



LUXURY LIVING IN THE HEART OF BOTHELL

Duchess Luxury Townhomes

1000 DUCHESS ROAD, BOTHELL, WA 98012



4

BEDROOMS



3.5

BATHS



2,015–2,255

SQ FT



2-Car

GARAGE + EV

NORTHSHORE SCHOOL DISTRICT, 9-FT CEILINGS, SPACIOUS LIVING ROOM

KEY FEATURES

KITCHEN

- 3cm quartz island with quartz backsplash
- All Whirlpool appliances, refrigerator included
- Gas range
- Walk-in pantry with shelving
- Soft-close cabinetry
- Custom island lights

MASTER SUITE

- His & her closet spaces
- Walk-in closet

INTERIOR FINISHES

- Sintered stone facade electric fireplace
- Custom millwork
- SPC/LVT flooring, durable & easy care
- Large windows for natural light
- Air conditioning

LAYOUT & LIVING

- Guest suite with three-quarter bath
- Dedicated laundry room
- Hot water heater

CONSTRUCTION & EFFICIENCY

- 2-hour fire-rated, energy-efficient build
- High-performance dense glass for quiet interiors and low power bills

OUTDOOR & PARKING

- Backyard covered patio with turf
- Two-car garage + EV charger

COMMUNITY

- Plenty of guest parking, 7+ slots
- Greenbelt walking areas
- Children's play area



GREAT ROOM



CHEF'S KITCHEN



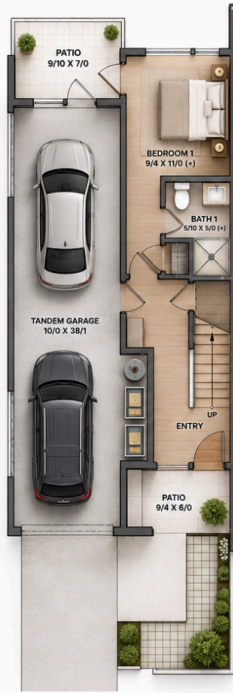
PRIMARY SUITE

Interior imagery is representative

THE RESIDENCE

Three Levels of Thoughtful Living

Representative Unit 1B, architectural plans by Vandervort Architects, layouts vary slightly by unit



First Level



Second Level



Third Level

TOP 5% OF WASHINGTON SCHOOL DISTRICTS

Northshore School District

Served by Northshore, ranked 12th of 247 Washington districts. All three assigned schools sit within about a 12-minute drive.

Crystal Springs Elementary PK-5

Gifted & Talented program, rising statewide rank

8/10

Canyon Park Middle School 6-8

Strong academics, rated above state average

8/10

Bothell High School 9-12

97% graduation, 3.59 avg GPA, 1300 avg SAT, AP

9/10



School ratings sourced from GreatSchools.org, current as of June 2026. School assignments based on home address (1000 Duchess Rd, Bothell, WA 98012) per the Northshore School District boundary tool; assignments subject to change. Placement is not guaranteed; verify at nsd.org.



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