



HERITAGE

MADRONA MODERN HOME





**3203 EAST JAMES STREET
SEATTLE, WA 98122**

OFFERED AT 1.595M

ON A QUIET MADRONA CORNER LOT, THIS MODERN HOME BLENDS THOUGHTFUL DESIGN WITH EVERYDAY PRACTICALITY. The property includes a light-filled upper home and a well-appointed lower-level ADU. Main level features soaring ceilings with exposed trusses and a wall of glass. A generous island anchors the kitchen, flowing seamlessly to dining and living spaces, with a deck extending outdoors. Primary bedroom offers skylights and open trusses, with a refined ensuite featuring warm tile, walk-in shower, and Japanese soaking tub. Second room serves as bedroom or office, with adjacent 3/4 bath. Lower ADU, with separate entry, offers heated floors, bonus storage, galley kitchen in white cabinetry and cheerful tile work that extends to an outdoor patio. Generous bedroom, and 3/4 bath and in unit W/D. Outdoors, a gabion wall of stone and steel mesh creates privacy with an organic, open feel. Low-maintenance grounds with raised garden beds. Heat pump and attached garage with ample storage. A modern in-city dwelling ideal for a contemporary lifestyle in one of Seattle's best residential neighborhoods.



LANCE NEELY
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BEDROOMS: 3 **HEAT/AC UPPER LEVEL: HEAT PUMP**
BATHS: 2.5 **HEAT ADU: RADIANT FLOORS**
SQ FT: 1890 **YEAR BUILT: 2020**
LOT: 3000 **TAXES (2026): 14,769**