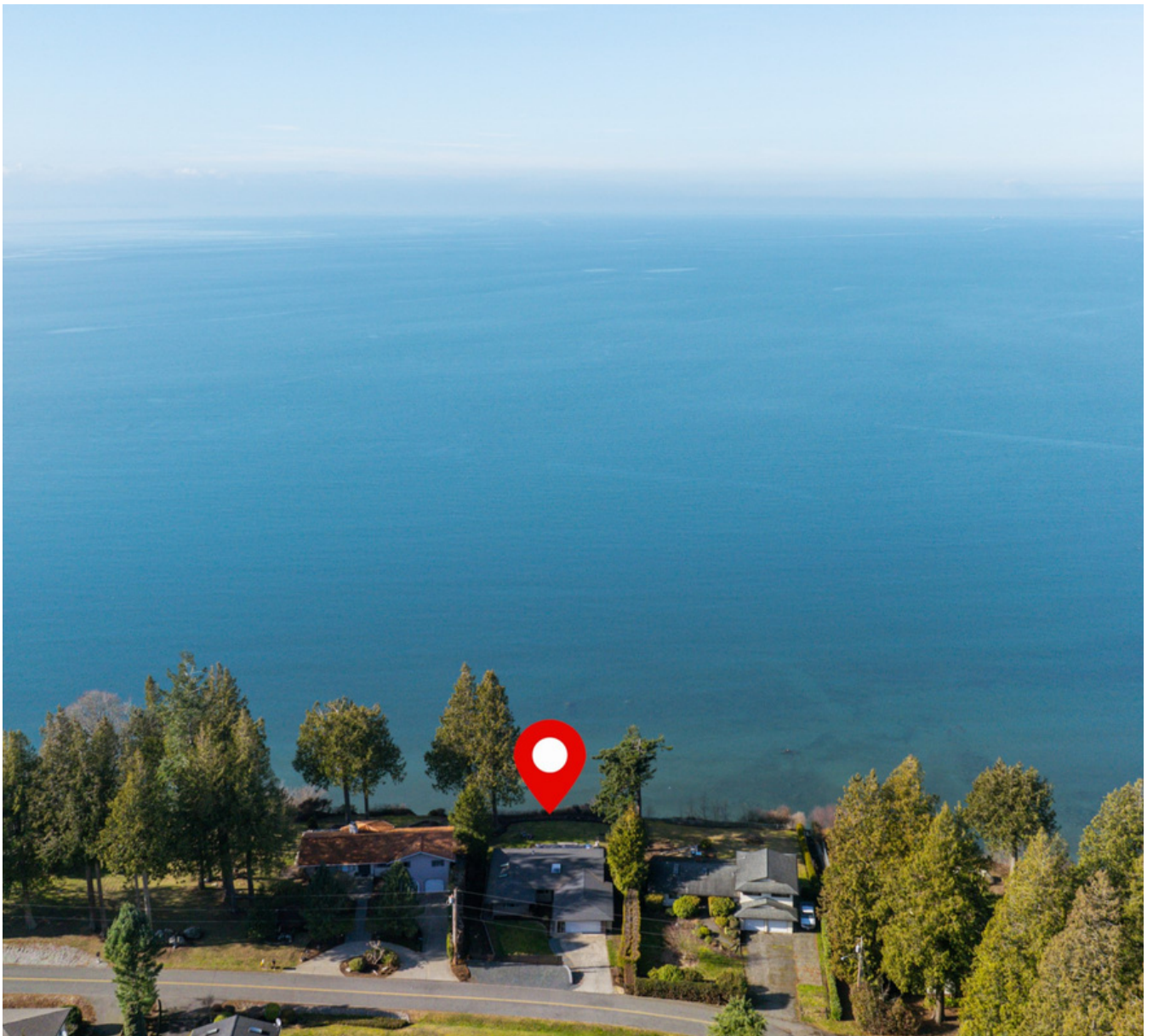


CUSTOM VIEW HOME

2945 Leeward Way, Bellingham WA



LIST PRICE: \$1,175,000

**3 BED | 2 BATH
1,728 SQ. FT.**

**OFFER REVIEW
AS RECEIVED**



Stunning Sunsets

SAN JUAN ISLANDS | BELLINGHAM BAY

Perched upon a quiet, dead-end street in Bellingham, this thoughtfully designed, custom-remodeled home yields impressive views of the bay and mountains. Vaulted ceilings and a striking wall of windows feature sunsets and a serene backdrop all year round. Located in a peaceful setting amidst on highly demanded Leeward Way, this sleek, modern northwest home lives like a sanctuary.



Dine + Entertain

SPACIOUS | MODERN | VERANDA

This house offers a large open-concept main living area with a perfect flow for entertaining. The spacious kitchen provides ample work surfaces for cooking prep as well as a breakfast bar and adjoining dining area that leads out to the deck with panoramic bay and mountain views.

Plenty of room for entertaining and comfortably hosting dinner parties and holidays with your family and friends.





Location Location Location

Bellingham attracts people from all over the world. Coffee shops, brew pubs and bicycles cover the streets, while berry farms dot the countryside and the horizon is filled out with forested islands and glaciated peaks. Most people could spend a lifetime exploring up here and never satisfy all their curiosity.

This location stands out as especially inviting. Located on the western edge of the city, abundant open space and wooded areas make this location a pleasant and relaxed place to live. The country-like atmosphere created by the natural beauty of the landscape complements the modest older homes and the newly developed areas on the western slopes.

The bay is a citywide attraction with a fishing, island coves, beach access, and a great neighborhood feel.



Restaurants + Bars

THE BLACK CAT

Sophisticated tavern with a classic bistro menu

MAMBO ITALIANO

Hearty Italian fare & homemade breads

DIRTY DAN HARRIS STEAKHOUSE

Fine dining, specializing in prime rib

SWIM CLUB

Southern French bar & restaurant

SALTINE

New American cuisine

STORIA CUCINA

Simple, casual Italian

BLACK SHEEP

A bar with elevated tacos

ROCK AND RYE

New American cuisine,
seafood & cocktails



Trails + Parks

LAKE PADDEN PARK

Swim, kayak, hike, dog-friendly

GALBRAITH MOUNTAIN

World class biking destination

WHATCOM FALLS PARK

241 acres of trails + water falls

BOULEVARD PARK

Waterfront park with beach,
playground + coffee shop

DOWNTOWN WATERFRONT

Boardwalk, fishing, trails

MARINE PARK

Picnic shelter, kayak, beach

SEHOME HILL ARBORETUM

180-acre park of second growth
forest

PAWS FOR A BEER

Bellingham's first and only
dog-friendly tavern



Schools

SKYLINE ELEMENTARY

We are here to support, connect with, and love students so that they will be able to learn, feel safe, and become capable problem solvers who practice resiliency and self-advocacy with empathy and perseverance.

VISTA MIDDLE SCHOOL

Our mission is to cultivate an environment where students are creative and innovative, think critically and solve problems, communicate and collaborate with one another in order to be compassionate, contributing citizens in our world.

FERNDALE HIGH SCHOOL

Ferndale High School will be a positive place that empowers each student and staff member to be a lifelong learner and a responsible citizen in an ever-changing world.

HIGHLIGHTS

WHOLE HOUSE

- NEW ELECTRICAL PANEL
- ALL EXISTING COPPER PLUMBING REPLACED WITH PVC PIPING
- GAS LINE RUN FOR 6 BURNER COOKTOP, GAS LINEAR FIREPLACE AND GAS BBQ STUB
 - 30 AMP HOOKUP FOR RV
- 9" WIDE 100% WATERPROOF LUXURY VINYL PLANK FLOORING THROUGHOUT
 - EMTEK HARDWARE ON ALL DOORS
- CALIFORNIA CLOSET SYSTEMS IN BEDROOMS AND FRONT CLOSETS
 - NEST HEATING CONTROL
- ARLO CAMERA SYSTEM - DOORBELL AND SECURITY CAMERAS
 - EMTEK/YALE ACCESS KEYLESS DOOR ENTRY
- CASETA BY LUTRON LIGHTING - SMART SWITCHES AND DIMMERS
 - 4" SELECTABLE LED RECESSED LIGHTS
 - ARTE WALLCOVERING FROM BELGIUM

KITCHEN

- JENN AIR APPLIANCES - 6 BURNER COOKTOP AND PREMIUM HOOD VENT, DOUBLE CONVECTION OVENS, MICROWAVE DRAWER, 42" BUILT IN REFRIGERATOR WITH WATER DISPENSER
 - BOSCH 42 DBA DISHWASHER WITH CUSTOM FRONT PANEL
 - INSTANT HOT WATER DISPENSER
 - 3/4 HP GARBAGE DISPOSAL
 - FULL HEIGHT QUARTZ BACKSPLASH AND COUNTERTOPS
 - UNDER CABINET LED LIGHTING
 - LIVE BRASS LIGHTING BY THOMAS O'BRIEN - ISLAND AND ABOVE SINK
 - CUSTOM CABINETRY WITH SOFT CLOSE DRAWERS AND DOORS
 - XTORDINAIR 54" LINEAR FIREPLACE SIZED TO PROVIDE WHOLE HOUSE HEATING
 - 16' ANDERSEN SLIDING GLASS WINDOW/DOORS WITH PHANTOM SCREENS
- ### BATHROOMS
- BARIL DESIGN WIDE SPREAD FAUCETS
 - BARIL DESIGN THERMOSTATIC SHOWER SYSTEM
 - LAUFEN WALL HUNG TOILETS
 - HEATED FLOORS WITH WIFI ENABLED CONTROL
 - CURBLESS SHOWER FLOOR
 - SHOWER NICHE LIGHTING
 - FLOATING CUSTOM CABINETRY WITH SOFT CLOSE DRAWERS AND DOORS

BUTLER PANTRY/MUDROOM

- LG WASHER/DRYER COMBO
- UNDER CABINET WINE REFRIGERATOR
- PULL OUT LAUNDRY HAMPER
- LAUNDRY SINK AND PULL DOWN SPRAY FAUCET
- DOCKING DRAWER FOR CORD MANAGEMENT

GARAGE

- DOG WASH STATION
- ### OUTDOOR
- TREX TRANSCEND PREMIUM COMPOSITE FLOATING DECK
 - PROFESSIONAL PLANT SELECTION BY LANDSCAPE DESIGNER
 - LANDSCAPE LIGHTING WITH TRANSFORMER



LETTER TO BUYER

DEAR FUTURE OWNER OF

2945 Leeward Way

As the owner who poured my heart and soul into this home, it's bittersweet to say goodbye.

Over the years, I've meticulously transformed this space from the inside out, using the finest finishes and keeping in mind the breathtaking views that surround it.

This wasn't just a remodel; it was a labor of love. From the moment you step inside, I hope you'll feel the thought and care that went into creating this haven. Imagine waking up to sunrise over the bay, eagles soaring overhead, and the endless expanse of water stretching before you. The spacious owner's suite and deck were designed specifically to capture these magnificent views and create a true retreat.

This home is more than just walls and finishes; it's a feeling of peace and connection to nature. I'm excited for the next chapter in this home's story, and I trust that the new owners will create lasting memories within its walls.

All the best,

Proud Owner

MEET MIKE BELISLE

E: mike@mjbrealestategroup.com | P: 360.739.8142

Mike believes that in order to advise, you must have experience.

Mike moved here with his family in 1995 as his parents wanted to live the PNW life and start an apple orchard. BelleWood Acres is now a beloved fixture in Whatcom County.

Mike earned his finance degree from WWU, and promptly began helping clients with their mortgages. The experience of writing over 500 loans with all types of loan products is a key asset to helping his clients today.

In 2009, MJB Real Estate Inc was formed to buy & sell homes as an investment company. Mike bought, remodeled and resold over 25 properties. Many of these homes were purchased site unseen. From broken pipes, hoarders, mold, bug & ant infestations, zoning issues, septic issues, and even well problems - Mike experienced it all! Mike learned what was needed to really maximize a home's value, what contractors to use, and how to get things done quickly.

In 2012, Mike began offering real estate sales advice through MJB Real Estate. Mike's knowledge and passion for all facets of real estate grows more each day. He believes the most important aspect of helping his clients is a custom made strategy.

Since 2012, Mike has helped over 700 families buy & sell real estate in the PNW, with a special focus on Whatcom County.

Mike has also helped many investors buy assets to add to their portfolios. Owning over 82 units in Bellingham we do what we advise. Invest in real estate for the long term.

Real estate is for everyone, and everyone is important here at MJB.



Owner / Managing Broker

If you're looking for solid advice and personal attention to help you achieve your goals, we are here to help.

MJB REAL ESTATE GROUP
310 E MAGNOLIA ST
SUITE 201
BELLINGHAM, WA 98225

CLIENT REVIEWS

ZILLOW PREMIER
REALTOR.COM MARKET VIP
REDFIN PARTNER AGENT

"We could not have been more pleased with Michael Belisle of the MJB Real Estate Group. As realtors go, there are certainly "good, better and best", but Michael is in a class by himself. On a 10-point scale we would rate Michael as a 100. He is, in a word: SUPERB".

- Dave & Jane W, Bellingham WA

"We were astonished by all the connections to resourceful people he had at his disposal to help us get our house sold, and then worked with us to find a new home that met our changing needs. And through it all he was a personable source of confidence, knowledge, and experience. I HIGHLY recommend MJB Real Estate Group".

- Millard S, Blaine WA

"From start to finish, one of the most professional and genuinely caring experiences we have had with a major life transaction. Real estate transactions, the selling of our homes, a process that no matter how much we work to focus on the numbers, at some point becomes emotional, psychological, and in those moments, an agency's experience really shows. MJB Real Estate Group and Mike Belisle were right there in just the right way at every step in the process".

- Michael M, Bellingham WA

"Even with 5 previous home purchases we were not prepared for the crazy market, COVID, and even getting laid off MID purchase! Mike worked with us and just flat out made it happen! We were blown away by how Mike could advise us. A lot of wisdom and house buying smarts!".

- Donny & Amy R, Bellingham WA

MJB REAL ESTATE GROUP

EST. 2009



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