

LAKEHOUSE BY DWELL

DwellLakehouse.com

5220 57TH AVENUE SOUTH, WA 98118



A luxury private residence with sleek sophistication boasting incredible architectural style, and healthful living. Exclusively located one block from the shores of Lake Washington with views of Andrews Bay and Seward Park.

Built Green 5-Star, modeled for net-zero energy using Passive House practices.
Custom Designed and Built by Dwell Development.

INTERIORS

Six Bedrooms, Five Bathrooms

Spacious Two Bedroom ADU, Fully Permitted

Solid White Oak Hardwoods

Luxury Vinyl Plank Flooring in ADU

High-Performance Triple-pane Windows

Solid Wood Painted Doors

Vero Sleek Integrated Custom Cabinetry by *Bellmont Cabinet Co.*

Designer-selected Tile by *Statements*

Slab Soapstone Countertops and Backsplash in Kitchen, Primary
Ensuite and Powder Room

Top-of-the-line Appliance Package

Italian Lighting by *Matteo*

Graypants Studio Chandelier

High-end Plumbing Fixtures by *Delta*

Luxe Primary Bath with Soaking Tub

Full Size Laundry with Cabinets and Utility Sink -
Washer/Dryer Included

Custom Closets

Custom-fabricated Black Coated Steel Stair Railings

TOTAL INTERIOR: 4,500 SQ FT

FINISHED: 4,000 SQ FT

BONUS: 500 SQ FT

GARAGE: 550 SQ FT

EXTERIORS

High-end Stucco, Reclaimed Wood and Durable Hardi Siding

Reclaimed Fir Shiplap from Oregon

EnviroDri Weatherproof Barrier System Under Siding

Gorgeous Porcelain Patio and Deck Pavers

Upgraded Pre-cast Stairs to Rooftop Deck for Easy Maintenance

Upgraded Walkable Deck Membrane - Durable and Low-
Maintenance

Covered Outdoor Living Room/Lounge Wired for Heater
and Television

SYSTEMS & TECH

Pre-wired for Rooftop Solar Power Panels

Two Electric Vehicle Chargers

Whole Home Ductless Heating and Cooling

Heat Recovery Ventilation, Air Exchanger and Scrubber for
Healthful Indoor Air

Extra-thick Insulated Walls



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