

HERITAGE

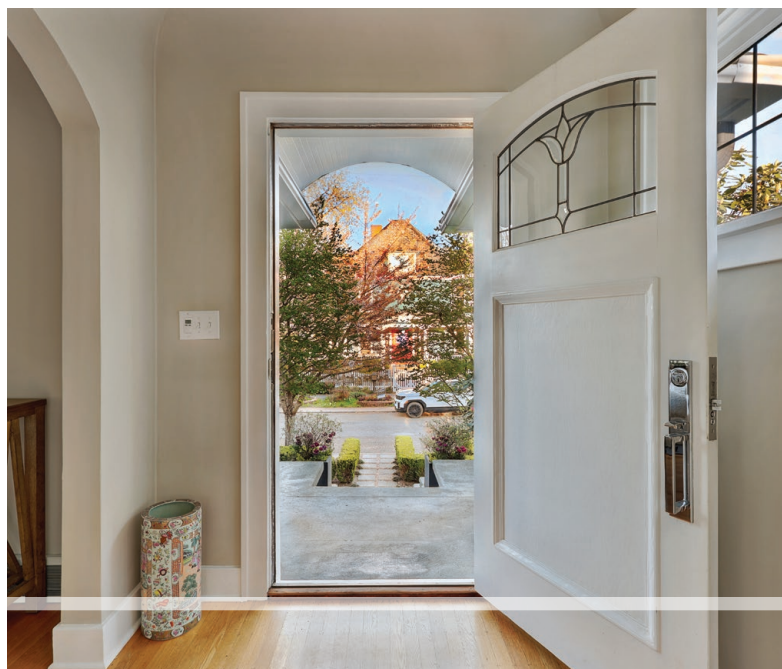


MADRONA BUNGALOW



POSITIONED ON THE PEACEFUL SOUTHERN STRETCH OF 35TH IN MADRONA, THIS 1927 CRAFTSMAN BUNGALOW SITS DISCREETLY ABOVE STREET LEVEL, PARTIALLY CONCEALED BEHIND MATURE JAPANESE SNOWBELL TREES. Surrounded by notable estates along this coveted stretch of the neighborhood, the home maintains its own, classic presence. Manicured boxwoods, terraced behind Pennsylvania bluestone, guide you toward the gabled front entry and into a light-filled formal foyer.

Remarkably, every element of this home has been lovingly restored, with period details deliberately preserved and thoughtfully maintained. Honey-colored hardwoods warm the generous formal living room, anchored by a centered wood-burning fireplace kept in its original detail. Morning sun filters through east-facing picture windows, illuminating the space and framing views of the tree-lined street below. Identical arched doorways create a graceful rhythm between the living, dining, and kitchen spaces, allowing natural light to move freely throughout and enhancing the sense of openness rarely found in homes of this era. The dining room feels both connected and distinct, offering an elegant setting for gathering while remaining seamlessly integrated with the surrounding spaces.





DESIGNED FOR MODERN LIVING WHILE HONORING THE HOME'S CHARACTER, THE KITCHEN IS BOTH HIGHLY FUNCTIONAL AND REFINED. Luxury appliances are set within custom cabinetry topped with honed Carrara marble, while a porcelain farmhouse sink sits beneath a restored paned window. A thoughtfully designed beverage bar adds convenience, and a central island creates additional space for cooking and connection, all softened by natural light that carries through the home. Just off the kitchen, an ipe deck extends the space outdoors to the backyard gardens.

Down the hall, two bedrooms lead to the main floor bathroom, elegantly finished in chrome and marble. A porcelain pedestal sink rests on heated floors, alongside a beautifully appointed walk-in marble shower with intricate tile detail—creating a space that feels both timeless and elevated. The daylight lower level offers a generous additional bedroom and flexible living space, ideal for recreation, guests, or a private office, with the added benefit of a separate entrance. A full bathroom with heated floors sits just off the laundry area, while neutral-toned carpeting keeps the space warm, bright, and inviting. An attached single-car garage provides practical, usable storage and everyday convenience.



OUTSIDE, A FOOTPATH LEADS THROUGH A SIDE YARD CANOPIED BY VINE MAPLES AND MATURE SHADE PLANTINGS TO THE FULLY FENCED BACK GARDENS. Designed by Twig Gardens, the space is enveloped by a tall laurel hedge, wrapping the property in a sense of privacy and natural serenity. Thoughtfully maintained landscaping is eased by an in-ground sprinkler system that supports the longevity of the landscape. A peaceful retreat that feels removed from the city.

This home has been carefully modernized to include air conditioning, an alarm system, and integrated sound system on the upper level, along with architectural plans to expand the full-height attic—where future views of Lake Washington await. Just a short walk to the heart of the Madrona business district, this home offers effortless access to neighborhood cafés, shops, and the network of trails and walking paths that lead to the shores of Lake Washington and the amenities of nearby Leschi.

HERITAGEREALTY.COM/MADRONA-BUNGALOW



OFFERED AT 1.85M
 MLS: 2496773
 BEDROOMS: 3
 BATHS: 2
 SQ FT: 2560
 LOT SF: 4500
 HEAT: FORCED AIR & AC
 GARAGE: ATTACHED
 YEAR BUILT: 1927
 TAXES (2026): 10,641



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