

AmericusHouse.com

3916 SOUTH AMERICUS STREET, SEATTLE, WA 98118



Custom-designed, curated and built by Dwell Development.

A stylistic replica of an enduring classic Victorian built for modern-day living, with sweeping views to Lake Washington, Mount Baker, the NW horizon and Downtown Seattle.

INTERIORS

Four huge ensuites + bonus spaces

Oversized ceilings throughout

Top floor media and exercise areas with vaulted ceilings (up to 17-feet) and access to a rooftop deck

High-performance, wood-clad double-hung windows

Period light fixtures painstakingly collected from around the world, restored and rewired

Turn of the century entryway chandelier from historic Chicago theater

Reclaimed wood flooring from Resser Stadium at Oregon State University

19th-Century front door and interior glass dining room doors sourced and shipped from New York City and Boston

Doors, sash pulls and architectural elements throughout salvaged from Victorian-era Detroit and St Louis homes

Antique retrofitted door hardware and crystal doorknobs

Fine crafted European-style custom cabinetry, some with glass doors, by **Bellmont Cabinet Co.**

Large scale slab marble countertops

Seamless-slab reclaimed Hickory countertop on kitchen island sourced from the Midwest

Luxury appliance package by SubZero, Wolf, Dacor, Bosch and LG

Custom range hood with pot rack

Wood-burning fireplace with gas lighter on main floor + gas fireplace in main primary suite sitting room

Luxurious Owner's ensuite bath with makeup center, spa shower and soaking tub

High-end plumbing fixtures throughout

• YEAR BUILT: 2008

• 4 BEDROOMS | 4.5 BATHROOMS

• 5,200 SQ FT INCLUDING HEATED ATTIC LOFT

• 7,681 SQ FT LOT INCLUDING EXCLUSIVE SIDE YARD EASEMENT

• 2-CAR GARAGE WITH EV CHARGING FOR A TESLA

EXTERIORS

Custom-designed and artisan-fabricated fence and iron entrance gate

Custom landscaping and container gardening by **City People's Landscaping and Dwell Development**

Custom sprinkler system throughout including all beds, pots and hedges

Usable terraced space for an outdoor fire pit, playhouse and additional gardening

Designated dog run and fabulous yard for playing with furry friends

SYSTEMS & TECH

Antique push-button switches and electrical outlets wired for today's codes

In-wall central vacuum system

Gas-fired in-floor radiant heating throughout

Magnolia Hi-Fi audio equipment throughout, featuring speakers & wall-mounted controls in all rooms + 4 exterior speakers on back deck and rooftop deck

Sonos speakers stay with the home



Susan Stasik
Premier Properties Director
206.660.1012
susanstasik.com
susan@windermere.com

Shawna Ader
Premier Executive Director
206.251.2337
shawnaader.com
shawna@windermere.com