

1025 California Lane SW, Seattle, WA
Built in 2024 3590 Square Feet 16,146 Sq ft lot 4 Bedrooms 3.5 Baths
Offered at: \$3,598,000

HISTORY:

California Lane is, and always has been, a private road.

Original house (1021 CA LN) built in 1936 by then Seattle Chief of Police Kimsey.

Eleanor Roosevelt slept there during a visit to Seattle.

House was bought in 2006 by the current owners from Kimsey's widow.

Original house was recently replaced by a new contemporary house constructed on the footprint of the original house with new foundation and structure.

Original garage, garden shed and gazebo updated; outdoor stone fireplace kept original.

Together with adjacent lot at 1021 there are 38,816 sq.ft [16,146 (1025); 22,670 (1021)]

NEW HOUSE FEATURES:

- Custom construction by 2S Design Build
- Efficient floor plan that lives larger than its square footage of 3,590.
- Deck or patio on every floor
- Natural light from multiple directions, even in daylight basement with multiple skylights on the top floor. Skylights in kitchen and master bath open with remote control
- Views of Puget Sound, the Olympic Mountains, the City greenbelt forest and/or the Queen Anne/Magnolia hills from all bedrooms and common areas
- Walking distance to King Co. Water Taxi – a 12 minute ferry ride across Elliott Bay to downtown – the best commute in town
- Walking distance to Alki Beach, waterfront restaurants, bike and walking paths, kayak rentals and other outdoor recreation
- Proximity to Puget Sound and City greenbelt means abundant wildlife-- common to see an eagle carrying a fish in its talons or hear sea lions barking.
- 400 amp electrical service for 2-car rapid EV charging.
- Structural security enhanced by (1) 88 pin piles around the foundation; (2) 11 soldier piles that extend 37 ft below the ground spaced 6 ft apart extending 60 feet along the water side of the house and buried under the patio, and (3) a storm water drainage system, all constructed under the supervision of PanGEO, a reputable Geotech firm, and approved by the City of Seattle.

High quality finishes, appliances and attention to aesthetics, examples:

- Floating stairs with stair lights
- Mr Steam residential 475 cu ft steam shower package and sculptural tub in master bath
- Natural ledger stone in master bath
- Curbless showers
- Custom 8Kwa sauna in basement bath
- Custom quartz sink in powder room
- Wall-mounted toilet in powder room and bidet toilet in master bath
- Cambia quartz kitchen and master bath counters
- 36" Thermador induction stovetop
- Thermador side opening oven

- Retractable vent over stovetop with same finish as cabinets
- Dacor French door refrigerator/freezer
- Convection microwave oven and air fryer drawer
- Large walk-in pantry with electrical outlets and counter for supplemental cooking space
- Kitchen backsplash electrical outlets painted to match quartz by professional muralist
- Custom cabinets and Golden Home closets
- Distinctive Black Stainless hardware and kitchen sink
- Curated limited edition lighting fixtures
- Jetted sink in laundry room
- Mini-fridge with freezer section in basement kitchenette niche
- Ethanol interior/exterior fire pit

HOUSE SYSTEMS:

- Efficient ductless mini-split heat pumps (4 zones heating & cooling)
- Heated floors throughout basement and bathrooms w/smart controls (basement 3 zones)
- Mesh leaf guards on all gutters
- Smart Lock

GARAGE:

- Spacious size of 542 sq. ft. permitting room for 2 cars, storage and tool bench, plus
- Parking for 2 additional cars, one on either side of the garage
- Natural light from 3 sides – garage door, window and bonus room relights
- Garage is heated
- 2 Electric vehicle charging plugs 50A
- Garage door motor with camera for package delivery
- Attached bonus heated room of 191 sq. ft. w/large windows for Gym? Office? Art studio?

LANDSCAPE:

- Mature trees, including Birches, Blue Spruce, Cedar, Fir, Weeping Atlas, Dogwood and a small orchard of 6 fruit trees
- Hundreds of recent plantings of hardy, flowering, evergreen and/or perennial plants.
- No lawn to mow.
- Gazebo for fire pit or outdoor dining
- Vintage stone fireplace.
- Wi-fi Mult-zone garden sprinkler system
- Black marble gravel paths
- Garden shed for extra storage

ADJACENT LOT 1021 California Ln SW (offered at \$900,000):

- Vacant lot with a significant amount of flat land
- A driveway easement burdening 1019 California Lane provides off-Lane access to 1021.

1021 offers many options:

- A sport court (pickleball, basketball, batting cage, etc.)
- An extensive garden
- A house with an ADU and DADU (i.e. 3 dwellings) within current City codes
- Two single family homes with an LBA and lot line easement
- Lots of extra parking
- 1025 already has stairs leading down to 1021
- Survey, geo-tech reports and design plans (exploratory) available upon request