HERITAGE

MADRONA COLONIAL

ON A QUIET, TREE-LINED STREET, JUST STEPS FROM THE LOOKOUT POINT AT THE SOUTHERN END OF 35TH IN MADRONA, THIS 1906 COLONIAL IS STATELY AND SOPHISTICATED. Architecturally reminiscent of Ellsworth Storey, this home exudes historic charm yet is distinct in its own right. Through a latched gate and into lush gardens, the entrance to the home is quietly revealed—private and magical. Every effort was made to meticulously restore the original period details of the home while offering enhancements for modern living.

The formal entry opens to soaring ceilings and a sweeping staircase to the second level. A short pass-through leads to the formal living area with beamed ceilings and charming original windows that provide multi-directional light throughout the space. Anchored by a wood-burning fireplace and flanked by glass doors with transom windows above, the room opens to an outdoor terrace with commanding treetop views and Lake Washington beyond. Down the hall, a sun-filled study offers an additional fireplace and original built-in bookshelves, while an elegant powder room sits just off the main entry. A generous dining room opens to the outdoor gardens through French glass doors, with original windows thoughtfully positioned for both light and privacy. In the kitchen, floor-to-ceiling cabinetry topped with tasteful granite surrounds luxury appliances, while a west-facing window captures the warmth of afternoon light.

ON THE SECOND LEVEL, A LOVELY UPHOLSTERED WINDOW SEAT WITH STORAGE RESTS AT THE TOP OF THE LANDING AND AN EAST FACING BEDROOM SHOWCASES GLISTENING VIEWS OF THE LAKE. A second bedroom at the end of the hall showcases a built-in wardrobe and charming coved ceiling. Both bedrooms share the full bath, adorned with classic black-and-white tilework and a pedestal sink. A laundry station on this level offers convenience often not found in historical homes of this era.

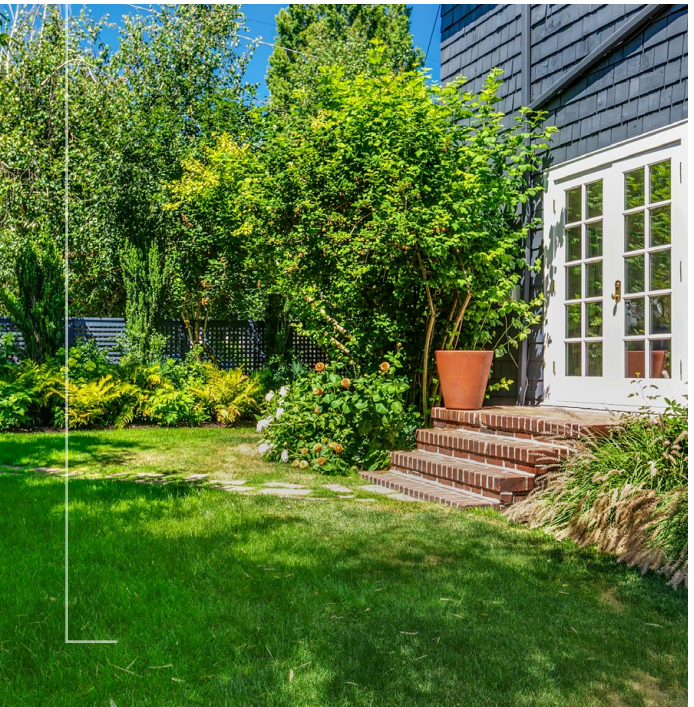
The primary suite is quietly exceptional, featuring a wood-burning fireplace with an original mural still intact. French doors lead to a newly completed ensuite bath with a marble walk-in shower and a luxurious Waterworks porcelain tub set beneath a bay of windows with views of Lake Washington.

THE LOWER LEVEL OF THE HOME OFFERS AMPLE STORAGE AND SPACE FOR RECREATION OR AN ENTERTAINMENT ROOM. A separate entrance off the private outdoor seating area, provides excellent ADU potential.

Outdoors, a fully enclosed private garden unfolds with mature plantings and a flagstone path leading to a lush lawn surrounded by layered flower beds. Stone steps descend to a lower seating area set beneath a majestic maple tree, while an outbuilding with original details presents the opportunity for a future garage. The home also features A/C, alarm system, an electric charging station, and a Model T garage.

Completely enclosed and wrapped in gardens and nature, yet just moments from Madrona's paths, trails, and the shores of Lake Washington, this is a rare and celebrated home.

HERITAGEREALTY.COM/MADRONA-COLONIAL



OFFERED AT 2.495M

MLS: 2496771

BEDROOMS: 3

BATHS: 2.5

SQ FT: 3300

LOT SF: 6360

HEAT: GAS, HEAT PUMP & AC

GARAGE: DETACHED

YEAR BUILT: 1906

TAXES (2026): 16,557

HERITAGE

HERITAGE RESIDENTIAL, LLC

LANCE NEELY
lance@heritagerealty.com
206.854.2140

HERITAGEREALTY.COM