

3420 33RD AVE W | SEATTLE, WA

Crafted by nwBuilt, MagnoliaHus will leave you enchanted with its stunning custom craftsmanship and Scandinavian polish. Under the prairie roof lies a spacious and cheerful interior with light wooden tones, large windows and ample light. Functionality and simplicity inspired by nature emphasizes the true spirit of Nordic design. Located in the heart of Magnolia.



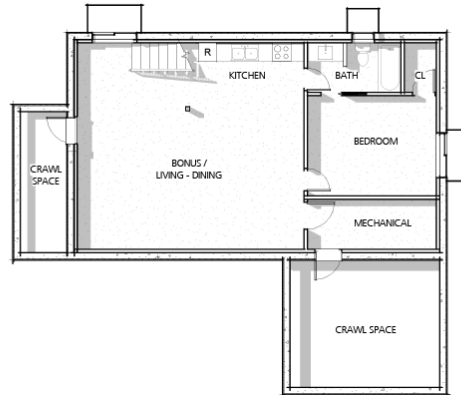
- Designed and modeled for Built Green
- Luxury modern boasting minimalism and sustainability
- Designed with maximum comfort and health in mind
- Ultimate energy-saving efficiencies
- Supreme ventilation for healthful indoor air
- No VOC paints and grouts
- Walls of glass and clean lines
- High-performance Low-E windows
- Open-air terrace for indoor-outdoor living
- Gourmet kitchen with culinary favorites
- Washington-made custom cabinetry
- Energy STAR appliance package
- Full-size laundry room
- Polished concrete and Hardwood floors
- Slab stone countertops
- WaterSense certified plumbing fixtures
- Solar ready and EV charging
- Custom Design details throughout

**SINGLE FAMILY HOME
SPECIAL FEATURES:**

- > 5 Bedrooms
- > 4.5 Bathrooms
- > 4,054 square feet
- > Lower Level ADU
- > Detached Garage + Storage

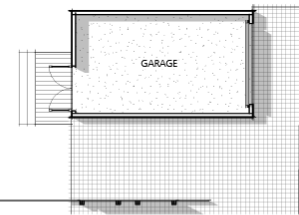
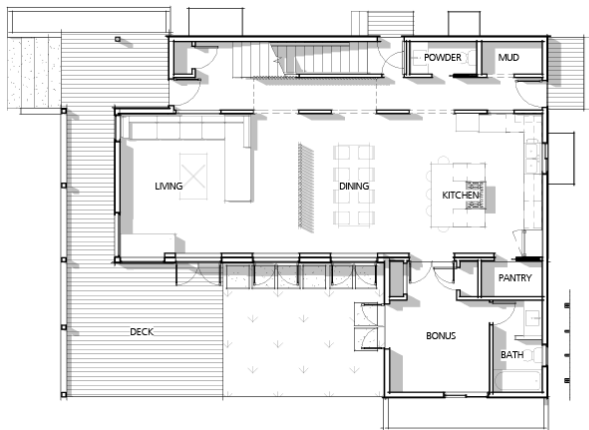
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BASEMENT

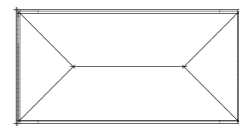


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|-------------------------|--------------|
| BASEMENT SF: | 1,172 |
| 1ST FLOOR SF: | 1,441 |
| 2ND FLOOR SF: | 1,441 |
| TOTAL HEATED SF: | 4,054 |
| DETACHED GARAGE SF: | 240 |

FIRST FLOOR



SECOND FLOOR



**EXCLUSIVELY OFFERED FOR PRE-SALE.
PLEASE DIRECT INQUIRIES TO:**

Susan Stasik, Managing Broker
 (206) 660-1012
 susan@windermere.com
 Shauna Dean, Broker
 (206) 250-3311
 shaunadean@windermere.com

This information is provided as a courtesy so our clients can visualize living in their new homes. Prices, floor plans, colors, components and all specifications are subject to modifications at any time. Built-Green Certification is pending. Buyers are encouraged to investigate.

