

Nest House South

.77 acre site (33,435 sf)

Sub-division of existing 1.29 acre site (12627 Possession Lane, Edmonds, WA 98026)

3-Story Private Detached Single-Family Residence

2 Bedrooms / 2.5 Bathrooms

Indoor living space : 2,700 sf

2 Car attached garage (440 sf) with direct access to main entry

2 Exterior decks – 100 sf each

Level 1 –

2 Car Garage

- Interior access to main entry
- High-strength industrial grade garage door
- Electric vehicle charging station
- Radiant heat in floor

Covered porch at front door and entry

Video call box at front door

Custom wood front door

Shoe cubbies, bench and coat closet in entry

Fireclay / Clayhouse tile flooring with radiant heat in floor

Monitored security system throughout house

Level 2 –

Chef's kitchen with large central island and bar seating

- Walk-in pantry
- Wine fridge
- Soft-close technology on cabinets
- Slab quartz countertops
- Hansgrohe sink fixtures
- Fireclay / Clayhouse tile
- Appliances:
 - Refrigerator / freezer - Liebherr
 - Induction range - Bosch
 - Ovens (2) - Bosch
 - Dishwasher - Bosch
 - Microwave - Bosch
 - Garbage disposal
 - Trash compactor

Operable window wall at kitchen opens to covered hillside deck

Breakfast nook at west window wall with bench seat

Powder room off kitchen

- Toto toilet
- Duravit sink
- Hansgrohe fixture

Dining Area

- Space for large dining table, seating for 12 comfortably
- Panoramic western views from dining table
- Feature light fixture over dining table

Living Area

- Extensive natural light
- Double height space with vaulted ceiling, open to den / loft above
- Fireplace built into living room casework
- Built-in custom casework and bookshelves throughout Level 2
- Remotely-controlled sun shades along west window wall

Floor Material

- White oak throughout
- Fireclay / Clayhouse tile in powder room and pantry
- Radiant heat in floor

Level 3 –

Master Bedroom 1

- Master Bathroom en suite
 - Walk-in shower with bench and view to private forested hillside
 - Custom vanity and medicine cabinets
 - Richlite solid surface countertops
 - Duravit sinks for two
 - Fireclay / Clayhouse tile and milestone finishes
 - Duravit soaking tub with view to private forested hillside
 - Hansgrohe fixtures in shower and sinks
 - Toto toilet in separate toilet room
- Vaulted ceiling
- Built-in wardrobe
- Western views to mountains and Puget Sound
- Sitting area and desk at western windows

Master bedroom 2

- Bathroom en suite
 - Two head walk-in shower
 - Custom vanity and medicine cabinet
 - Richlite solid surface countertop
 - Duravit sink
 - Fireclay / Clayhouse tile and milestone finishes
 - Hansgrohe fixtures in shower and sink
 - Toto toilet in separate toilet room

- Play / reading loft with ship ladder access
- Vaulted ceiling with view to private forested hillside
- Built-in wardrobe
- Sitting area and desk

Den / loft space overlooking living area on Level 2 below

Walk-out covered deck with views to the west, accessed from den/loft space

Laundry room with washer/dryer and storage

Built-in storage cabinets along stairwell wall

Vaulted ceilings in all spaces

Floor material

- White oak throughout
- Fireclay / Clayhouse tile in bathrooms and laundry
- Radiant heat in floor

Exterior –

5-Star Built Green certified (enrollment pending)

Advanced wall framing with FSC lumber

Continuous smart insulation systems and super-insulated floors, walls and roof

Wood rainscreen siding system

Smart glazing, to keep heat in during winter and reflect heat in the summer

Metal roof with heat-reflective coating

Low maintenance landscape, drought tolerant plants

High-performance fiberglass windows

Equipment –

Combo air-to-water heat pump for domestic hot water and radiant space heating, with integrated touch screen controls

Continuous filtered fresh air system with integrated heat recovery ventilator (HRV)

Best-in-class, warm, dimmable LED lighting system