

PROPERTY PORTFOLIO

# ENUMCLAW FOREST ESTATE

23670 SE 448TH STREET • ENUMCLAW, WASHINGTON

*Modern Living. Immersed in Nature.*

Some homes are simply  
places to live.

Others become places  
you'll never want to leave.

Prepared exclusively for prospective buyers of Enumclaw Forest Estate.

THE EXPERIENCE

# More Than a Home

Some properties offer more bedrooms. Others offer more acreage. Very few offer something that is becoming increasingly difficult to find.

Nearly twenty private acres. Towering evergreens. Mount Rainier rising above the horizon. Peaceful trails. The quiet confidence that comes from being surrounded by nature while remaining minutes from town.

Enumclaw Forest Estate is not simply a beautiful custom home. It is a place designed for a different pace of life.



WHY BUYERS FALL IN LOVE

# Ten reasons this property stands apart.

01

## Nearly 20 Private Acres

A rare combination of open homesite, private forest, trails, and long-term flexibility.

02

## Mount Rainier Views

A dramatic mountain backdrop gives the property a distinctly Pacific Northwest sense of place.

03

## Custom-Built Home

Thoughtfully designed with premium finishes and generous everyday living spaces.

04

## Whole-Home Generator

Automatic backup power adds peace of mind through Pacific Northwest storms and outages.

05

## Private Trail Network

Active walking trails offer a way to experience the forest without leaving your own property.

06

## Future Shop Potential

The cleared homesite area creates possibilities for a future shop or additional improvements.

07

## Protected Forest

PBRS enrollment helps preserve the natural setting while contributing to lower property taxes.

08

## Nature at Your Doorstep

Bald eagles, hawks, owls, and songbirds have been regularly observed by the current owners.

09

## Minutes to Town

A private setting with downtown Enumclaw, restaurants, and everyday conveniences nearby.

10

## Truly One of a Kind

Luxury, acreage, privacy, views, and future potential come together in one property.

PROPERTY AT A GLANCE

# The essentials, beautifully simplified.

ACREAGE	LIVING AREA	BEDROOMS	BATHROOMS	GARAGE
19.55 Acres	3,820 Sq Ft	4	2.5	4 Covered Spaces
YEAR BUILT	GENERATOR	VIEWS	TRAILS	MLS
2019	Whole-Home	Mount Rainier	Private Forest	#2543724

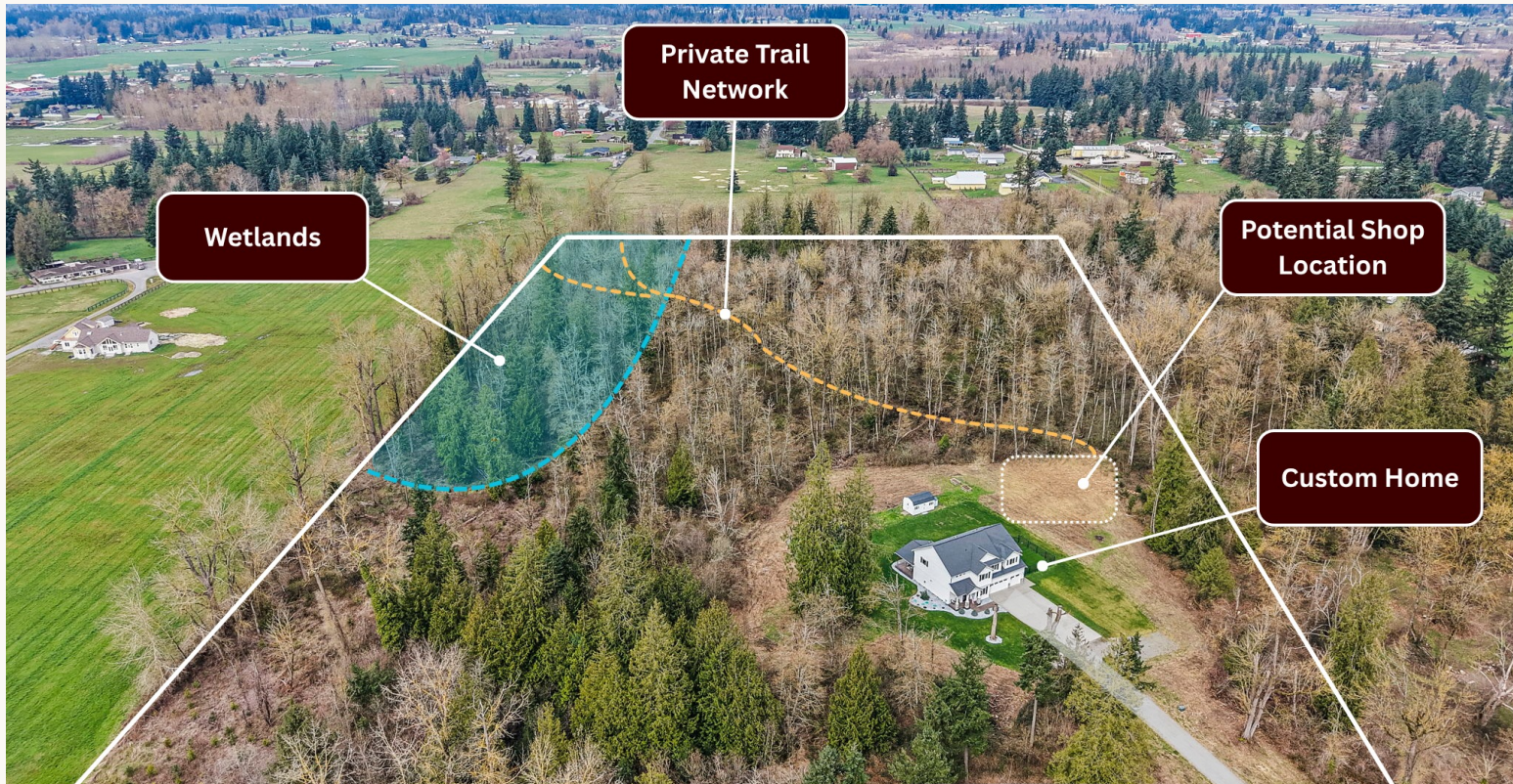
Included in this portfolio: home highlights, floor plans, property maps, trail map, PBRS overview, wetland reference, future shop potential, wildlife gallery, FAQ, and local area resources.

DISCOVER

# The Estate

Hidden behind a private driveway on 19.55 acres, Enumclaw Forest Estate offers an uncommon balance of luxury living and natural beauty.

19.55 ACRES • BUILT 2019 • 3,476 SF • 4 BEDROOMS • 3.5 BATHS • 3-CAR GARAGE



DESIGNED FOR EVERYDAY LIVING

# Home Highlights

Warm gathering spaces, refined finishes, and thoughtful function throughout the home.





DESIGNED FOR THE WAY YOU LIVE

# Practical Luxury, Thoughtfully Built In

The details that make a beautiful home easier to live in - especially on acreage.



## MUD ROOM BUILT-INS

Organized storage for shoes, coats, backpacks, and outdoor gear.



## OVERSIZED LAUNDRY

Extensive cabinetry, generous workspace, and room for everyday household needs.



## 1,000 SQ. FT. GARAGE

EV charging, RV parking, storage, and space for vehicles, equipment, and projects.



## YEAR-ROUND CONFIDENCE

Whole-home generator plus hot and cold water at exterior hose bibs.

NATURE AT YOUR DOORSTEP

# A Living Forest

Bald eagles, hawks, owls, and native songbirds are part of the property's natural setting.



NATURE AT YOUR DOORSTEP

# A Living Forest

These are actual owner photographs from the property, helping illustrate the living forest experience that makes Enumclaw Forest Estate so memorable.



## Observed on the property

Bald eagles, hawks, owls, and native songbirds have all been part of the experience of living here.

LIVING HERE

# Town, Trails, and Everyday Ease

A private country setting does not mean isolation. Downtown Enumclaw, everyday essentials, schools, and community amenities remain conveniently close.



## MINUTES TO DOWNTOWN

### Minutes to Downtown

Restaurants, coffee shops, grocery stores, services, and local events are all conveniently nearby.

## EVERYDAY PRACTICALITY

### Everyday Practicality

Schools, recreation, and daily errands remain accessible without giving up the privacy of a wooded estate.

## PACIFIC NORTHWEST LIFESTYLE

### Pacific Northwest Lifestyle

Open skies, foothill scenery, and a small-town rhythm all contribute to the property's distinctive appeal.

[WWW.ENUMCLAWFORESTESTATE.COM](http://WWW.ENUMCLAWFORESTESTATE.COM)

# Helpful References

A few of the questions buyers often ask first, along with easy ways to continue exploring the listing or schedule a private showing.

## How should buyers think about PBRs?

The portfolio helps illustrate the relationship between the homesite and protected forest area. Buyers should confirm details with King County during due diligence.

## Is there a mapped wetland area?

Yes. A wetland and buffer reference exhibit is included in the portfolio. Buyers should verify environmental questions with qualified professionals.

## Are trails already in place?

Yes. The property includes active walking trails, along with older trail routes that are no longer actively maintained.

## Can a future shop be added?

A potential location has been identified conceptually near the homesite. Buyers should verify feasibility, dimensions, and permitting.

## Listing Broker

**Todd Huizenga**

KW Mountains to Sound Realty  
253-569-5341 • toddh@kw.com  
www.enumclawforestestate.com

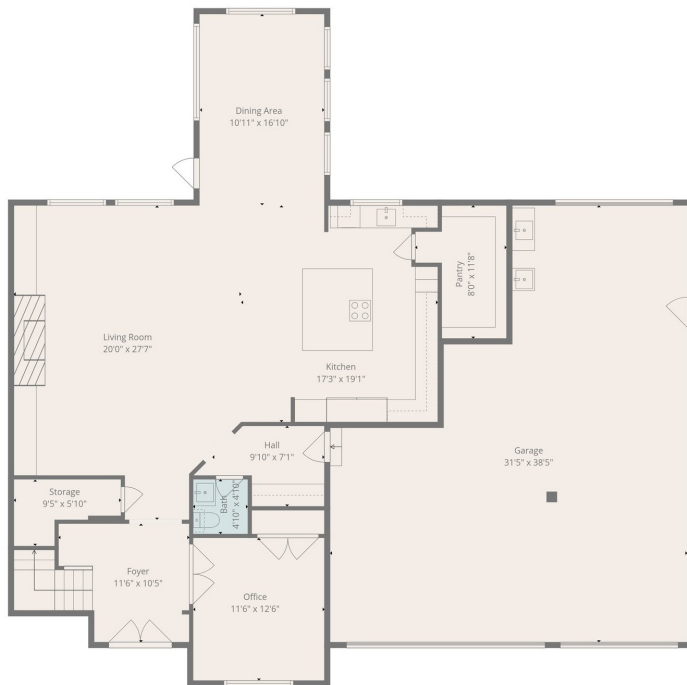
## Popular Listing Sites

- Redfin
- Zillow
- Realtor.com
- Homes.com

FLOOR PLAN

# Main Level Living

Generous gathering spaces, a chef's kitchen, covered outdoor living, and a flexible main-level bedroom / office.



- 01 Great Room**  
Open gathering space with fireplace and built-ins.
- 02 Chef's Kitchen**  
The natural center of the home.
- 03 Hidden Pantry**  
Practical storage kept beautifully out of sight.
- 04 Office / Flex Bedroom**  
Main-level flexibility for work or guests.
- 05 Covered Patio**  
Outdoor living connected to the main floor.

## FLOOR PLAN

# Private Retreats, Laundry, and Flexible Living

The upper level brings together the primary suite, generous laundry, secondary bedrooms, and bonus space.

### 01 Primary Suite

A private retreat with direct access to the spa-inspired bath.

### 02 Oversized Laundry Room

Extensive cabinetry, abundant storage, and generous workspace.

### 03 Bedrooms

Comfortable secondary bedrooms with thoughtful separation.

### 04 Primary Bathroom

Dual vanities, soaking tub, and oversized walk-in shower.

### 05 Large Bonus Room

Flexible space for media, play, fitness, or gathering.



## LUXURY FEATURES

# Elegant Where It Should Be. Practical Where It Matters.

A custom home that combines refined finishes, modern comfort, and the practical spaces that make acreage living easier.

### LUXURY LIVING

## Luxury Living

- Custom-built home
- Quartz surfaces
- Designer cabinetry
- Large picture windows
- Open entertaining spaces

### EVERYDAY COMFORT

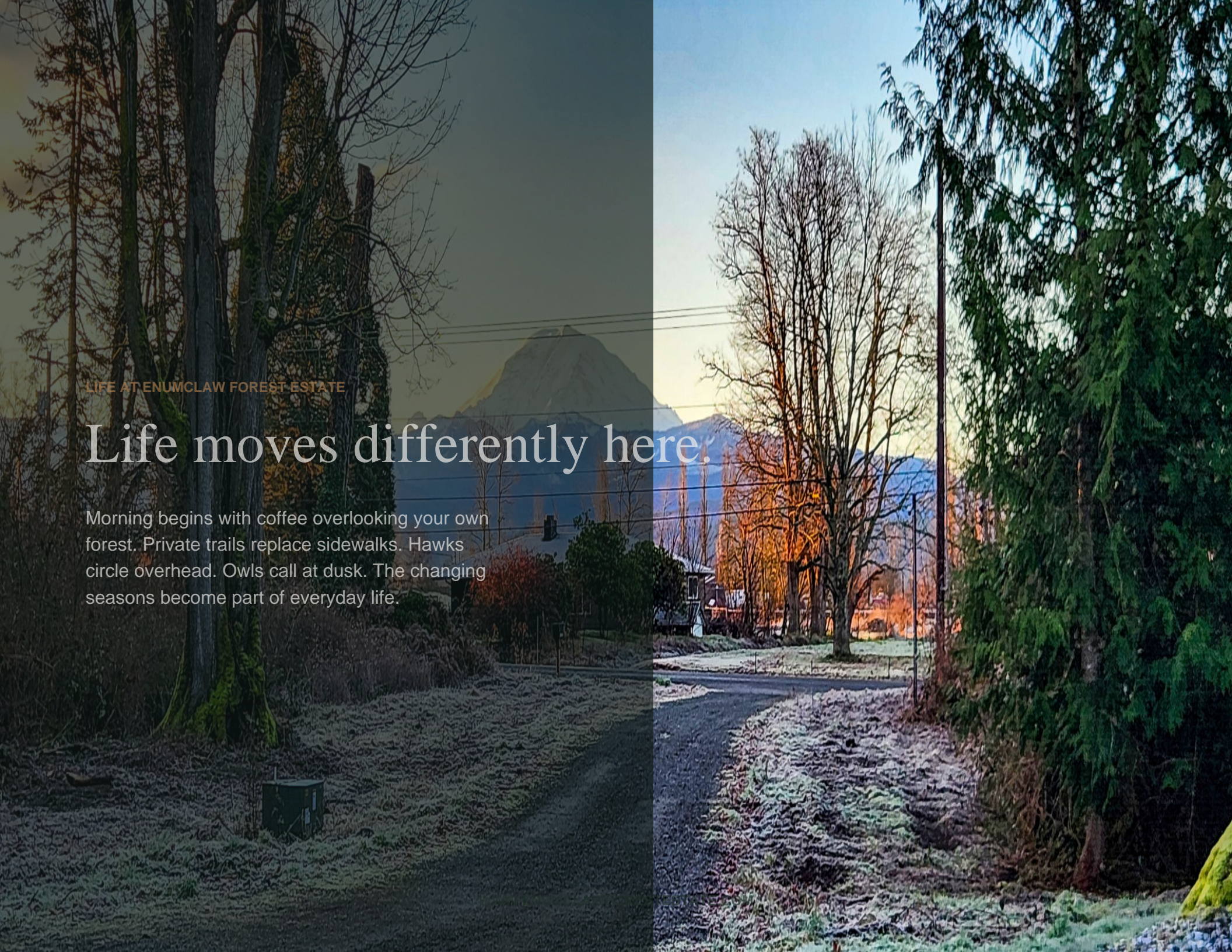
## Everyday Comfort

- Whole-home generator
- Covered outdoor living
- Generous garage space
- Efficient floor plan
- Flexible living areas

### OUTDOOR LIFESTYLE

## Outdoor Lifestyle

- Private forest setting
- Walking trail network
- Potential shop location
- Wildlife habitat
- 19.55 private acres



LIFE AT ENUMCLAW FOREST ESTATE

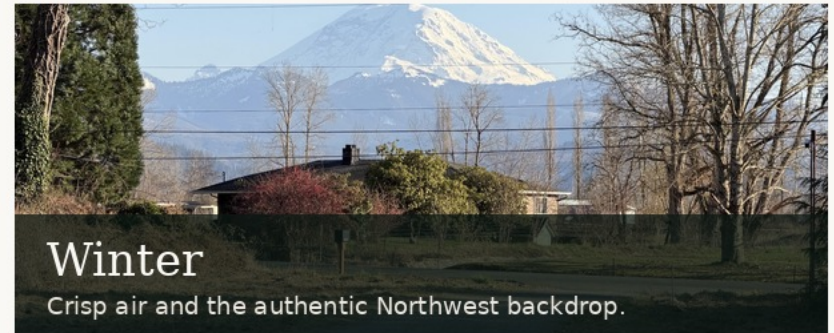
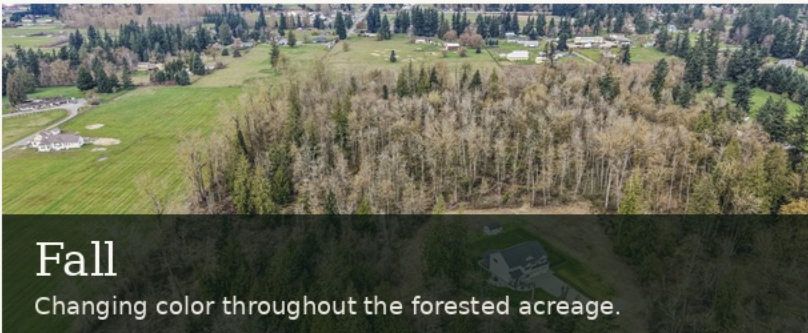
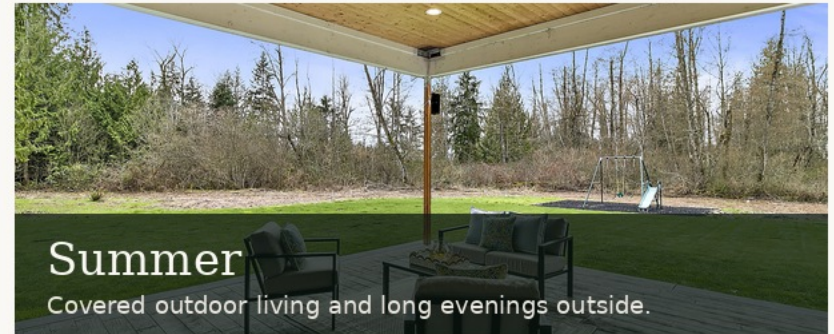
# Life moves differently here.

Morning begins with coffee overlooking your own forest. Private trails replace sidewalks. Hawks circle overhead. Owls call at dusk. The changing seasons become part of everyday life.

## FOUR SEASONS

# A Property That Changes With the Year

From spring greenery and summer evenings to fall color and quiet winter mornings, the estate changes with every season.



## MOUNT RAINIER VIEWS

# Living beneath an icon.

Mount Rainier becomes part of the rhythm of the property - appearing on clear mornings, shifting with the weather, and anchoring the landscape in a way that feels unmistakably Pacific Northwest.

*Some mornings begin with one of the Northwest's most recognizable skylines.*



A DAY HERE

# Life Moves Differently Here

A quiet rhythm of coffee, trails, wildlife, fresh air, and privacy - all minutes from town.



**MORNING**

## Morning

Coffee, birdsong, and the quiet start of life surrounded by forest.



**AFTERNOON**

## Afternoon

Walk the trails, work from home, or explore nearly twenty private acres.



**EVENING**

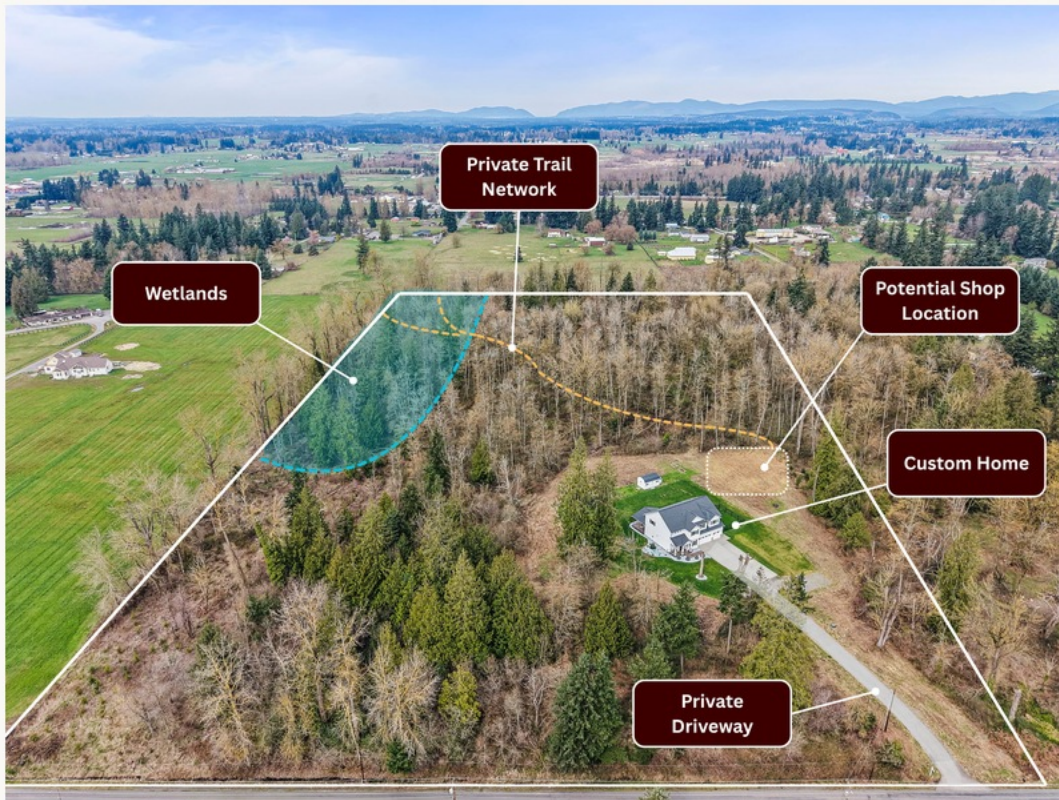
## Evening

Dinner outside, soft light through the trees, and space to unwind.

DESIGNED AROUND THE LAND

# Positioned With Intention

The driveway, cleared homesite, trails, wetlands, and potential shop area work together to create a property that feels private, usable, and connected to the land.



01

## Preserve privacy

The home is set into its own clearing while mature forest remains a defining part of the estate.

02

## Maintain usable space

The cleared homesite supports outdoor living, circulation, and future possibilities.

03

## Respect natural features

Wetlands, forest, and trails are treated as part of the property's long-term character.

LIVING HERE

# Town, Trails, and Everyday Ease

A private country setting does not mean isolation. Downtown Enumclaw, everyday essentials, schools, and community amenities remain conveniently close.



## DOWNTOWN ENUMCLAW

### Downtown Enumclaw

Coffee, restaurants, shops, and community events minutes away.

## OUTDOOR RECREATION

### Outdoor Recreation

Mount Rainier, Crystal Mountain, hiking, skiing, and the Foothills Trail.

## EVERYDAY PRACTICALITY

### Everyday Practicality

Schools, services, groceries, and errands remain accessible.

WHY THIS PROPERTY IS DIFFERENT

# Not Just Another Luxury Home

The value is in the combination: acreage, privacy, modern construction, trails, views, future shop potential, and no HOA.



<p>TYPICAL LUXURY HOME</p> <p>Small lot or subdivision setting</p>	<p>ENUMCLAW FOREST ESTATE</p> <p>19.55 private acres</p>
<p>TYPICAL LUXURY HOME</p> <p>Neighbors close by</p>	<p>ENUMCLAW FOREST ESTATE</p> <p>Private forest and driveway</p>
<p>TYPICAL LUXURY HOME</p> <p>Landscaped backyard</p>	<p>ENUMCLAW FOREST ESTATE</p> <p>Private trail network</p>
<p>TYPICAL LUXURY HOME</p> <p>Limited flexibility</p>	<p>ENUMCLAW FOREST ESTATE</p> <p>Potential shop location</p>
<p>TYPICAL LUXURY HOME</p> <p>Standard backup planning</p>	<p>ENUMCLAW FOREST ESTATE</p> <p>Whole-home generator</p>

DIFFICULT TO RECREATE

Modern construction.  
Mature forest.  
Nearly twenty acres.

The value is not found in any single feature. It is found in the rare combination of luxury living, protected natural beauty, usable homesite, and long-term flexibility.

ENUMCLAW FOREST ESTATE

# Modern Living. Immersed in Nature.

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