

# HERITAGE



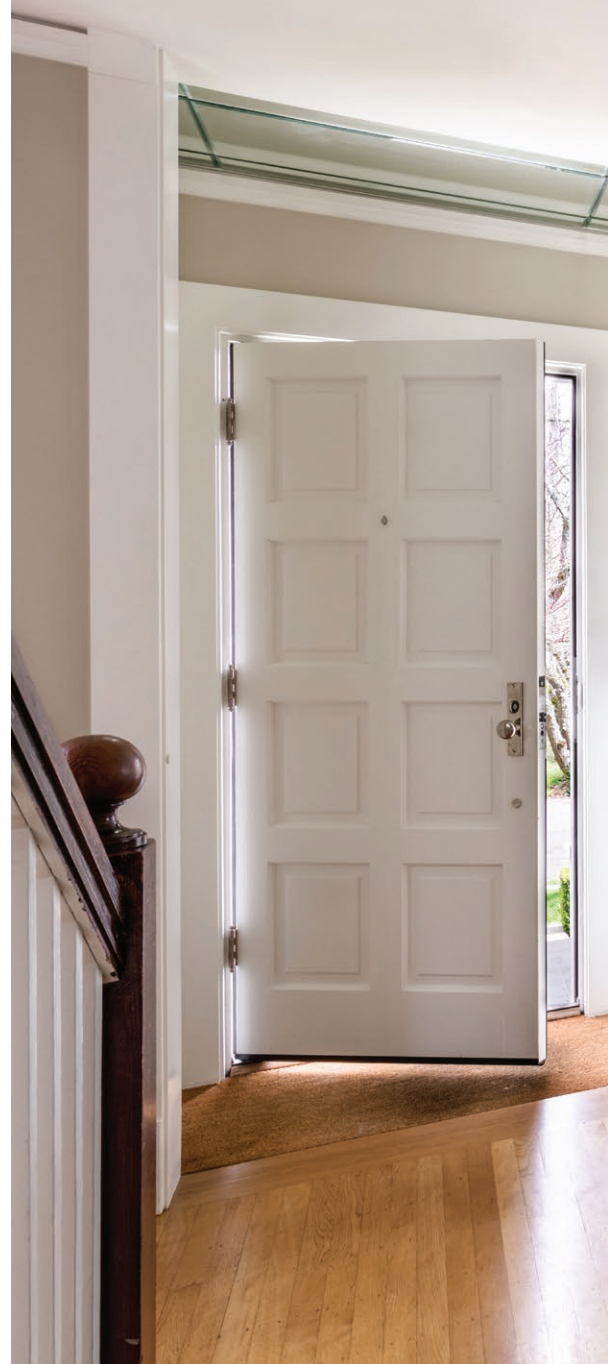
MADRONA COLONIAL











ON A QUIET, TREE LINED STREET JUST STEPS FROM THE LOOKOUT POINT ON THE SOUTHERN END OF 35TH IN MADRONA, THIS 1921 COLONIAL CASTS A CLASSIC, SOPHISTICATED PRESENCE.

Perfectly manicured boxwoods stand in form and mark the entrance to this charming residence, which was remodeled to meet the needs of contemporary living without sacrificing the home's original period details. Thoughtful finish work begins at the formal entry, which was custom designed to maximize space with discreet and efficient storage in mind. Morning sun pours into the east facing living room, which is centered by a classic brick fireplace and highlighted by a generous and inviting window seat that includes seamless foot level storage drawers. Warm oak floors spread across the main living space, and the circular, free-flowing floor plan draws you further into the residence.











**JUST OFF THE LIVING AREA, THE FORMAL DINING ROOM OFFERS A GENEROUS HOSTING AREA THAT EXTENDS OUTDOORS TO A COVERED DECK THROUGH FRENCH DOORS, OFFERING ADDITIONAL INFORMAL DINING AND ENTERTAINING OPTIONS.**

Multi-directional light floods the space and complements the neutral palette of the kitchen, washed in soft, creamy tones. A marble topped island underneath eye-catching Greypants drum pendants creates a remarkable centerpiece for gatherings. The space, complemented by an additional window seat with views to the back gardens, is open and welcoming, offering ample storage, gourmet appliances and a built-in desk area with shelving. A glass door conveniently joins the kitchen to the back deck. The main floor is completed by a powder room, petite and efficient, tucked away behind a pocket door just off the living room and kitchen.













**UP THE LIGHT-FILLED STAIRCASE, THE SECONDARY LEVEL OPENS TO A SMALL LANDING WITH PERIOD GLASS KNOBBED BUILT-INS AND CLOSET STORAGE FOR LINENS AND SUPPLIES JUST OFF THE FULL BATH.**

Two east facing bedrooms spill morning light through double hung windows. The primary bedroom was thoughtfully re-imagined with a generous walk-in closet and storage system rarely seen in urban homes of this era. A bay of west facing windows welcomes afternoon sun and tree top views. The primary bathroom is elegantly finished in chrome and marble, complete with a clawfoot tub and double sinks.















THE BASEMENT LEVEL SERVES AS A RECREATION AREA OFFERING A MULTITUDE OF USES, GENEROUS STORAGE, LAUNDRY AND AN ADDITIONAL BATHROOM.

Outside, the backyard provides soft and hardscape areas, behind a tall laurel hedge, wrapping the property in a blanket of privacy and nature.

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HOME FEATURES

- New furnace and A/C unit
- Double hung windows
- Custom built-in cabinetry and storage in entry
- Custom window seats in kitchen and living room with seamless foot level storage
- Period glass doorknobs
- Oak flooring throughout
- Home security system with motion detection and glass break sensors
- Indoor/Outdoor sound system
- Covered deck with dining room and kitchen access
- Sophisticated lighting system with dimmers throughout

KITCHEN

- Luxury Appliances
- WOLF range
- Miele dishwasher
- Farmhouse sink
- Greypants pendant light fixtures over the island
- Pantry
- Built-in desk area with shelving
- Marble slab island top

BATHROOMS/BEDROOMS

- Generous walk-in custom primary closet and additional storage closets with shelving in primary suite
- Period clawfoot tub

OUTDOORS

- Multi-zoned irrigation system
- Landscape lighting front and back
- Kenneth Philp Landscape Architecture
- Electric car charger

PRICE UPON REQUEST

MLS: 1914407

BEDROOMS: 3

BATHS: 3.25

SQ FT: 2,740

LOT: 4,000

HEAT: FORCED-AIR HEAT & AC

YEAR BUILT: 1921

TAXES (2022): 13,674





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