

elle & boe
elle & boe
MAGNOLIA



WELCOME TO BOE "HANDSOME ONE"

3217 W Ruffner Street, Seattle WA 98199

MAGNOLIA



WELCOME TO BOE HOUSE - WHERE ELEVATED DESIGN MEETS SUSTAINABLE LIVING!

Discover the ultimate beauty of refined modern living in this stunning new home boasting a well-curated design and aesthetic marvels. With a focus on light-filled spaces and quality craftsmanship,

Step inside and be greeted by the warmth of oak floors that lead you through the home's sleek and stylish interior. The exquisite designer finishes, including sleek slab countertops and elegant fixtures, elevate the ambiance to new heights, setting a perfect backdrop for a contemporary lifestyle.





3217 W RUFFNER STREET

With a material palette of stone, woods, concrete and blackened steel, the house exudes warmth and sophistication while fulfilling the modernist's dreams. To enhance its street presence, the house sits back from the curb, with a lovely landscaped fenced yard.

The main level holds the living and entertaining spaces including direct access to the backyard retreat and an attached garage.

Upstairs, private bedrooms share a luxurious bathroom swathed in organic hues and textures with light and lofty presence and the large bonus space is artfully concealed behind a custom linear Luna wood-clad wall creating a visual surprise scene elsewhere in the home.

The lower level features a full-size guest suite, and a media room for hobbies and movie nights.

\$1,459,000

A nwBuilt Original

Designed by JT Architecture

Built in 2024

Targeting 4-Star Built Green House:

1,918 SQFT

Garage: 230 SQFT

EV Charging Plug

Lot Size: 2,364 SQFT

3 Bedrooms

2.5 Bathrooms

Landscaped and Fenced Yard

Entertainment Patios

Pet-friendly Spaces

High-Efficiency Heating/Cooling

Black Framed Exterior Windows

Prepped for Solar Panels

LED Lighting

Energy-Saving Plumbing Fixtures

Oak Floors

Stainless Steel Appliances

Cabinets by Abodian

Slab Caesarstone Counter Tops

Network Panel for Home Automation





SUSAN L STASIK

Managing Broker | Luxury Advisor

susan@windermere.com

susanstasik.com

M 206.660.1012



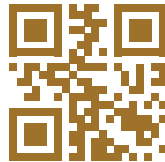
SHAUNA DEAN

Broker | Premier Associate

shaunadean@windermere.com

shaunadean.withwre.com

M 206.250.3311



ElleandBoe.com



IF YOU ARE ALREADY WORKING WITH AN AGENT, THIS IS NOT MEANT AS A SOLICITATION FOR THAT BUSINESS.