



1604 Madrona Avenue
Property Notes
www.1604Madrona.com

Background

- Year built: Unknown
- Seller purchased property in 2011
- Lot split in early 2012
- Extensively remodeled in 2012

General

- 6,882 +/- sq ft
- 1,200 +/- sq ft residence
- 2BR/2BA
- Rustic modern design
- High-end finishes throughout
- New infrastructure and landscaping
- Open kitchen, living room, dining room
- Wrap-around porch (approximately 500 sq ft)
- 1 car detached garage
- Spacious yard

Exterior

- Board and batten custom stained western red cedar
- Ironwood wrap-around deck with western red cedar soffet and recessed lighting
- New composition roof, with lifetime warranty on shingles
- Seamless gutters
- Loewen dual pane solid fir, aluminum clad windows and doors made in Canada
- Oil rubbed bronze fixtures
- Exterior décor accents

Interior Features

- Use of original and salvage fir on trim, flooring and custom pocket door
- 5 panel interior doors
- Oil rubbed bronze fixtures
- Rough sawn fir open beam ceiling in many rooms

Living Room/Dining Room

- Open floor plan
- Rough sawn fir open beam ceiling
- Stone faced wood-burning chimney with rough sawn fir beam mantle
- Recessed halogen directional lighting
- 10' ceiling
- Original white oak floors
- Custom book case, drawer storage, and service bar integrates with the kitchen island
- Natural fiber window treatments

Kitchen

- White custom cabinets: shaker style fronts, poplar with full extension soft close drawers, maple interiors, and rubbed bronze fixtures
- 1 ½ inch hard maple butcher block counters with hard maple backsplash
- Efficient layout with abundant storage including pull-out trash/recycling bins
- 4' x 8' island with honed Crema mable counter
- Shaws farmhouse sink with polished chrome Grohe fixtures
- In-sink-erator disposal with air switch
- Kitchen Aid stainless steel refrigerator with inside filtered water dispenser and bottom freezer
- Kitchen Aid 36" stainless steel range with 6 gas burners and convection oven
- Kitchen Aid 36" stainless steel hood ducted to the outside, three speeds and 2 light settings
- Kitchen Aid stainless steel dishwasher
- Rough sawn fir open beam ceiling
- White oak floors
- School house pendant light
- Recessed LED lights on dimmer
- LED under cabinet lighting
- Window and door trim and pocket door made from old growth salvage vertical grain fir
- Sliding doors lead to wrap-around porch

Hall

- Rustic fir floor; original and new
- Linen closet
- Recessed halogen directional lighting

Master Suite

- Rough sawn open beam ceiling
- Rustic fir floors
- Custom barn door style 5-door closet with maple interior; audio/video ready
- Natural fiber shades

- Bath
 - Honed Carrera marble tile floor
 - White custom cabinet vanity with honed Carrera marble counter, undermount sink, and Restoration Hardware polished chrome fixtures
 - Polished chrome sconces and recessed LED lighting
 - Shower with frameless glass door, polished Carrera marble tile, shampoo nook and wall mounted Grohe rain head

Second Bedroom

- White oak floor
- Double casement-style window
- Hinged casement screens
- Wall washer directional halogen lights with dimmer
- Custom barn door style double closet with maple interior

Guest Bathroom

- Pedestal sink with Restoration Hardware polished chrome fixtures
- White mirrored medicine cabinet
- Polished chrome and frosted glass sconces
- American Clay plaster walls
- Shower over tub with subway tiled ceiling and surround
- Mini subway tile floor

Laundry Room/Mud Room

- Located at the back entrance
- Black and cream checkerboard Marmoleum floor
- Upper cabinet storage
- Butcher block counter

Garage

- 1 Car detached garage
- Automatic door
- 2 Remote controls

Landscape and Hardscape

- Spacious yard with Decco gravel
- Automatic irrigation
- Welded wire redwood fencing and redwood board fencing
- Trees and plantings
 - Camelias
 - Boxwood
 - English laurel
 - Prunus Caroliniana
 - Apple
 - Lemon

- Cherry
- Crepe myrtle
- Walnut
- Cedar
- Chinese pistache
- Roses
- Creeping fig vine

Infrastructure

- Heating: Forced air furnace, AC compatible, located in attic
- Plumbing: Completely new including waste line and clean-out
- Water heater: New tankless unit
- Sewer: City sewer
- Water: City water
- Gas: Natural gas
- Electric: PG&E, completely new interior wiring, main panel and subpanel
- Fire sprinklers throughout the interior
- Hard-wired smoke/CO detectors with battery back-up

Personal Property Included In Sale (must be written into the sale contract)

- 2 outdoor pots at front door
- All window treatments
- All kitchen appliances

Personal Property Not Included In Sale

- Concrete double sink with planting located behind garage
- Blue pot on side porch
- Pot at garage
- Potted olives
- All interior and exterior furnishings, accessories and art



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 This document shall not serve as part of a purchase contract. All personal property mentioned in this document must be written into the purchase agreement in order to be included in the sale
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