





LAKE UNION LUXURY

Seattle at its Best.

Abstract

3 BEDROOMS

2.5 BATHROOMS

2,259 SQUARE FEET

LOCATED IN THE HEART OF EASTLAKE

LAKE UNION VIEWS

TOP OF THE LINE FIXTURES

MASTER SUITE

This exceptionally detailed duplex townhouse offers dramatic views over Lake Union from each of its three floors of light-filled space. With two full master suites in a spacious 2259 square foot floorplan, it is the epitome of luxurious, low maintenance urban living for those who seek ever-changing outlooks over an active waterfront and close proximity to a wide range of dining, shopping and entertainment options. The home's location in a quiet neighborhood below Eastlake Avenue gives it streetcar access to Seattle's booming South Lake Union tech hub, while ensuring more tranquil and eclectic surroundings.

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MAIN LEVEL 4



MASTER SUITE 6



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Main Level

The residence is arranged throughout three expansive floors, allowing for great separation between the two master suites, as well as framing engaging neighborhood, Lake Union and city views. Watch float plane and boat traffic throughout the day from either of two decks, or through the walls of windows that define the living room and upstairs master suite.

Overall layout is rational and geared toward comfort and convenience. A large foyer resides under a gracious recessed entry to the side of the private garage. It leads down to the **GROUND FLOOR MASTER SUITE** and up to a gracious staircase to the **SECOND LEVEL**. The **MIDDLE FLOOR** is devoted to public space, including a grand sunken living room, a gorgeous gourmet kitchen with attached dining area and a private den with fireplace. The third floor houses the upper master suite with its vaulted ceilings and opulent bath.

The details of the unit are best in class on all levels. Surfaces and finishes convey an elegant modernity, with quartz counters, custom slab-front walnut cabinetry and hardwood floors contrasted by custom tile, rich carpet and solid doors with frosted glass panels. Appliances and fixtures are top-of-the-line, from the most sought-after designers and brands, and low voltage lighting illuminates every room and passageway.

The townhouse can be entered through the deep, **PRIVATE GARAGE** or via the sheltered entrance to the side. A wide, tiled foyer greets visitors with a large entry closet and leads down to the ground floor master suite and up to the second level. The first level suite encompasses a large bedroom area, a walk-in closet, a spacious full bath and a laundry area. It features a recessed ceiling and sliding doors that open out to a **PRIVATE BACKYARD**

PATIO. The bath includes a deep soaking tub, custom tile and an elegant walnut vanity with vessel sink. This is an ideal suite for long-term guests, and it helps make the home a good option for those who wish to age in place.

The **SECOND LEVEL** is expansive public space, dedicated to entertaining and regular enjoyment. Rich hardwood floors merge the sunken living room with the kitchen, den and dining areas, while walls of oversized windows capture stunning neighborhood and Lake Union views. French doors open onto a view deck for even closer assimilation with the waterfront, and a short set of stairs leads up to the gourmet kitchen and den.

The **KITCHEN** is a home chef's delight, featuring custom cabinets in white enamel and walnut with white quartz counters, a professional wash out faucet and an expansive island with room for three seats. Appliances include a Viking commercial gas range with hood, a glass-front SubZero refrigerator with matching wine cooler and a Bosch stainless steel dishwasher. Custom tile backsplashes and built-in wine racking complete this stunning center of the home. A cozy **DEN** resides just beside the kitchen. It is an ideal library or media room, with French door access, natural light through a high clerestory window and a sleek modern gas fireplace.

Master Suite

The top floor is devoted to an opulently appointed master suite with a deep deck that overlooks Lake Union.

THE BEDROOM offers vaulted ceilings and a wall of windows that frame views all the way to the Aurora bridge. Just behind the sleeping area, sits a beautiful bath that can look out upon the room through French windows. It features custom tile, a walnut vanity with two

vessel sinks, a walk-in shower, private water closet and a modern free-standing soaking tub. A walk-in closet completes this suite, while a spacious bonus room on the same level can function as a convenient home office or nursery.





Ground Floor Master



Location

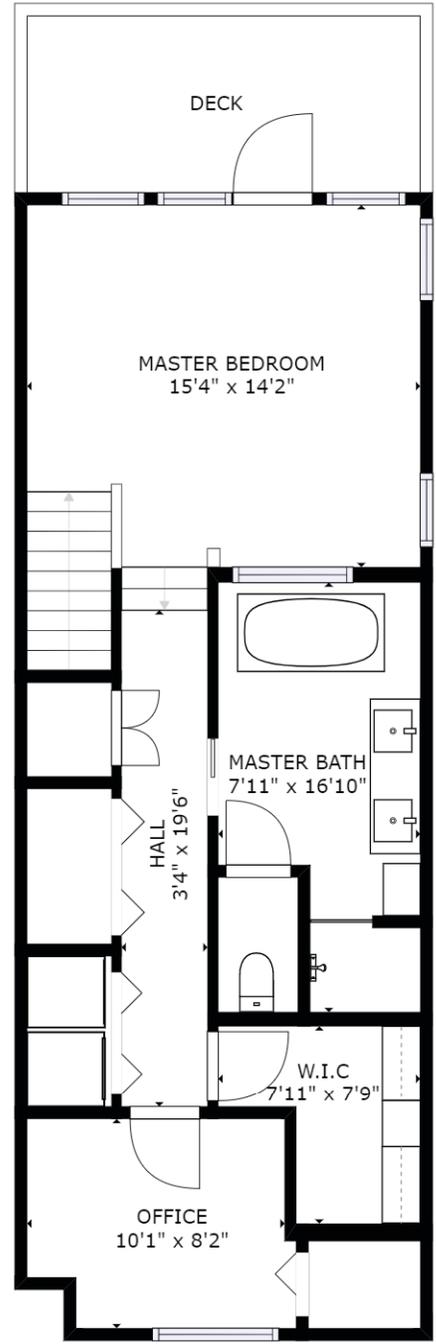
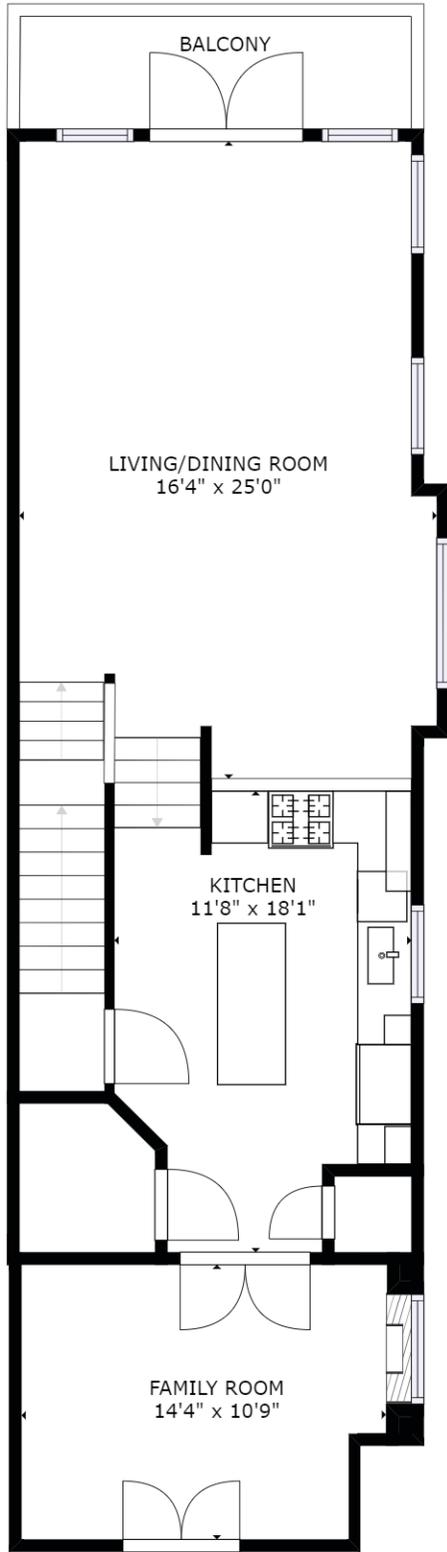
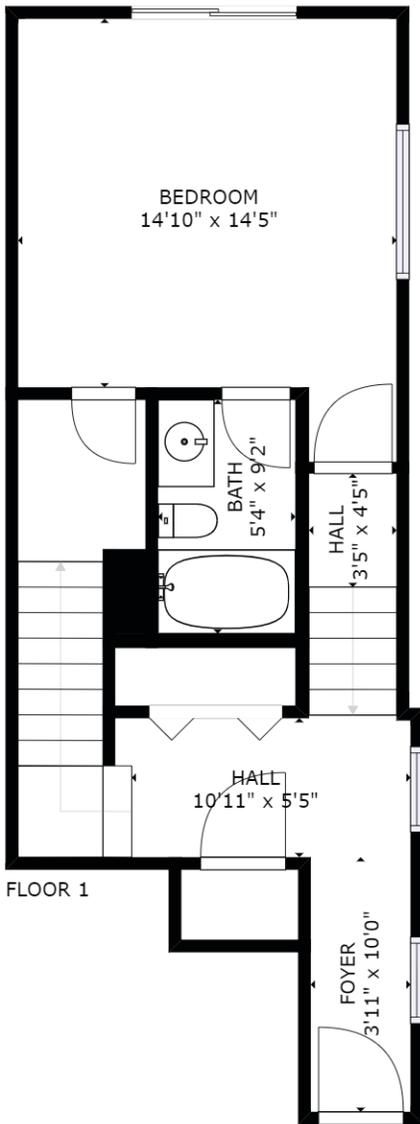
The home's location in the **HEART OF THE EASTLAKE DISTRICT** gives it enviable access to Downtown Seattle, South Lake Union and the University District, with a wide array of transit options to each neighborhood. Eastlake is a tremendously walkable community full of vintage homes, houseboat docks and small businesses. Numerous dining options are just steps away from the front door, as are a network of delightful waterfront parks and boat launches.



Floorplan

This is the ideal residence for those who seek a close connection to Seattle's most dynamic, working lake, with easy access to some of the city's most critical research and employment centers. The home boasts luxurious spaces and great connection to the outdoors without the maintenance usually associated with a single-family home. It offers tranquility with never-ending views of float planes, boat traffic and fireworks, while sitting at the epicenter of one of the city's most eclectic and connected neighborhoods. **THIS IS SEATTLE AT ITS BEST.**







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