

# 1750 LAKE WASHINGTON BLVD NORTH

Luxury Townhome Condominiums

[WWW.1750LAKEWA.COM](http://WWW.1750LAKEWA.COM)

1,808 to 2,138 Square Feet

2 Bedrooms plus Study/Office

2 Bathrooms plus Powder Room

## **Residence Features**

- Unobstructable, panoramic views of Lake Washington and just steps from Gene Coulon Waterfront Park
- Planned Burke Gilman biking and hiking trail extension across boulevard
- Coveted western exposure
- Landscaped entry courtyards
- Private, fully finished and insulated two car garage with on-site guest parking
- Custom milled, vertical-grain cedar and cement plaster exteriors
- 8' interior, solid-core doors featuring Soss, Häfele and Linnea hardware
- Custom, commercial-grade windows and doors by Fleetwood
- Living room glazing prewired for automated shades
- Gas-fired, hydronic radiant in-floor heating throughout
- Custom-built steel staircase featuring floating glass rails
- 17' custom skylight above floating staircase
- Brushed stainless steel hand railings
- White oak hardwood flooring throughout
- Individual security systems
- Wired for high-speed CAT-5 telecommunications
- Polk Audio speaker system throughout with individual zone controls
- Extensive dimmer-controlled recessed lighting
- Smooth wall interior finish
- Dual-layer sound board for superior sound control
- On-demand, tank-less, natural gas hot water system
- Rooftop terrace offering an unobstructed 180-degree view of the lake and Olympic Mountains (Townhome 1756)

## **Entry Foyer**

- Imported, Italian entry tile by Ann Sacks
- Custom 8' 6" steel front door with brushed stainless steel hardware
- 10' ceiling height
- Interior access to private garage
- Views of Lake Washington and Coulon Park

### **Living & Dining Rooms**

- West-facing, 11' 6" floor-to-ceiling windows and doors
- Large, private terrace overlooking Lake Washington and Coulon Park
- 46" Sharp Aquos LCD television mounted above the fireplace
- Precision, cold-rolled steel fireplace surround
- Custom cabinet in dining room, outfitted to house all audio and visual equipment
- 11' 6" ceiling height

### **Kitchen**

- Satin, white lacquer cabinetry featuring Blum hardware
- Caesarstone slab countertops
- Extensive recessed lighting
- Mila 30" stainless steel sink
- Gessi faucet with pull-out spray in polished chrome
- Miele, 30" "Perfect Clean" Double ovens
- Miele, 36", 5-burner stainless-steel gas cooktop
- Thermador 36" refrigerator with integrated, high-gloss lacquer front panel
- Bosch stainless-steel microwave, concealed in cabinetry
- 10' 4" ceiling height
- Miele dishwasher with integrated, high-gloss lacquer front panel
- Miele 36" stainless steel "Visor" exhaust hood
- Pin-spot accent lighting

### **Master Bedroom Suite**

- West-facing, 9' floor-to-ceiling windows and doors
- Large, private terrace overlooking Lake Washington and Coulon Park
- 9' ceiling height
- Dressing gallery featuring custom 8' skylight
- Precision, cold-rolled steel fireplace surround

#### **Master Bathroom**

- Carrara marble floors, shower surround and slab countertop
- Heated floor
- Custom, rift oak vanity featuring Blum hardware
- Philippe Starck designed "Axor," fixtures in polished chrome finish
- Free-standing tub by Wet Style with Carrara marble surround
- La Cava sinks
- Toto "Supreme" elongated toilet
- 7' custom skylight offering year round natural light
- 9' ceiling height

### **Study**

- Floor-to-ceiling, built-in "egg crate" bookcase
- Floor-to-ceiling, acid-etched windows
- 9' ceiling height

**Second Bedroom Suite**

- Floor-to-ceiling windows overlooking Lake Washington , Coulon Park and entry courtyard
- Private, en-suite bathroom

**Second Bathroom**

- Custom, rift oak vanity featuring Blum hardware
- Carrara marble slab countertop
- Imported "Cappadoccia" tile from Ann Sacks
- La Cava sink
- Philippe Starck designed "Axor," fixtures in polished chrome finish
- Heated floor
- Toto "Supreme" elongated toilet

**Powder Room**

- La Cava "Aquaplane" wall mounted sink
- Dornbracht, wall-mounted faucet in polish chrome finish
- Toto "Supreme" elongated toilet
- 10' 4" ceiling height
- Recessed pin spot lighting

**Laundry**

- Asko "Titanium" under counter washing machine and dryer
- High-gloss, white lacquer cabinetry featuring Blum hardware
- Acid-etched, ventilating window
- Caesarstone slab countertop
- Built-in pantry

**Lower Kenndale Neighborhood**

- Popular Lower Kenndale neighborhood
- 150 feet to Lake Washington shoreline and Gene Coulon Park which features: a boat & kayak launch, a sailing club, and a 1.5 mile waterfront trail
- Planned Burke Gilman biking and hiking trail extension across boulevard
- Half mile to I-405 freeway
- Half mile walk to "The Landing" urban village, including movie theater, restaurants, retail shops, and new LA Fitness gym.
- 10 minutes to downtown Bellevue and Bellevue Collection shopping
- 20 minutes to downtown Seattle
- 20 minutes to Newcastle Golf Course and Cougar Mountain
- 10 minutes to Seatac International airport
- 2 mile walk to Seattle Seahawk training camp
- Direct access to the Lake Washington Boulevard cycling trail