

HERITAGE



NORTH CAPITOL HILL CRAFTSMAN

AMONG THE TREE-LINED STREETS AND LANDMARK RESIDENCES OF NORTH CAPITOL HILL, THIS BEAUTIFULLY RESTORED 1907 CRAFTSMAN FOURSQUARE STANDS AS A TIMELESS EXPRESSION OF SEATTLE'S ARCHITECTURAL HERITAGE.

A gracious front porch and substantial stone columns welcomes guests into a formal entry where warm hardwood floors, original leaded-glass windows, and beautifully preserved millwork immediately establish the home's enduring character. The traditional floor plan unfolds effortlessly from one room to the next, creating a natural progression of spaces designed for both everyday living and gracious entertaining.

The living room is anchored by an original fireplace with its warm art-tile surround, while painted box-beam ceilings introduce architectural rhythm overhead. Sunlight filters through the original leaded-glass windows, illuminating carefully restored details that celebrate the craftsmanship of the Craftsman era with a fresh, understated elegance.







BEYOND, THE FORMAL DINING ROOM SHOWCASES DRAMATIC COFFERED CEILINGS RICHLY DETAILED MILLWORK, AND ARTFUL WALLPAPER, CREATING ONE OF THE HOME'S SIGNATURE GATHERING SPACES. An adjoining sitting room offers a welcoming retreat and effortless connection between the home's formal living spaces.

At the center of the home, the kitchen reflects the same philosophy of thoughtful restraint. Crisp quartz surfaces, fresh cabinetry, and a curated suite of professional appliances provide exceptional function while complementing the home's historic architecture. A breakfast nook framed by original bay windows and built-in bench seating is perfectly positioned to overlook the private backyard.

Upstairs, four generously proportioned bedrooms provide an ideal layout for modern living. The serene primary suite offers territorial views and is accompanied by a beautifully appointed en suite bath where marble surfaces, dual vanities, polished fixtures, and a spacious walk-in shower create a timeless, spa-inspired retreat. A generous built out closet is a luxurious and thoughtful amenity.

The lower level expands the home's versatility with generous recreation space, spacious office, oversized laundry room, and comfortable guest quarters, offering flexibility for visitors, recreation, or evolving lifestyle needs.



BEYOND THE INTERIOR, THE LANDSCAPE HAS BEEN THOUGHTFULLY COMPOSED. Fully fenced and remarkably private, the backyard unfolds as a series of beautifully defined outdoor rooms. An elevated dining terrace flows naturally from the main level, while broad architectural steps descend to a lower yard. Layered plantings, ornamental grasses, and mature evergreen screening, create a landscape that feels calm and secluded.

Completing the property is a two car alley-access garage, a coveted amenity that enhances everyday convenience. Beautifully restored and thoughtfully modernized, 918 18th Avenue East is a notable offering where timeless craftsmanship, classic architecture, and contemporary comfort come together in one of Seattle's most treasured and walkable neighborhoods.

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SELLER IMPROVEMENTS:

- **FULL BACKYARD TRANSFORMATION: CUSTOM TERRACED CONCRETE, PROFESSIONAL LANDSCAPING, BUILT-IN FIRE PIT AND BARBECUE, OUTDOOR LIGHTING, IRRIGATION SYSTEM, GARAGE ROOFTOP DECK, AND NEW FENCING**
- **GARAGE UPGRADED: TWO NON-MOTORIZED DOORS REPLACED WITH ONE LARGE MODERN DOOR; FITS TWO FULL-SIZE VEHICLES (LEXUS + RIVIAN)**
- **FRONT FENCE ADDED: ENHANCES PRIVACY, CURB APPEAL, AND SAFETY**
- **CENTRAL AIR CONDITIONING INSTALLED: WHOLE-HOME CLIMATE CONTROL**
- **NEW WATER HEATER: RECENTLY REPLACED FOR RELIABILITY AND EFFICIENCY**
- **FRONT STEPS REBUILT: STRUCTURALLY SOUND AND FRESHLY FINISHED**
- **ATTIC SEALED AND REINFORCED: WEATHER-TIGHT AND PROTECTED AGAINST PESTS**
- **WINDOW TREATMENTS ADDED — BLACKOUT CURTAINS IN THE PRIMARY BEDROOM, SHADES IN SECONDARY BEDROOM**



OFFERED AT 2.595M
 MLS: 2563316
 BEDROOMS: 5
 BATHS: 3
 SQ FT: 3660
 LOT SF: 5160
 HEAT: FORCED AIR & AC
 GARAGE: DETACHED
 YEAR BUILT: 1907
 TAXES (2026): 22,561



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