer in this peaceful neighborhood! Estimated completion is June 2025. For a limited time, a \$35,000 Financing incentive is available w/our affiliate lender.



Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | 2281440   |
| List Price     | \$684,375 |
| Sale Price     | \$726,502 |
| Price Per SqFt | \$283     |
| Bedrooms       | 5         |
| Bathrooms      | 3         |
| Full Baths     | 2         |
| Square Footage | 2,565     |
| Acres          | 0.14      |

|            |                         |
|------------|-------------------------|
| Year Built | 2025                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Style      | Traditional             |
| Status     | Sold                    |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 12625 172nd Avenue Ct E 140  |
| Area        | 109 - Lake Tapps/Bonney Lake |
| Subdivision | Falling Water                |
| City        | Bonney Lake                  |
| County      | Pierce                       |
| State       | WA                           |
| Zip Code    | 98391                        |

### **Amenities**

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Driveway, Attached Garage |
| Garage Spaces  | 2                         |

### **Interior**

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bath Off Primary, Double Pane/Storm Window, Dining Room, High Tech Cabling, Walk-In Closet(s), Walk-In Pantry, Water Heater |
| Appliances        | Dishwasher(s), Disposal, Microwave(s), Stove(s)/Range(s)                                                                    |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Cement/Concrete, Wood  |
| Lot Description   | Curbs, Paved, Sidewalk |
| Foundation        | Poured Concrete        |

### **School Information**

|            |                    |
|------------|--------------------|
| District   | Sumner-Bonney Lake |
| Elementary | Victor Falls Elem  |
| Middle     | Mtn View Middle    |
| High       | Bonney Lake High   |

### **Additional Information**

|                           |     |
|---------------------------|-----|
| Days on Market            | 144 |
| Cumulative Days on Market | 144 |
| Days on Website           | 26  |

|                    |         |
|--------------------|---------|
| HOA Fees           | \$138   |
| HOA Fees Frequency | Monthly |