



KING STREET MODERN HOME

BY DWELL DEVELOPMENT: SEATTLE'S LEADING GREEN® HOME BUILDER
In The Trendy and Exciting Central District of Seattle

415 16th Avenue South, Seattle WA 98144

Approximately 3,040 Heated Square Feet | 4 Bedrooms | 3 1/2 Baths | 1-car Garage | Rooftop View Deck

FEATURES AND AMENITIES

- ☛ Kitchen and bathroom counters topped with slab Caesarstone®
- ☛ Custom Euro-style cabinets in kitchen, bathrooms and studio by Abodian®
- ☛ Floating shelves that complement the cabinetry
- ☛ Chic and eclectic mixed metals including LED lighting by ELK®
- ☛ Powder coated aluminum star rails
- ☛ Thick-framed walls packed with insulation
- ☛ Heat Recovery Ventilation System for comfort, efficiency and healthful living
- ☛ Triple-glazed energy efficient windows; some opaque for privacy
- ☛ Jenn-air® appliance package featuring induction cooking
- ☛ EnviroDri® weatherproof exterior barrier system
- ☛ Sustainably harvested Montana Fir siding and decking
- ☛ Fully landscaped grounds; partially fenced for a dog run
- ☛ Two short blocks to Seattle Street Car stop
- ☛ A high walk score neighborhood and easily assessable to public transportation
- ☛ Beams and Box Beams reclaimed from a 100-year-old Tacoma warehouse
- ☛ Conveniently located in a vibrant and stylish community that is experiencing progressive housing, urban commercial, and retail development



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- ☛ Registered 5-Star Built Green®
- ☛ Modeled for Net Zero electricity
- ☛ Innovative passive design strategy measuring an impressive .74 changes per hour
- ☛ Whole-house smart technology powered by Kirio®; Dwell's smartest home to date!
- ☛ Solar and Electric Vehicle charging ready
- ☛ 3 bedrooms on the upper level, 1 on the ground floor
- ☛ 3 full bathrooms and 1 powder room
- ☛ Approx. 700 sq ft Studio with private entrance; guest suite, work space, rental - your choice!
- ☛ 1-car Garage (2-car garage optional if preferred over Studio)
- ☛ Main level Office/Den
- ☛ Expansive rooftop deck with views and designated area for solar panel installation
- ☛ Sweeping views of Downtown, Stadium District, Mountains and Elliot Bay
- ☛ Sustainably harvested Fir floors with a special Shou Sugi Ban charred finish
- ☛ Polished concrete on ground level and in Studio space
- ☛ Box Beams reclaimed from a 100-year-old Tacoma warehouse
- ☛ Generous use of Designer-selected, recycled content bath tile
- ☛ Marrakesh porcelain tile on the full-height Kitchen backsplash and the Island detail