



HAYWORTH DESIGN & CONSTRUCTION

Est. 1980 | Eastsound WA

FEATURES LIST | 31 COLGAN CREEK ROAD | MLS 2496292

ChicoryCottage.net

AT-A-GLANCE

- Convenient location ½ mile to Crescent Beach Preserve & one mile to Eastsound
- 1238 sq.ft., all one level, (2) bedrooms w/ (2) baths, split layout for privacy
- Accessibility – 36" wide doorways, barrier-free shower, option for entry ramp & more
- 903 sq.ft. of outdoor space including a 300 sq.ft. covered porch expands living area
- 1.8 acres, lush native vegetation, mostly level w/ an easy in-and-out circular drive
- 4-bedroom septic system for future expansion. Drainfield on neighbor lot to north
- Well shared with adjacent lot to west; ability to connect to EWUA
- Fiberoptic conduit in place or use LTE wireless
- Protective CC&Rs but no HOA to contend with or dues to pay
- Fire hydrant within 800 feet for possible lower insurance rates

HOUSE FEATURES

- Designed to be highly energy efficient with R-63 walls, R-45 roof & R-38 floors
- Long lasting non-combustible fiber cement siding & vertical-grain cedar shingles
- Vaulted T&G ceilings w/ exposed Douglas fir rafters, sourced & milled on island
- A dramatic 6'X15' ridge skylight floods interior living areas w/ light
- Interior T&G ceilings painted white to reflect more light
- 36" overhangs provide extra weather protection & highlight the rafter tails
- Custom hand-built ½ round gutters w/ cast aluminum brackets makes cleaning easier
- 25-yr fiberglass architectural composition roofing, safer to walk on than metal
- High quality Weather Shield aluminum clad wood windows & doors w/ fir interiors
- Covered entry with a custom Dutch door made locally from trees on site
- Post & beam covered porch made w/ Douglas fir sourced & milled on island
- All decks & steps are finished w/ Batu, a durable dense tropical hardwood
- 12" thick walls w/ deep window recesses create space for seating or display
- Continuous soffit around Great Room perimeter provides options for lighting effects
- Easy access crawlspace has a portion w/ poured concrete floor for storage