

## **313 24<sup>th</sup> Ave E. Seattle WA**

Originally built in 1978, expanded in 1997, and was restored by Toth Construction in 2014-2015. All new windows, doors, roofing, siding throughout main house and outbuilding. New roof on carport. Main floor of the house taken down to the studs. All new custom landscaping, decking, fencing all around to really highlight the space.

### **Features List**

#### **Carport:**

- Woodshed filled with dried apple wood for wood fired oven.
- Electric log splitter.
- Two 50 amp 240V car charging circuits (supports level 2 chargers)

#### **Utility Outbuilding:**

- La Cantina doors open onto the deck.
- High density rubber flooring.
- Wire-line networking back to main house for computer access.

#### **Main House:**

- Electric heated porcelain tile throughout entire main floor. Two separate zones.
- Electric operated skylight with solar battery recharge.
- Interlogix security system with integrated mobile connection for always on wireless monitoring.
- Electric shoe dryers at west entry on countdown timer switch.
- Ethernet wiring throughout the house.
- LG Washer/Dryer.

#### **Outdoor Kitchen:**

- Mugnaini "Prima 100" commercial grade wood-fired oven.
- Color changeable LED outdoor lighting system by Luxor.
- Electrical outlets for additional appliances.

#### Indoor Kitchen:

- Peter Cook Walnut Custom Cabinets
- Heath Tile Backsplash
- Caesarstone counters
- Miele Combi-Steam Oven
- Miele Wall Oven
- KitchenAid Warming Drawer with matched cabinet front drawer
- BlueStar range and high capacity hood
- Miele Refrigerator/Freezer with matched cabinet front drawer
- Two Viking under-counter wine refrigerators with independent temperature controls.
- Fisher&Paykel Dish Drawer dishwasher.
- Filtered water hot and cold tap at main sink.
- Espresso plumbing connections with pressure regulator and water filter.

#### Dining Room:

- Audiophile grade Bowers&Wilkins CWM663 in-wall speakers.
- Audiophile grade PeachTree Nova125 amp.
- La Cantina doors enable opening up the house to the outside when the weather is nice.

#### Living Room:

- Audiophile grade Bowers&Wilkins CWM7.4 in-wall speakers.
- Audiophile grade PeachTree Nova125 amp.
- Samsung TV.

#### Landscaping:

- Landscape design and installation by Scot Eckley Inc.
- House won LUXE Magazine RED award for best landscaping design in the Pacific Northwest in 2018! <https://luxeredawards.com/scot-eckley-inc/#.W-9AMJNKjFM>

#### Landscaping Irrigation:

- High efficiency in-ground irrigation.
- Garden beds supported by high flow micro-sprays that can be programmed separately.

#### Landscape Lighting:

- Extensive high brightness up-lights frame the trees around the house to provide a sense of outdoor space from the inside even at night and in the winter.
- Path lights around the house on all paths controlled separately from up-lights.
- Extensive interior landscape lighting in planted areas (i.e. bamboo stands).
- Subtle lighted photograph display board in west bamboo stand, with seasonal photos included.