

OWNERS' LETTER TO POTENTIAL BUYERS OF 1025 CALIFORNIA LN SW

We bought 1025 & 1021 together with plans to build a new contemporary house with extensive gardens & a sport court. We spent years paying close attention to design, architecture, finishes & landscape. We have fussed over every detail of this house & property but at our age (75) life priorities have a way of shifting. Let us share some reasons we think you will love this neighborhood and this house.

WHY THIS NEIGHBORHOOD?

This house is located on a private lane where neighbors get to know one another.

The North Admiral district of West Seattle boasts expansive views of Puget Sound, the Olympic Mountains, and the Cityscape. Across from California Lane ("CA LN") is Hamilton Viewpoint, a public park with the best view of Seattle's downtown cityscape. Walk downhill from CA LN to Alki and you're at the King Co. Water Taxi, a walk-on little ferry that whisks you to downtown in 12 scenic, stress-free minutes—the best commute in town. Sea-Tac Airport & downtown is a 20-minute drive. Westside Hwys. 509 and 599 provide alternatives to I-5, so there is rarely a significant traffic problem getting to the airport. A Rapid Ride Bus takes you downtown in 15 minutes.

On Alki you have access to extensive bike & walking paths, beaches & restaurants: Marination (Hawaiian), Salty's (seafood), Harry's Beach House (seafood), Il Nido (Italian), Driftwood (local sourced), Sunfish (fish and chips) and Fire Tacos (Jalisco Birrea) are just a few area favorites. Alki Beach is one of only 2 sandy salt-water beaches in Seattle & hosts beach volleyball tournaments & Salsa dancing.

This neighborhood's proximity to forest & sea permits a healthy array of wildlife: eagles, herons, otters, foxes, coyotes, seals, sea lions & orcas. The West Duwamish Greenbelt is Seattle's largest urban forest.

West Seattle has 2 business districts: North Admiral and the Alaska Junction. North Admiral boasts, among other things, a historic movie theater and 3 major grocery stores: Metropolitan Market, PCC Community Markets, and Safeway. The Junction is a larger business district with a variety of stores and restaurants, including Trader Joe's, Whole Foods, QFC and a Sunday street Farmers' Market. North Admiral is the site of West Seattle High School, Lafayette Elementary School and Madison Middle School.

WHY THIS HOUSE?

This house was designed to live larger than its square footage. The layout is efficient but with an open, spacious feel. Attention was paid to bringing natural light into almost every room from multiple angles, even in the basement and garage. There are 9 skylights. On the grayest day, you don't feel it necessary to turn on lights. The floating stairs permit light and outside views to permeate the 2-story entryway.

Enjoy the expansive views of Puget Sound with its boat traffic, the Olympic Mtns. bathed in winter Alpenglow & dramatic sunsets and a view of Queen Anne and Magnolia

hills. A love of outdoor living led to a deck or patio on all 3 floors plus a large gazebo & vintage landscape fireplace. Large patio doors & windows blend the outdoors & indoor décor. Hundreds of plants have been added to the mature trees and small orchard to create what will in a couple years' time be a lush garden surrounding the house.

The adjacent lot (1021 CA LN) provides options for further expansive gardens, sport court, pickleball court, extra parking for visitors, or a building site for another home, ADA or DADA. One rarely finds 38,816 sq. ft. of residential land available so close to downtown.

This house lives large in the quality of its features. The Master Bath is a private spa with a floor to ceiling steam shower bringing the outside in through a massive window. The sculptural tub is showcased against a wall of luminous ledgerstone. The basement bath has a cedar sauna showcased and accessed through a glass shower. All showers are curbless and all bathroom floor and wall tiles are porcelain. Most hardware throughout is black stainless, including the kitchen sink. Master bath and kitchen counters and backsplash are quartz with subtle gold and purple flecks livening the taupe veins. A muralist painted the electrical outlets to blend into the kitchen backsplash.

All bathroom & basement floors are heated with smart controls. Efficient ductless mini-split heat pumps & AC serve other rooms. Appliances include a top of the line, low profile, 36-inch Thermador induction stovetop above which is a pull-out hidden vent. The kitchen has a Thermador side-opening oven, a microwave/air fryer drawer, & Dacor French door refrigerator/freezer. All appliances were chosen to create a sleek, uncluttered, aesthetic presentation fitting for the open-concept floor plan. A large walk-in pantry has electrical outlets and a countertop shelf that permits use as a secondary cooking area.

The heated garage is equipped w/ 2 outlets to enable rapid EV charging, and is larger than needed for 2 cars, with space to install storage shelves and tool benches. The garage door has a camera for package delivery. A room off the garage has multiple huge windows perfect for a gym, studio, playroom or office.

The ethanol firepit is a sculptural and moveable source of fire-watching. The laundry room has a unique jetted sink for hand washing items. The basement rooms are served by a kitchenette niche featuring a mini-fridge with a small freezer for late night ice cream, shelves for microwave, electric kettle, etc., and drawers for food and utensils. Hot water is provided by a high efficiency energy-saving 80-gallon hybrid heater.