



CAPITOL HILL CRAFTSMAN





BEHIND AN IVY DRAPED WALL, UP A WINDING FOOTPATH, THIS MAJESTIC 1922 VINTAGE CRAFTSMAN FLOATS ABOVE STREET LEVEL IN COVETED EAST CAPITOL HILL.

With commanding views eastward toward Lake Washington, Bellevue and beyond, this home is unparalleled in its many offerings. Completely restored and refurbished on every level with preservation of space and aesthetics, this home's charm and sophistication have been elevated with modern day conveniences and a nod to its historic roots. Cohesive and considered changes to the home are the differentiator, from the muted tones of the walls to the oiled bronze door hardware, no detail was overlooked.





MARKED BY A CUSTOM WOOD AND STONE FIREPLACE, THE LIVING ROOM EXTENDS BEYOND THE SEATING AREA TO A FULLY RESTORED SUNROOM WRAPPED IN VINTAGE LATCH-KEY WINDOWS AND NATURAL WOOD CEILING. SUSPENDED IN THE TREES, THE VIEWS EXTEND ACROSS THE ARBORETUM AND LAKE TO THE CASCADE RANGE.

Double sets of French doors return you to the main living space and a circular, free-flowing floor plan leads to a refined, gourmet kitchen. Dark cabinetry offsets white quartz clad countertops and a sizable center island with cooktop and range creates a remarkable centerpiece for gatherings. Italian porcelain flooring complements the design and Liebherr and Kitchen Aid appliances further elevates the space. A thoughtfully placed mudroom off the back walkway creates ease of use. Directly off the kitchen, a sizable formal dining room with landscape and water views provides a stunning setting for entertaining.



MOVING UP THE STAIRS TO THE SECOND LEVEL, THE FIRST FULL-BATHROOM IS FOUND JUST OFF THE LANDING.

Porcelain tile in the bathtub surround and white quartz countertops keep the space bright. Two generous sized bedrooms run the length of the south end of the floor, one with gorgeous views to the east and en suite bathroom dressed in hexagonal white and gray porcelain floor tile, befitting the original style of the home. Generous closets, not typical of the era, are a pleasant surprise.



THE MASTER SUITE IS EXEMPLARY IN ITS APPOINTMENTS AND ELEVATED BY PEACEFUL TREETOP AND WATER VIEWS.

Enriched by a stone clad gas fireplace, a separate sunroom that mimics the first floor can be found through a set of French doors. From a wall of vintage windows, the views are amplified, creating the ultimate retreat. The master en suite is ornamented by double sinks atop cool blue cabinetry. Solid sheets of Italian porcelain tile grace the walk in steam shower, and a standalone soaking tub makes a luxurious statement. Off the master bath, the walk-in closet is a revelation, deluxe and ample in utility.

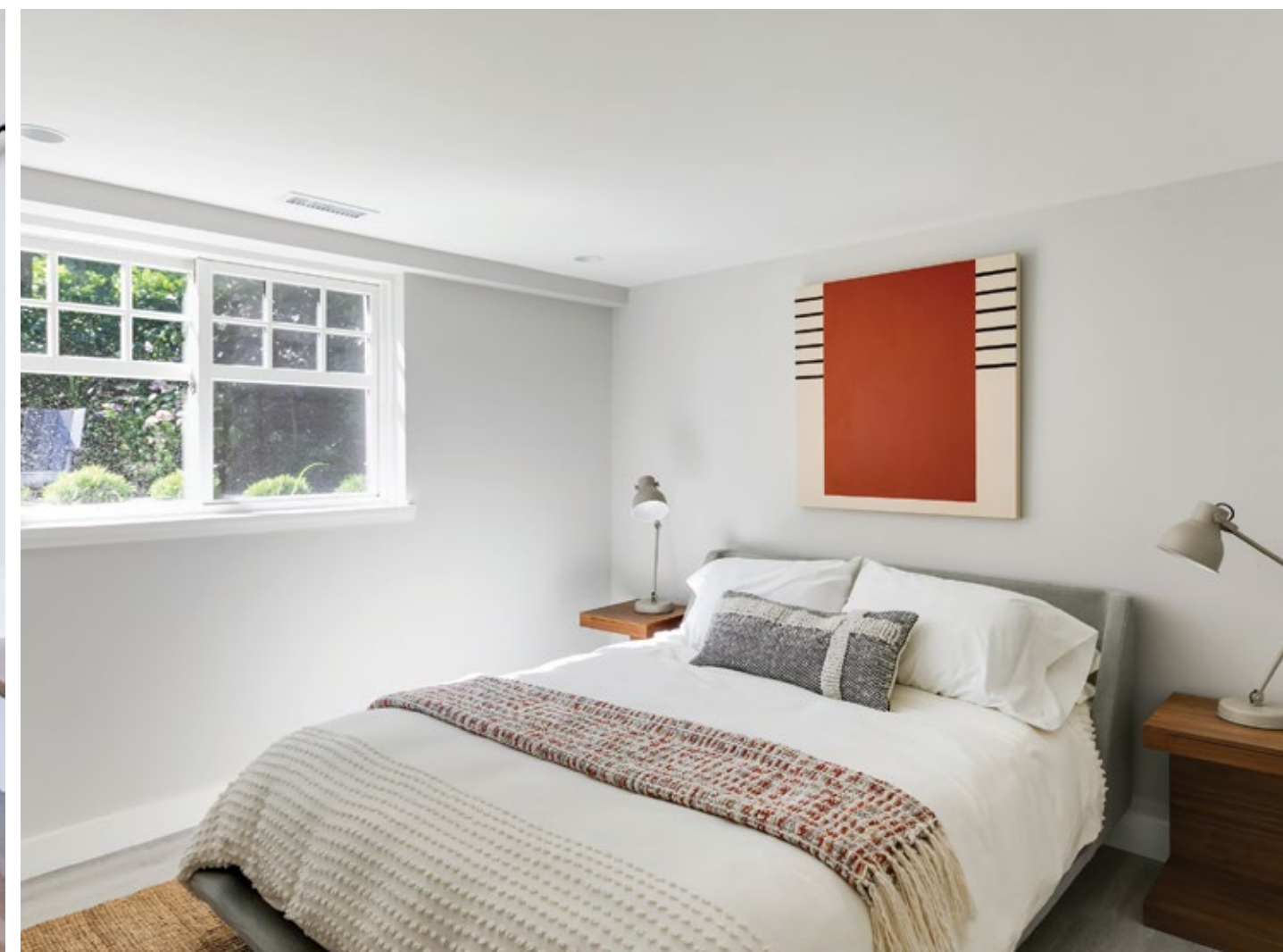
Ascending to the gabled uppermost level, a quaint seating area on the landing can be found underneath a lovely arched statement window. Two adequately sized bedrooms create additional sleeping quarters and complete the top floor.



THE BASEMENT LEVEL OF THE HOME IS LIGHT-FILLED AND SMARTLY DESIGNED WITH HARDWORKING, VINYL PLANK FLOORING IN AN ASH FINISH.

Outdoor access is eased through French doors to a concrete foot path, and an additional mudroom off the back steps of the house creates fluidity to the outdoor living areas. Two additional rooms for office space or guest quarters, as well as a bathroom complete with quartz countertop and glass surround shower, accentuates livability. A stylish quartz topped bar with wine fridge elevates the recreational area for further usability.

New landscaping and well-lit concrete footpaths wrap the exterior of the home. Off the rebuilt 1.5 car garage, a comfortable outdoor area provides space for quiet retreat and intimate gatherings.







COMPLETE RESTORATION OF 1922 VINTAGE HOME BEGINNING FROM THE FOUNDATION AND EXTENDING TO ALL LIVING AREAS AND OUTDOOR SPACES. EVERY FEATURE OF THE HOME HAS BEEN PAINSTAKINGLY RENEWED AND REPLACED OR REFURBISHED AS NOTED:

- Seismic retrofitted to code with foundation stabilization guaranteed for 75 years
- Roof and gutters replaced with the inclusion of downspouts
- Retaining walls replaced in front elevations including concrete walkways and footpaths.
- Zoned sprinkler system, front and back with gas hook-ups for rear BBQ and fire-pit
- HVAC with energy efficient zoned heating and cooling
- Electrical panels and service replaced and upgraded to support modern technology with pre-wiring for HDTV and Wi-Fi
- Auxiliary panel in garage suitable for electric vehicle recharging
- Fresh insulation from basement to top floor
- Designer gourmet kitchen outfitted with double ovens, large island with ample storage, Liebherr and Kitchen Aid appliances, quartz countertops, Italian porcelain flooring and backsplash
- Stunning refurbishment of double sunrooms with preservation of vintage windows and separate climate control for year round use
- Bathrooms reimagined at every level from owner’s en suite with steam shower, soaking tub, radiant floor heat and towel warmer, quartz countertops and Italian porcelain on floor and shower surround to additional bathrooms that also feature quartz and Italian porcelain appointments.
- Fireplaces on main and master redone in custom stone and converted to gas with remote temperature control
- Basement wet bar in renovated basement with easy conversion to ADU
- Rebuilt 1.5 garage with additional exterior parking pad

OFFERED AT 3.495M
MLS: 1656067
BEDROOMS: 7
BATHS: 5
SQ FT: 5,003
LOT: 6,992
PARKING: 1 SPACE &
DETACHED GARAGE
YEAR BUILT: 1922
TAXES: 19,597



HERITAGE

HERITAGE RESIDENTIAL, LLC



LANCE NEELY
lance@heritagerealty.com
206.854.2140

HERITAGEREALTY.COM