



607 26th Avenue East, Seattle - \$1,150,000

Madison Valley & Arboretum Neighborhood

Complete details, photos and HD Video tour at: FantasticSeattleHome.com



Presented by:

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This custom designed home, by renowned 4DArchitects, features flowing spaces and modern touches through out. Ideally located in Madison Valley on a well manicured, private, 5,000 square foot lot with a view overlooking Madison Valley and the Cascades.

Wonderful home for entertainment with open spaces in a flowing layout. Formal living room with soaring ceiling, skylights and oversized windows. Spacious dining room open to the kitchen with designer lighting and oak hardwood floors.

Custom kitchen features ample white oak cabinets with brushed metal faces, breakfast bar, butcher block island, stained concrete floor, gas stove and a full compliment of stainless steel appliances.

The spacious master is a welcoming retreat at the end of the day. The large foyer opens to the master suite with double door entry and ample windows. Adjoining 5 piece master bath with a glass shower, jetted tub, white oak vanity with double custom made ceramic sinks, custom tile work and separate toilet closet. Walk-in closet with custom shelving too!

Two sizeable guest rooms with sunny windows and ample closet space. Three-quarter guest bath with floor to ceiling tile and custom made ceramic sink with stone top.

Top floor family room is private and spacious with stunning views, windows all around the room, skylight, vaulted ceiling with exposed beams, wood burning fireplace, built-in teak shelving and glass door to the roof top deck.

Stunning yard! Terraced spaces with lush garden beds, lawn for play, relaxing lower deck, roof top deck with a view - all with the feeling of living in a tree house!

1.5 car detached concrete garage with plenty of storage space and a “one of a kind” roof top garden.

Home and Property Features

- ❑ **Square Feet:** 2,415 square feet
- ❑ **Style:** 3 Story - Contemporary Farm Style
- ❑ **Bedrooms:** 3 - Master and two additional bedrooms.
- ❑ **Baths:** 1.75 - 3/4 guest bath and 1 full bath off the master.
- ❑ **Flooring:** Extensive oak hardwoods, marble tile, ceramic tile, carpet and concrete slab.
- ❑ **Living Room.** Great entertainment space with soaring ceiling and oversized windows.
- ❑ **Dining Room.** Open to the kitchen with designer lighting and oak hardwood floors.
- ❑ **Kitchen:** Features ample white oak cabinets with brushed metal faces, breakfast bar, butcher block island, stained concrete floor, gas stove and a full compliment of stainless steel appliances.
- ❑ **Main Floor Bedroom & Bath:** The bedroom features a jungle theme and includes a sound deadening wall - perfect for a musician. The adjacent three-quarter guest bath includes floor to ceiling tile and custom made ceramic sink with a stone top.
- ❑ **Master Bedroom:** Relaxing foyer welcomes you into the master retreat. The generous bedroom has ample natural light from the large windows.
- ❑ **Master Bath:** 5 piece master bath with a glass shower, jetted tub, white oak vanity with double ceramic sinks, custom tile work and separate toilet closet. Walk-in closet with custom shelving too!
- ❑ **Upper Bedroom:** Oversized bedroom with a vaulted ceiling, skylight & peaceful garden views.
- ❑ **Top Floor Family Room:** Private and spacious with stunning views, vaulted ceiling with exposed beams, fireplace, teak built-in bookcases and access to the roof top deck.
- ❑ **Garage:** 1.5 car garage at street level.
- ❑ **Laundry:** On the main floor adjacent to the kitchen - front loading washer & dryer included.
- ❑ **Upper Deck:** Entertainment sized with gorgeous views, low maintenance decking and railing.
- ❑ **Yard:** Stunning! **Front yard** - Set back from the quiet street, there is ample plantings for privacy, a huge roof top garden over the garage and a relaxing deck to enjoy your morning's coffee. **Rear yard** - Fully fenced with a large lawn for play and surrounding planting beds.
- ❑ **Heating:** Efficient boiler with radiant heat and wall radiator units.
- ❑ **Basement:** Partial area off of the foyer is perfect for a wine room!
- ❑ **Additional Storage:** Shed outside of kitchen.
- ❑ **Audio:** Multi-room speakers system with individual controls in each space.
- ❑ **Utilities:** City of Seattle.
- ❑ **Lot:** 5,000 square feet
- ❑ **Year Built:** 1989

