

**Feature:** Access to natural light and views

**Benefit:** Puget Sound and Olympic Mountain views captured. Daylighting maximized with thoughtful window placement, vaulted ceilings and skylights.



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**Feature:** Redesign by a Scottish architect. Emphasis on light, views, spacious ambiance, open plan design and all within a small footprint. European distinction with a cohesive blend of modern and original features.

**Benefit:** Efficient enjoyable living



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**Feature:** Exterior walk-in crawlspace/basement.

**Benefit:** Workshop. Great storage for your sporting items, gardening supplies, tools and seasonal items.



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**Feature:** European approach to laundry. Custom under counter **Bosch** washer and dryer with countertop folding area.

**Benefit:** Reduced energy costs, convenient and efficient space planning.



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**Feature:** Extensive sustainable rebuild and expansion of 1911 Craftsman. Entire home is new with exception of the ground floor and lower east wall. All new electrical and plumbing inside new 1" copper supply from the street.

**Benefit:** Peace of mind, reduced maintenance and reduced energy costs.



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**Feature:** Built Green Certification providing recognition of the low environmental impact of the project.

**Benefit:** Assurance of the low energy and environmental costs of future living.



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**Feature:** Insulation above the code requirement. Completed with spray-in foam insulation under roof plus batt insulation to full joist depth. (R34-R43) and very low permeability insulation.

**Benefit:** Comfortable and energy efficient



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**Feature:** Original and salvaged fir floors. Recycling of local materials and maintaining natural warmth of solid fir floors – feels and looks beautiful. The main level flooring was salvaged from this home and additional “old growth” wood was reclaimed from Second Use and the RE Store. The upper level flooring was reclaimed from architectural lumber. (Floors were treated with **BONA** Traffic and Mega **BONA** which adds durability while maintaining color and luster.)

**Benefit:** Beauty, style and substance.



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**Feature:** Original covered porch and three new cedar decks and connecting cedar walkways, accessed through six pairs of fir French doors.

**Benefit:** Easy flow from inside to outside, and choice of outdoor decks for views morning, noon and evening.



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**Feature:** *Lindal* solid fir windows

**Benefit:** High quality and local

**Feature:** *Simpson* fir doors and *Baldwin* hardware chosen to complement the overall design.

**Benefit:** High quality and elegant



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**Feature:** *Ultra-Tec* stainless steel cable railing around exterior decks and interior stairs

**Benefit:** Clean modern design that maintains airiness and visual balance



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**Feature:** Scandinavian *Scan Andersen 8-2* EPA-certified and 77% efficient wood stove

**Benefit:** Natural heating of the home with excellent efficiency



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**Feature:** High quality stainless steel kitchen appliances including **Fisher & Paykel** fridge-freezer and dish drawer (washer), **Bosch** range, and **Electrolux** range hood and fan.

**Benefit:** Sleek design and excellent function

**Feature:** Blue Pearl granite countertops and backsplash for kitchen, with butcher-block eating bar and prep areas.

**Benefit:** Durability, looks and function.

**Feature:** **Tech** low voltage cable lighting, extensive use of dimmer switches, and **Ambiance** xenon under-cabinet lighting.

**Benefit:** Elegant designs and easy-to-manage energy usage.



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**Feature:** Wall mounted electric radiators with thermostat controls

**Benefit:** comfortable and cost effective radiant heating

**Feature:** **Modern Fan Company** ceiling fans

**Benefit:** Stylish and practical way to control air flow and temperature in winter and summer.



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**Feature:** Cedar shake siding; mixture of original and new.

**Benefit:** Local and durable

**Feature:** New roof

**Benefit:** Peace of mind

**Feature:** New paint inside and out with top quality products. (Devine inside; Benjamin Moore outside).

**Benefit:** Low maintenance for years to come



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**Feature:** Thoughtfully landscaped and planted gardens.

**Benefit:** Birds and serenity in a garden that uses natural slopes, orientations, and surface treatments to minimize water requirements.



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**Feature:** *Hydro Systems* 'Rachel' bathtub with side-mounted *Kohler* Purist faucets. Ideal for a single or a couple.

**Benefit:** Relax

**Feature:** Elegant stainless steel heated towel rack in bathroom suite.

**Benefits:** Warm, dry towels at all times, and background heat to room.

**Feature:** Low-flow *Kohler* toilets and shower head.

**Benefit:** Conserves water



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**Feature:** Close to great bus routes including the Express.

**Benefit:** Easy access to downtown and beyond by public transit.

**Feature:** Access to Lincoln Park and extensive public shoreline.

**Benefit:** Excellent for a stroll, a run, to walk the dog. In the summer to enjoy the 50 meter outdoor public Coleman swimming pool.

**Feature:** Close to Fautleroy Ferry terminal.

**Benefit:** Quick escape to Vashon and the Olympic Peninsula.

**Feature:** Easy access to SEATAC airport.

**Benefit:** About twenty minutes by car or taxi makes this an easy journey for regular travelers.



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