

# \$1,749,990 - 23423 13th (lot 1) Avenue Se, Bothell

MLS® #2304595

**\$1,749,990**

5 Bedroom, 3.5 Bathroom, 3,002 sqft  
Residential on 0.11 Acres

Canyon Park, Bothell, WA

Come experience the perfect fusion of urban convenience & natural serenity in Village Life's newest community, Maywood Heights! The Magnolia's open-concept layout maximizes space & natural light, creating a warm & inviting ambiance. Enjoy culinary bliss in a chef's inspired kitchen that flows effortlessly into the great room & dining room, perfect for relaxation & entertaining! Beautiful designer finishes throughout! Spacious bedroom on main w/a 3/4 bath & walk-in closet. Luxurious primary suite w/vaulted ceilings complete w/en-suite spa like bath & walk-in closet. Spacious secondary bedrooms & generous bonus room! Laundry w/sink & cabinet. AC, fully fenced yard, w/irrigation in front & outdoor living area. Ideal location! Close mid Jan.



Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2304595     |
| List Price     | \$1,749,990 |
| Sale Price     | \$1,749,990 |
| Price Per SqFt | \$583       |
| Bedrooms       | 5           |
| Bathrooms      | 3.5         |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 3,002       |
| Acres          | 0.11        |

|            |             |
|------------|-------------|
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Residential |
| Style      | Craftsman   |
| Status     | Sold        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 23423 13th (lot 1) Avenue Se |
| Area        | 610 - Southeast Snohomish    |
| Subdivision | Canyon Park                  |
| City        | Bothell                      |
| County      | Snohomish                    |
| State       | WA                           |
| Zip Code    | 98021                        |

### Amenities

|                |                 |
|----------------|-----------------|
| Parking Spaces | 2               |
| Parking        | Attached Garage |
| Garage Spaces  | 2               |

### Interior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bath Off Primary, Ceramic Tile, Double Pane/Storm Window, Dining Room, Fireplace, High Tech Cabling, Loft, Sprinkler System, Vaulted Ceiling(s), Walk-In Closet(s), Walk-In Pantry, Wall to Wall Carpet, Water Heater |
| Appliances        | Dishwasher(s), Disposal, Microwave(s), Stove(s)/Range(s)                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                                                                                   |

### Exterior

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

### School Information

|            |                           |
|------------|---------------------------|
| District   | Northshore                |
| Elementary | Shelton View Elem         |
| Middle     | Canyon Park Middle School |
| High       | Bothell Hs                |

**Additional Information**

|                           |         |
|---------------------------|---------|
| Days on Market            | 249     |
| Cumulative Days on Market | 249     |
| Days on Website           | 274     |
| HOA Fees                  | \$228   |
| HOA Fees Frequency        | Monthly |