

HERITAGE



CAPITOL HILL CRAFTSMAN



HIDDEN WITHIN A QUIET RESIDENTIAL POCKET OF CAPITOL HILL, YET ONLY MOMENTS FROM THE CELEBRATED RESTAURANTS, CAFÉS, BOUTIQUES, AND CULTURAL ENERGY OF BROADWAY, this beautifully reimagined 1903 Craftsman underwent a comprehensive renovation in 2022, showcasing timeless architecture with a warm, contemporary aesthetic. Elevated above street level, a stone staircase and path leads to a covered porch, a welcoming introduction into the formal entry where the home's classic layout unfolds naturally from one room to the next. Sunlight pours through generous bay windows and integrated skylights, illuminating warm hardwood floors and custom millwork that subtly define each living space without interrupting the home's effortless flow. Built-in cabinetry defines the main living area from the formal dining space and creates moments of architectural interest while maintaining an openness that encourages gathering and conversation.

At the center of the home, the kitchen reflects the same philosophy of quiet restraint found throughout the renovation. Crisp white cabinetry is paired with warm wood accents, vertical tile, and clean quartz surfaces, creating a space that feels both contemporary and enduring. A generous island anchors everyday life—equally suited for casual mornings, family dinners, or entertaining friends—while open shelving and thoughtfully considered details introduce warmth and texture without excess. Just beyond, French doors open to an inviting media room where natural light and garden views create a comfortable retreat throughout the day. Nearby, a powder room offers an unexpected moment of personality, where dramatic illustrated wallpaper contrasts beautifully with minimalist fixtures and floating cabinetry beneath soft natural light.





UPSTAIRS, THE PRIVATE LIVING SPACES CONTINUE THE HOME'S CALM AND COHESIVE DESIGN LANGUAGE. The spacious primary bedroom, accompanied by two additional bedrooms, is filled with natural light and framed by original windows that preserve the home's historic character. The remodeled bath is equally refined, featuring a floating walnut vanity, dual sinks, oversized shower, and a carefully composed palette of large-format tile and geometric flooring that feels both sophisticated and serene.

On the third level, a light-filled loft tucked beneath the original roofline offers remarkable flexibility. Whether envisioned as a creative studio, home office, guest retreat, or playroom, the space embraces the charm of the original architecture while providing room to adapt alongside changing lifestyles.



OUTDOORS AN ELEVATED DECK EXTENDS NATURALLY FROM THE MAIN FLOOR, CREATING AN INVITING SETTING for morning coffee, weekend barbecues, or evening cocktails before broad stairs descend to a beautifully crafted stone terrace below. Curved retaining walls, mature trees, and thoughtfully layered landscaping define a collection of outdoor rooms that create an uncommon garden retreat just blocks from Broadway. Completing the home is a fully renovated one-bedroom apartment with its own private entrance, offering complete independence from the main residence. Designed with the same level of craftsmanship and attention to detail, the apartment features a contemporary kitchen with custom cabinetry, quartz countertops, stainless steel appliances, and generous workspace, while the spa-inspired bath pairs classic subway tile with modern fixtures and timeless finishes. Ideal for guests, extended family, a dedicated home office, or supplemental rental income, the apartment provides exceptional flexibility without compromise.

[HERITAGEREALTY.COM/CAPITOL-HILL-CRAFTSMAN](https://heritagerealty.com/capitol-hill-craftsman)



ADDITIONAL FEATURES:

- STEPS TO LIGHT RAIL, YEAR-ROUND FARMERS MARKET, DOWNTOWN, AND ENDLESS DINING/SHOPPING OPTIONS
- 20 MINUTE WALK TO CBD, SLU OR FIRST HILL; ONE STOP ON LIGHT RAIL TO UW
- RARE GARAGE AND DRIVEWAY FOR TWO OFF-STREET PARKING SPACES, WITH ELECTRIC CHARGER
- FULLY APPORTIONED 1-BEDROOM ADU FOR EXTRA RENTAL/AIRBNB INCOME OR MULTI GENERATIONAL LIVING
- QUIET, DOUBLE-SIZE BACKYARD (DOUBLE DEPTH FOR THE BLOCK) WITH CUSTOM GAS FIREPLACE, FLAGSTONE PAVING, AND MATURE TREES
- PLUM, FIG, ASIAN PEAR AND RASPBERRIES GROWING IN THE BACKYARD, AND CUSTOM RAISED GARDEN BEDS IN THE FRONT YARD
- CENTRAL AIR CONDITIONING
- GAS FIREPLACE IN LIVING ROOM
- ZONED FOR MULTI FAMILY RESIDENTIAL, WITH SIGNIFICANT DEVELOPMENT POTENTIAL
- ROOF, EXTERIOR PAINT, SEWER ALL UPDATED WITHIN THE LAST 3-5 YEARS
- 2ND FLOOR BATHROOM UPDATED WITH HEATED FLOORS
- BONUS ROOM IN ATTIC WITH CARPETED FLOORS, SKYLIGHT, AND A/C
- BUILT-IN SHELVING IN ALL SECOND-FLOOR CLOSETS
- CUSTOM BUILT-IN ENTRYWAY CLOSET WITH DRAWERS FOR SHOE/GEAR STORAGE
- KITCHEN FULLY REMODELED IN 2022
- BRIGHT INTERIOR SPACE WITH SOUTH-FACING WINDOWS FOR GOLDEN AFTERNOON SUN

OFFERED AT 1.995M
 MLS: 2537415
 BEDROOMS: 5
 BATHS: 3
 SQ FT: 3080
 LOT SF: 4562
 HEAT/AC: FORCED-AIR
 HEAT ADU: RADIANT
 FIREPLACE: 1, GAS
 GARAGE: ATTACHED
 YEAR BUILT: 1903
 TAXES (2026): 19,059



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