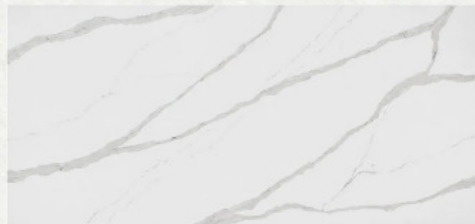
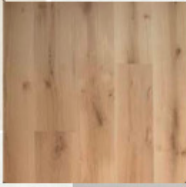
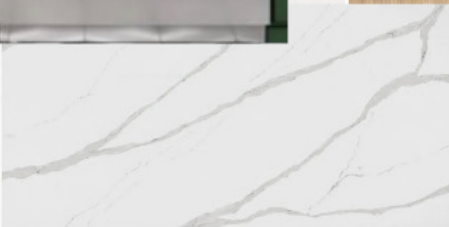


# Mood Board

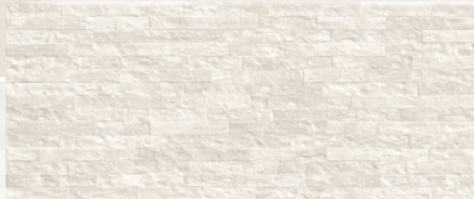
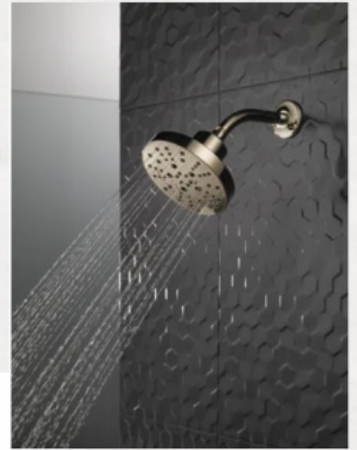
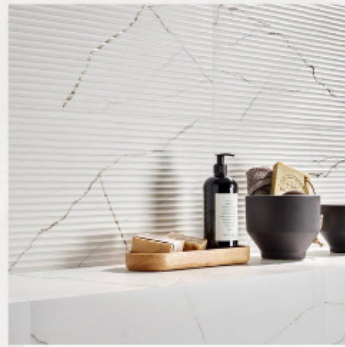


# Kitchen





# Primary Bathroom



# SKYBOX HAUS FEATURES



## COLLABORATIVE BUILDER & DESIGN TEAM

- Built by multiple award-winning Dwell Development
- High-end custom-building methods
- Interior Design by Abbey Maschmedt of Dwell
- Architecture by N5 Architecture
- Targeting 5-Star Built Green
- One-of-a-kind custom-like design infill home

## EXTERIOR & ENERGY EFFICIENCY

- Architectural metal, Hardie siding and wood accents
- High-quality Metal Roof
- Prewired for solar panels
- EnviroDri Fluid Applied Exterior Weatherproof Membrane
- High-performance triple glazed black framed windows
- Thick-framed insulated walls for energy savings and comfort
- Net Zero energy designed
- Multi-zone ductless heating & cooling
- Radiant floors in some rooms
- Highly efficient water heater for supreme energy savings
- HRV and Air Handlers for comfort and health safety
- Watersense plumbing fixtures
- LED Lighting
- Multiple decks and patios capped in Italian pavers
- Glass railing system for uninterrupted views of Lake Union and Downtown Seattle
- Open air rooftop deck with screen space for outdoor movies and a “Woof Deck” area
- Attached 2-car garage – SUV compatible
- Poured concrete stairs
- Custom concrete address monument
- Professionally landscaped
- Builder Warranty

## AUTOMATION & SECURITY

- Integrated for expandable home automation
- Elevator compatible
- CAT 6 wiring throughout
- Prewired for automated blinds in some rooms
- Lutron lighting controls in some areas
- SmartLock Keyless entry door hardware

## AUTOMATION & SECURITY

- Gated at street ensures maximum privacy
- Prewired for outdoor movie screen on roof top deck
- Security Lights on front, back, and sides
- Prewired for cameras
- Equipped with electric car charging outlets for two vehicles
- Lift Master garage door opener, exterior keypad and two transmitters

## INTERIOR

- A modernism design intention of volume, flow & natural light
- Walls of windows for expansive views
- Thoughtfully designed inside out for today’s lifestyles
- Wide-plank solid white oak hardwood floors (no carpet)
- Solid core wood-painted doors & modern hardware
- Walk-in closets and concealed storage
- Permitted ADDU with kitchen and private entrance
- Second-level full-size laundry room with utility sink
- Sleek, functional, custom modern lighting
- Open Riser Staircase
- Black steel hand-forged or glass railings
- Light dash textured finished drywall

## KITCHEN

- Sleek modern appliances featuring Wolf and SubZero
- Pot filler above range
- Kitchen Island with cascading waterfall edge
- Slab Quartz countertops
- Slab Quartz backsplash
- Linear pendant light above island
- Finely crafted custom soft close cabinetry
- Single bowl undermount sink with heavy duty disposal
- Modern pull-down faucet

## BATHROOMS

- High-end porcelain and ceramic tile by Statements
- Editorial level Primary bathroom with spa shower and soaking tub
- White undermount sinks with polished faucets
- Quality plumbing fixtures and hardware
- Heated floors in some bathrooms

 <b>PRICE</b> \$3,495,000	 <b>4,200</b> SQFT	 <b>5</b> BEDROOMS	 <b>5</b> BATHROOMS	 <b>PERMITTED</b> ADU INCLUDED	 <b>2 CAR</b> ATTACHED GARAGE
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Plans and elevations are artist renderings only and may not accurately represent the actual condition of the amenity as constructed. Dimensions are approximate and may vary in construction depending on the standard of measurement used in engineering and the municipality requirements of other site-specific conditions. Representative photos were used & may include upgrades & finishes that are not included. Details, specifications, finishes, and fixtures are subject to change on the home prior to sale at any time without notice or obligation.



## **BENEFITS OF BUYING A DWELL DEVELOPMENT HOME**

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A Built Green Certified Net Zero energy new construction home can present a more promising and lasting investment opportunity. The quest for the perfect place to call home can be an emotionally rewarding yet sometimes challenging journey. Many find themselves torn between their dream neighborhood and a ready-to-move-in home that meets all their criteria. Consequently, an increasing number of homebuyers are shifting their focus toward preconstruction and newly constructed homes. Unlike the alternative of a previously owned home, opting for a new build offers numerous advantages to prospective homeowners that can result in a more secure and beneficial long-term investment. Below, we highlight some of the key benefits of choosing new construction with Dwell Development.

- 1. Low-Cost Maintenance:** Built in accordance with the latest building codes, safety regulations and updated materials, new homes generally require less care and maintenance so you can enjoy fewer unexpected out-of-pocket expenses.
- 2. Modern Floorplans & Design:** Today's new homes have evolved to better fit how people want to live. From more natural light and smart storage solutions to spacious floorplans and large open kitchens, you'll find thoughtfully designed architecture that is missing from most existing homes.
- 3. Better Energy Efficiency, Comfort & Health:** Dwell homes are built with the latest technology, building practices and construction materials to meet high, energy-efficient standards to keep your utility bills lower. Thick frame insulated walls, no VOCs, and supreme indoor air control using HVR and air cleaning components assure optimum comfort and better indoor air to breathe.
- 4. Design:** When you choose a Dwell home, you have more control over design options without the stress of renovating. Dwell designs and curates their home to fit modern day needs giving you the opportunity to move into a home that's tailored to your vision.
- 5. A New Home Warranty:** Similar to a new car, a new home has the protection of a more comprehensive warranty that covers potential issues that may arise. A Home Warranty provides more peace of mind for homebuyers and protection against unexpected repairs.